



EXPERIENCE:

Gavin Phillips joined TOK Commercial's brokerage team in 2007 as an industrial property 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. In 2020, Gavin's professional achievements were clearly visible when he was presented with TOK Commercial's "Top Salesperson" award. Gavin has won multiple awards throughout his career including TOK's "Top Producer" award in 2019 and 2022, and "Largest Sale Transaction" in the years 2016, 2017, and 2018. Gavin became a partner at TOK Commercial in 2022.

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. 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.

Since 2008, Gavin's investment brokerage representation has included numerous buyers and sellers of office, medical, and industrial product, of which the total transactional value exceeds \$447,000,000. His ability to effectively represent his client's interests is evidenced in his production, summarized below.

TOTAL TRANSACTIONS	TOTAL CONSIDERATION	YEARS IN BROKERAGE
988	\$447M	18

PARTIAL CLIENT LIST:

- Obsidian Investments, LLC
- Bennett Investment Properties, LLC
- LCN Capital Partners
- Anesthesia Associates of Boise
- Intermountain Medical Imaging
- Meriwether Partners, LLC
- Yellow Iron Investments

REFERENCE LIST:

- David Boren | Investor
- Michael Boren | Investor
- Dewey Hennig | Investor
- Rick Bennett | Investor
- Jared Ciejek | Principal & Investor
- Josh Leventhal | Principal & Investor
- Randy Prout | Investor
- John Edwards | Investor
- Nick Ashwill | Investor
- Tony Spinrad | Investor

PROFESSIONAL DESIGNATIONS:

Gavin proudly holds a dual designation with one of the most respected organizations within the Commercial Real Estate Industry – SIOR, Society of Industrial and Office Realtors, a distinction less than 1% of all Commercial Real Estate practitioners hold.

COMMUNITY INVOLVEMENT:

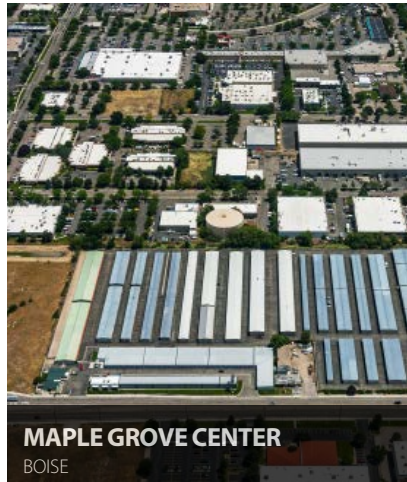
- International representative in lacrosse and soccer in Mexico, Israel, UK, Australia, and France.
- Head coach of Australian junior lacrosse team and coaching roles in San Diego and Boise.
- 10 years coaching Eagle and Boise high schools varsity lacrosse.

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.

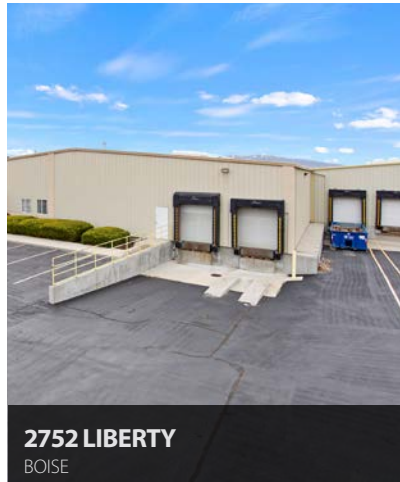
PERSONAL:

Gavin moved to Boise in 2007 and quickly fell in love with the Treasure Valley and its many outdoor activities. Gavin, his wife, Megan, and two children live in the Boise foothills. His passions include skiing, hiking, hunting, fishing, white water rafting, and coaching his kids sports teams.



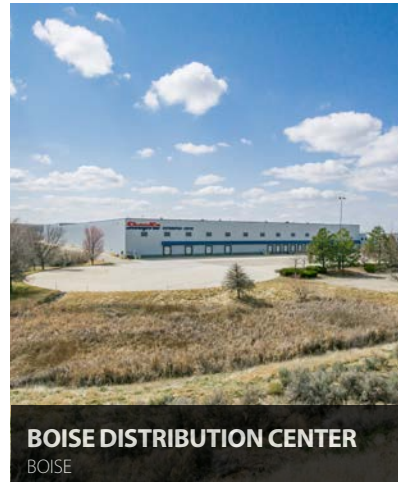
MAPLE GROVE CENTER
BOISE

93,551 SF | Three Industrial Building Portfolio
Buyer & Seller Representation
June 2020



