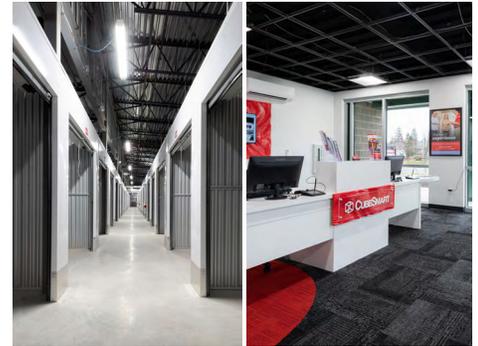


The Tieton



CubeSmart of Bend



Church Extension Plan



PROJECTS NAMED DJC'S 2019 TOPPROJECTS FINALISTS

All three of Lenity's submissions were selected as Finalists.

Our projects included:

[The Tieton](#) – mixed-use/multi-family renovation in Yakima, Washington

[CubeSmart of Bend](#) - new construction self-storage in Bend, Oregon

[Church Extension Plan](#) – office tenant improvement in Salem, Oregon

Winners will be announced at the awards ceremony at the Oregon Convention Center on May 16th. Follow us on [Facebook](#) to find out!

Find out what we can do for you! Call or visit for more information.

[p 503 399 1090](tel:5033991090) [f 503 399 0565](tel:5033990565) [w lenityarchitecture.com](http://lenityarchitecture.com)

UNDER CONSTRUCTION

Here's one of our senior housing projects under construction in Ottawa, Ontario - Canada.



THE BRADLEY

Client Name: Hawthorn Retirement Group

City, Province: Ottawa, Ontario

Project Specs: When completed, the community will feature amenities such as a stylish gym, state-of-the-art media room and multi-purpose activity room will enhance an active retirement lifestyle. Located on over four acres, the beautifully landscaped grounds will incorporate walking paths, raised garden beds, and Bocce Court. The Bradley Retirement Residence project is scheduled to be completed this summer.

ARCHITECTURAL SERVICES PROVIDED:

- Architectural Planning
- Feasibility Studies
- Permitting
- Site Planning
- Construction Admin.
- Landscape Architecture

THE FINISHED PRODUCT

Here's one of our recently completed commercial tenant improvement and exterior building renovation projects in Salem, Oregon.



Reception Area



Open Office Concept



[Click here to learn more:](#)

HOMESMART REALTY OF SALEM -

6,000 Sq. Ft. TI + Renovation made way for a fresh start.

HomeSmart Realty partnered with Lenity to renovate its new office. To achieve this, the interior was completely demolished and redesigned. This included new office partitions, restrooms, ceilings, cabinetry, and all new finishes. Lenity selected interior finishes throughout that worked seamlessly with the client's strong branding.

A complete exterior building façade renovation was needed to modernize the structure. Lenity worked effortlessly within the design needs, taking inspiration for HomeSmart's sleek, modern aesthetic. A mix of metal siding, new artisan-style lap siding with corrugated metal accents, and cedar trim converted a dated, weathered structure into an inspired building.

ARCHITECTURAL SERVICES PROVIDED PROJECT:

- Architectural Planning
- Construction Admin.
- Site Planning
- Interior Design
- Permitting

LENITY ANNOUNCEMENTS

MID-WILLAMETTE VALLEY COMMERCIAL REAL ESTATE FORECAST - 2019:

In one of his latest presentations, Dr. Mark Dotzour, economist from Texas, theorizes the economy has evened out with the current, federal fiscal policies working in tandem with job production at a steady pace. There are an estimated 7.3 million jobs currently not filled, which helps to keep the economy cruising and commercial real estate industry strong. Locally, some worry of a recession similar to ten years ago. However, the local economy is not building at the same level as 2005-2006. In fact, with commercial real estate demand higher than the supply it will help to keep the market robust.

OFFICE SECTOR

This sector saw positive gains across all segments. Looking at Sales and Leasing volume rents for 2018, one could conclude it's a landlord's market. With low vacancy rates and limited vacancies translate into increased rental rates.

2018 Full-Service Asking Rents by Class:

- Downtown Class "A" from \$1.85 to \$2.38/SF
- Downtown Class "B" from \$1.80 to \$2.15/SF
- Existing Medical from \$1.95 to \$2.50/SF
- New Development from \$2.40/SF to \$3.50/SF

New Development saw the largest increase. This could translate into landlords looking to renovate, remodel and improve/update current inventory in 2019.

AGRICULTURE SECTOR

Oregon's top commodities are unchanged in the top 5 spots. Our regional economy will continue to see hazelnuts and grapes for wine be strong drivers of our agricultural production.

INDUSTRIAL SECTOR

Historically, the state of the economy will determine how traded-sector companies will invest. There is no indication that the 2018 tight real estate market will change for 2019.

