



For Immediate Release  
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## **SUBWAY, COFFEE RUSH AND OTHERS SIGN LEASES IN HISTORIC DOWNTOWN OC**

**OREGON CITY, Ore. (February 15, 2005)** — Subway, Coffee Rush and Tailwater Printing recently signed leases with Oregon City developers, Daniel McGinley and Garrin Royer, Principals at Redside Equities, for space at 900 Main Street in historic, downtown Oregon City. These retailers will be the first to move into the area since its' rezoning in June of 2004. Construction on the building will begin in early March, and tenants expect to move into their new space in June or July of 2005.

Locally owned coffee retailer, Coffee Rush, will be occupying roughly 1,510 square feet of space in the new building. Since its inception in 1992, Coffee Rush has only served customers via five drive-thru locations in the Portland Metro area. The downtown Oregon City location will be its first sit-down café. The space will also include offices, which will serve as the retailer's new headquarters.

“Over the years we have enjoyed serving the community by giving our customers a unique, personal experience and by purchasing most of our product from local businesses,” said Coffee Rush President, Ron Yost. “We are committed to the redevelopment of historic, downtown Oregon City because we strongly believe in the future success of the area.”

Subway has also recently signed on to lease approximately 1,630 square feet of retail space in the building. Subway's build-out will incorporate the company's new Tuscan-themed décor. This new franchise will be Subway's third restaurant in Oregon City and fifth in the general vicinity, all of which are operated by franchisees that live in their immediate communities.

“Subway is known for fresh food, a customer-friendly environment and community involvement,” said Ingvar Thompson, Director of Real Estate for The Subway Group. “What better way to get involved, than be a pioneer in your community's re-growth and development.”

“We are thrilled to have Subway sign on,” said McGinley. “They will offer the unique opportunity to incorporate a closed-loop, water cooled, energy-efficient HVAC system that will recapture their oven's heat output and redistribute it throughout the building to other tenants. Cool air generated from other space in the building will then be recycled to cool their space.”

Other green building methods to be used in the build-out process include new energy-efficient lighting, operable windows, carpet with recycled fibers and wheat board cabinetry.

Tailwater Printing, a regional commercial printer will fill approximately 3,000 square feet on the first and second floor of the building. The remaining 3,000 square feet upstairs will be filled by the development company itself, Redside Equities. The new space on the second floor will function as Redside's headquarters. Redside plans to put roughly \$1.3 million into converting the nearly

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century-old building, which previously served as the home of Miller Motors and the Clackamas County Commissioners.

### **About Redside**

Redside is a real estate investment and services firm best known for its environmental stewardship, innovative abilities and agile services. Redside acquires, develops and manages commercial and multi-family assets with specific expertise in high-performing, energy-efficient buildings.