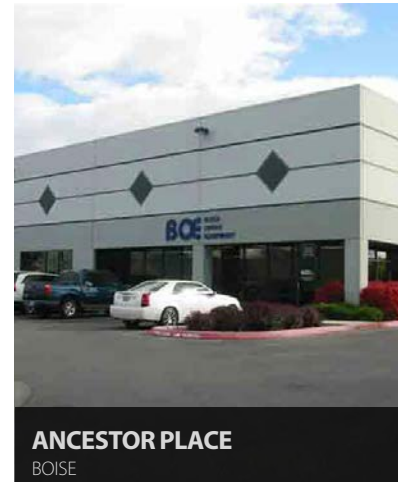
2752 LIBERTY
BOISE

36,450 SF | Industrial Building
Buyer Representation
January 2021



BOISE DISTRIBUTION CENTER
BOISE

347,000 SF Industrial Warehouse Facility
Seller Representation
October 2020



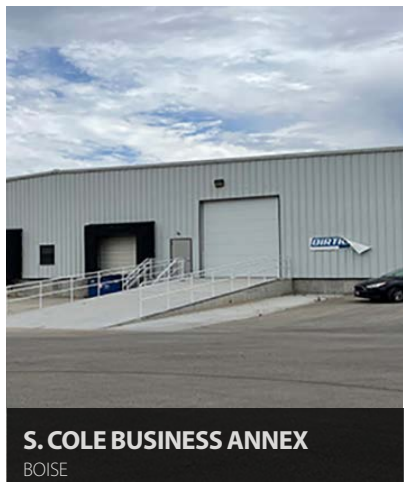
ANCESTOR PLACE
BOISE

29,055 SF Industrial Flex Building
Buyer & Seller Representation
August 2020



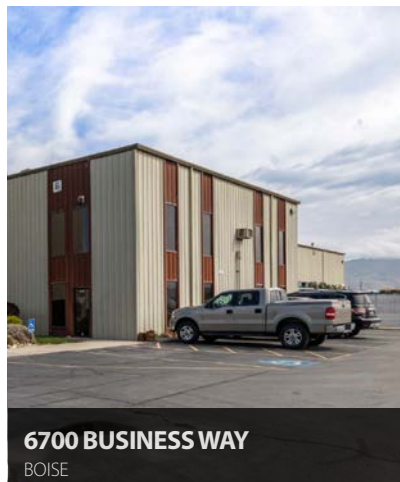
1445 COMMERCE
BOISE

124,446 SF Warehouse | Distribution Building
Seller Representation
August 2020



S. COLE BUSINESS ANNEX
BOISE

51,275 SF Industrial Flex Building
Buyer & Seller Representation
June 2020



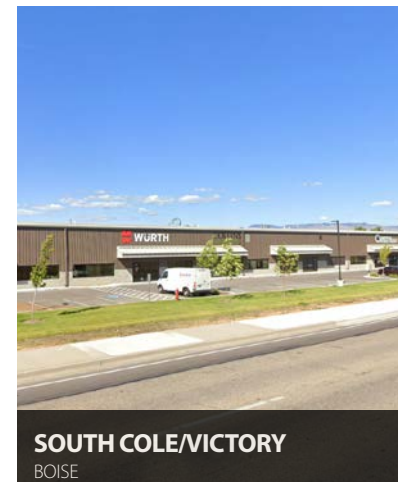
6700 BUSINESS WAY
BOISE

30,540 SF | Industrial Flex Building
Buyer & Seller Representation
April 2022



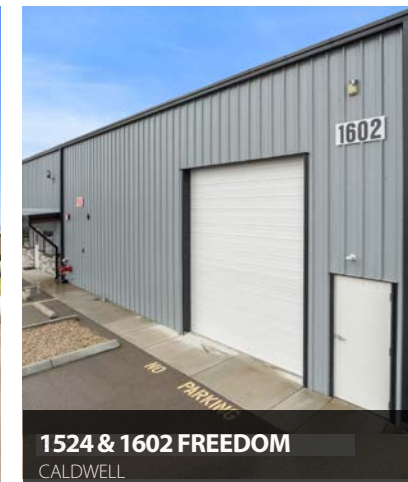
7584-7598 MOSSY CUP
BOISE

18,667 SF | Industrial Warehouse
Buyer & Seller Representation
July 2021



SOUTH COLE/VICTORY
BOISE

22,400 SF Industrial Building
Buyer Representation
June 2020



1524 & 1602 FREEDOM
CALDWELL

47,800 SF | Three Warehouse/Dist. Buildings
Buyer & Seller Representation
June 2020



312 SIMPLOT BOUELVARD
CALDWELL
146,911 SF Industrial Park
Buyer & Seller Representation
August 2024



INTERSTATE CENTER
NAMPA

106,931 SF Industrial Flex Building
Buyer & Seller Representation
June 2021



MARKET STREET COLD STORAGE
CALDWELL

91,004 SF Industrial Warehouse | Distribution
Buyer & Seller Representation
December 2020



ONE FRONT CENTER
BOISE

70,772 SF Office Building
Buyer Representation
January 2017



75 & 125 TAYLOR AVE
BOISE

68,529 SF Industrial Warehouse
Buyer & Seller Representation
June 2021