



PERSONAL:

Gavin moved to Boise in the spring of 2007 and quickly fell in love with the Treasure Valley and the many outdoor activities it offers. His passions include: fly fishing, hunting, skiing, golf, and rafting. Gavin and his wife, Megan, live in Hidden Springs with their yellow lab, Trigger and Kingston the doberman. They are thrilled with the recent addition to the family, their son Archie.

GAVIN PHILLIPS BROKERAGE SERVICES

Phone: (208) 947-0812 | gavin@tokcommercial.com

EXPERIENCE:

Gavin Phillips joined Thornton Oliver Keller’s brokerage team in 2007 as an industrial and office properties specialist focusing on leasing, sales, site selection, and investment transactions. With a wealth of commercial real estate market knowledge, coupled with an attitude focused on putting the client first, Gavin has earned a reputation as one of the leaders in the commercial real estate market.

Gavin’s outstanding local and regional reputation for diligence, proactive marketing, and a thorough understanding of commercial real estate is valued by all of his clients. In 2019, Gavin completed the largest lease transaction in Thornton Oliver Keller’s history, securing Solitco’s five year lease in the 347,000 Boise Distribution Center industrial property. Clearwater Analytics, for example, has selected him to handle all of their corporate expansion projects since 2011, which have totaled over 138,500 square feet. Over the past five years, Gavin’s investment brokerage representation has included numerous buyers and sellers of office, medical, and industrial product, of which the total transactional value exceeds \$98,400,000. Gavin has achieved the largest sale transaction at Thornton Oliver Keller for the past three years — 2016, 2017 and 2018. His ability to effectively represent his client’s interests is evidenced in his production, summarized below.

TOTAL TRANSACTIONS	TOTAL CONSIDERATION	2019 CONSIDERATION
626	\$151.4M	\$21.8

PARTIAL CLIENT LIST:

- Obsidian Investments, LLC
- Bennett Investment Properties, LLC
- LCN Capital Partners
- Solitco
- Anesthesia Associates of Boise
- Intermountain Medical Imaging
- Caracal USA
- Paragon Corporate Housing

REFERENCE LIST:

- David Boren | Investor
- Michael Boren | Investor
- Dewey Hennig | Investor
- Rick Bennett | Investor
- Jared Ciejek | Principal & Investor
- Josh Leventhal | Principal & Investor
- David Brueggemann | Solitco, CEO
- John Crook | Investor

PROFESSIONAL & COMMUNITY ACTIVITIES:

- International representative in lacrosse and soccer in Mexico, Israel, UK, Australia, and France.
- Head coach of Australian junior lacrosse team and coaching roles in San Diego and Boise.
- 10 years coaching Eagle and Boise high schools varsity lacrosse.

EDUCATION:

Gavin graduated from Dartmouth College in Hanover, New Hampshire. He received a B.A. in Government with concentration on International Relations as well as a B.A. in Sociology with concentration on Markets, Management and the Economy. Gavin was a member of the 2003 Dartmouth lacrosse team which won an Ivy League Championship and received an NCAA tournament bid.

GAVIN PHILLIPS RECENT MARKET TRANSACTIONS

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OWNER REPRESENTATION SHOPKO DISTRIBUTION CENTER

347,000 SF Industrial Warehouse | Distribution Facility
Owner-User Sale and Leaseback
June 2019



4320 & 4224 CHALLENGER
CALDWELL

61,920 SF Industrial Warehouse | Distribution
Buyer Representation
June 2019



ZORO CO PACKAGING
CALDWELL

47,000 SF Industrial Building
Landlord & Tenant Representation
April 2019



KENDALL CENTER
BOISE

152,000 SF | 7 Building Industrial Park
Buyer | Landlord Representation
March 2018



1445 COMMERCE
BOISE

124,446 SF Warehouse | Distribution
Buyer Representation
April 2018

GAVIN PHILLIPS BUYER REPRESENTATION EXPERTISE

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BUYER REPRESENTATION

1854 LANARK

10,632 SF Industrial Building | Manufacturing Facility

Buyer Representation

March 2019



1602 FREEDOM

CALDWELL

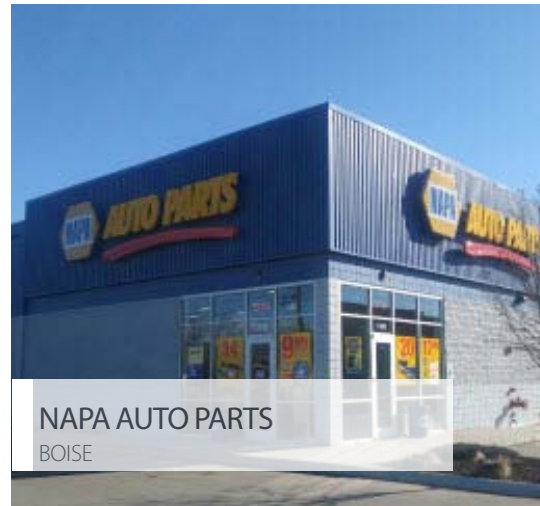
30,000 SF Industrial Warehouse | Distribution
Buyer | Landlord Representation
October 2018



ONE FRONT CENTER

BOISE

70,772 SF Office Building
Buyer Representation
January 2017



NAPA AUTO PARTS

BOISE

10,030 SF NNN Retail Investment
Buyer Representation
November 2018



1524 FREEDOM

CALDWELL

17,800 SF Industrial Warehouse | Distribution
Buyer Representation
April 2017