RETAIL SECTOR

With key retail closures over the last years, there is no data suggesting a change to the roller coaster ride the segment is currently experiencing. The upside to this is as vacancies occur, it allows opportunities to breathe new life into these vacant spaces.

MULTI-FAMILY SECTOR

As 2018 came to close, the market indicated the market will stabilize even more in 2019. With more units coming on line later this year, multi-family investments are anticipated to remain a viable option for those wanting a stable income stream.

This insight has been provided by Curt Arthur, SOIR – a local industry leader for over twenty years. Curt serves as a Managing Director for Sperry Van Ness (SVN) Commercial Advisors, in Salem, Oregon. He specializes in larger office and industrial sales and leases throughout the Mid-Willamette Valley.



Curt is the only member of the Society of Industrial and Office Realtors (SIOR), one of the industry's most prestigious designations, in the Mid-Valley. He has repeatedly obtained Partners Circle status with SVN International as one of the top 1% of advisors throughout the more than 200 SVN offices worldwide. Along with other prestigious awards, Curt was presented the Distinguished Service award by the National Association of Realtors Commercial Alliance in 2011. He served on the Advisory Board of Directors for SVN International for more than ten years and held a similar position at Coldwell Banker Commercial from 2004-2007.

Not only is Curt extremely knowledgeable, he is passionate about this ever-changing industry. As a master multi-tasker, he enjoys doing something different every day. Curt is never doing the same thing from one minute to the next – from anticipating market trends to community outreach and the necessary paperwork. He joined SVN in part because of the company's Core Covenants, which emphasizes cooperation and personal responsibility. He also appreciates the importance the company has placed on technology infrastructure. Understanding how much it can play in the commercial real estate industry, SVN has invested in technology infrastructure through the SVN-branded CoStar and Capital Analytics. With useful tools at their fingertips, brokers have access to vital statistics and market trends. This investment has paid dividends for its members and clients, alike.

**Much of this information is provided by CoStar.*

LENITY BIRTHDAYS



25

YEARS - A MOMENTOUS MILESTONE

CELEBRATING

Andrew Montgomery just celebrated his 25th anniversary with the company. Starting out as a Drafter I in 1994, he has done every aspect of drafting and designing that Lenity offers its clients over the years. In that time, Andrew has witnessed many changes in the company and industry – from design trends to people.

Now as a Senior CAD Specialist, he focuses on structural design and drafting, as well as architectural floor plans and project design – playing to his jack-of-all trades strengths. When needed for a project, Andrew gladly assists with construction management. With his industry expertise and vast experience, he has also become a mentor to the newer drafters helping them with client programming, understanding company standards, and old-school drafting techniques.

Twenty-five years with a company just doesn't happen. It takes loyalty, dedication, and hard work – three words you can use to describe Andrew. One of his proudest accomplishments is working on over 400 projects in the last 25 years and still loving what he does! Another aspect that adds to an employee's longevity with a company is work environment and culture. Andy loves working at Lenity Architecture. He is particularly fond of the "friendly, laid back work environment."



Andrew Montgomery

EMPLOYEE SPOTLIGHT



LENITY ARCHITECTURE



Nathan P. Jones, PE

ENGINEER-IN-TRAINING TURNS PROFESSIONAL ENGINEER

When Nathan Jones first joined Lenity Architecture, he was a recent graduate from Oregon State University, with a Bachelor of Science degree in Mechanical Engineering. As of January 2019, Nathan obtained his Professional Engineering License in the State of Oregon. He is now officially a Professional Engineer.

This hard-earned task, not only for the difficult state required testing but also the specific work experience need to obtain, is rare in the mechanical engineering field. Don't let his easy-going nature fool you, he is a driven and responsible engineer. He is working to obtain his NCEES record to aid in becoming licensed in several states.

FUN FACTS ABOUT NATHAN:

- **Three Favorite Albums:**
 1. Captain Beefheart & His Magic Band's *Trout Mask Replica* – he finds the history of the album fascinating, the intense amount of melody shifts, key signature changes, and cryptic lyrics endlessly entertaining.
 2. Pink Floyd's *The Wall* – he thinks this is the best rock opera ever made. "we don't need no education"
 3. Tom Waits' *Glitter and Doom Live* – he likes Tom's lyrics, tenor, and slow jazz-inspired style.
- **Favorite Holiday:** Thanksgiving; Believing the holiday asks us all to take a moment and appreciate what we are thankful for. He appreciates the holiday as it allows for self-reflection and maintaining perspective. Plus, by adding a bunch of delicious food makes the Thanksgiving all the lovelier.



Find out what we can do for you! Call or visit for more information.

P 503 399 1090 **W** lenityarchitecture.com

A 3150 Kettle Court SE, Salem, OR 97301

[Update subscription preferences](#) or [Unsubscribe](#)