

# COMMERCIAL

RETAIL, MIXED-USE & TENANT IMPROVEMENTS



CARON





## SERVICES

Architecture  
Pre-development  
Master Planning  
Space Planning  
Feasibility Studies

## SECTORS

Multifamily  
Mixed-Use  
Residential  
Commercial  
Commercial Office  
High-Rise  
Hospitality  
Student Housing

## FIRM PROFILE

Caron [cahron] is a typographical term for an accent mark specific to the Czech language. As with language, where an accent changes a letter to acquire new sound, meaning and unique character, we strive in our work to accent each project, large and small. In doing so, we elevate a basic solution to a new meaning and unique character.

Caron is a full-service architecture firm that provides simple, elegant designs for a wide variety of national and international clients. Since 2002, our experience in design and land-use planning allows us to offer streamlined project delivery resulting in unique and marketable design solutions. From up-front marketing feasibility studies all the way through design and construction administration, we strive to be our clients' greatest advocate and prove that we are trusted project partners.

Simply put, our employees are our greatest asset. We value diversity and rely on the strength of our passionate, talented staff and their diverse cultural backgrounds to bring a fresh perspective to each of our projects. This breadth of experience, combined with our transparent and collaborative approach, ensures our clients receive the best possible service and design solutions. At Caron, our commitment to clients is never to just meet expectations but to exceed them.

# ODYSSEY SEAFOOD HQ

SEATTLE, WA

*Odyssey Seafoods wanted a space to consolidate staff resources and also a place to test out new food products. This 15,000 SF building features two open office levels and a top floor commercial kitchen with adjacent rooftop deck. Ground floor retail spaces were added to help offset capital costs, which can be used to expand the office use in the future.*



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# SEATTLE ORTHOPEDIC CENTER

SEATTLE, WA

*This adaptive reuse project converted a tilt-up concrete parking garage into a new 30,000 SF cutting-edge orthopedic center with an ambulatory surgery suite, x-ray room, MRI services, and clinical space. The rhythm and design of the facility's façade was informed by the limitations of the tilt-up concrete panels. Completed in collaboration with CollinsWoerman (Architect of Record), Caron was the design architect for the project.*



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# FIRST WESTERN PROPERTIES

KIRKLAND, WA

*First Western Properties' new office building, located in the heart of the Juanita district of Kirkland, is a 5,100 SF two-story structure built as an extension of the Juanita Village development. It helps complete a pedestrian thru-block connection and features a rooftop deck with expansive views of Lake Washington.*





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# KIRKLAND PARK NORTH

KIRKLAND, WA

*Designed in 2007 for Gramor Development WA, LLC as a speculative office building, the Kirkland Park North project was planned to be 150,000 SF with 2 levels of parking and 3 levels of offices. The zoning requirement demanded north-south pedestrian connection through the site, as reflected in our concept of the split volume, central public space. The design defined office spaces positioned with proximity to natural light and ventilation.*

*As the City of Kirkland imposed new impact fees during the design process, Caron delivered and coordinated the building permit submittal within 60 days from initial contract, saving the client over \$1.5M. Designed to be LEED certified, the project was permitted but ultimately abandoned after the 2008 recession.*





# POCO WINE ROOM BAR

SEATTLE, WA

*This 1,145-square-foot tenant improvement project is a 2-story wine bar and restaurant located in Seattle's vibrant Capitol Hill neighborhood. Caron worked closely with the client and the City to overcome complicated permitting and ADA compliance issues due to the existing build-out. Project completed in collaboration with Ayako Sakurai.*





# DM PLAZA

DES MOINES, WA

*Located in the City of Des Moines, within a few minutes of driving time to Seattle-Tacoma International Airport, this four-building mixed-use development project will provide a four-star business hotel with 150 rooms, 585 residential units, retail shopping areas, and multiple parking lots.*





