

BUILD TO SUIT SNOQUALMIE RIDGE BUSINESS PARK FOR SALE OR LEASE

Rare I-90 Availability



Conceptual plan subject to change

BUILD TO SUIT FOR SALE OR LEASE

- 4.1 acre (178,725 SF) site
- Owner will build to suit
- Flexible configuration
- Zoning allows a wide variety of uses
- Parcel also for sale
- Permit ready

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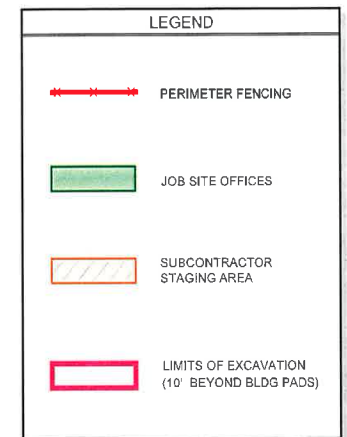
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The site plan illustrates the proposed building 'B' (76,000 S.F.) and its surroundings. Key features include:

- EXISTING BUILDING 'A'** (76,000 S.F.) located to the north.
- EXISTING PARKING AREA** located to the north and west.
- PROPOSED BUILDING 'B'** (76,000 S.F.) located in the center.
- BUSCONTRACTOR STAGING AREA** located to the east.
- PERIMETER FENCING** indicated by a red line.
- LIMIT OF OVER EXCAVATION** indicated by a red line.
- CONCRETE WASH OUT** located to the east.
- CONSTRUCTION ENTRANCE/EXIT** located to the south.
- JOB SITE OFFICE** located to the south.
- DOUGLAS STREET** located to the south.
- BRACKEN PLACE** located to the west.
- PROJECT BOUNDARY** indicated by a dashed line.
- PARKING (P)** and **DRIVE AISLE (P)** located to the east.
- SIDEWALK PAVERS (P)** and **SIDEWALK (P)** located to the north.



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Highlights

- Rare opportunity to purchase or lease a build to suit
- Join other corporations at Snoqualmie Ridge

• **T-Mobile**



ZETEC



RUDOLPH
TECHNOLOGIES

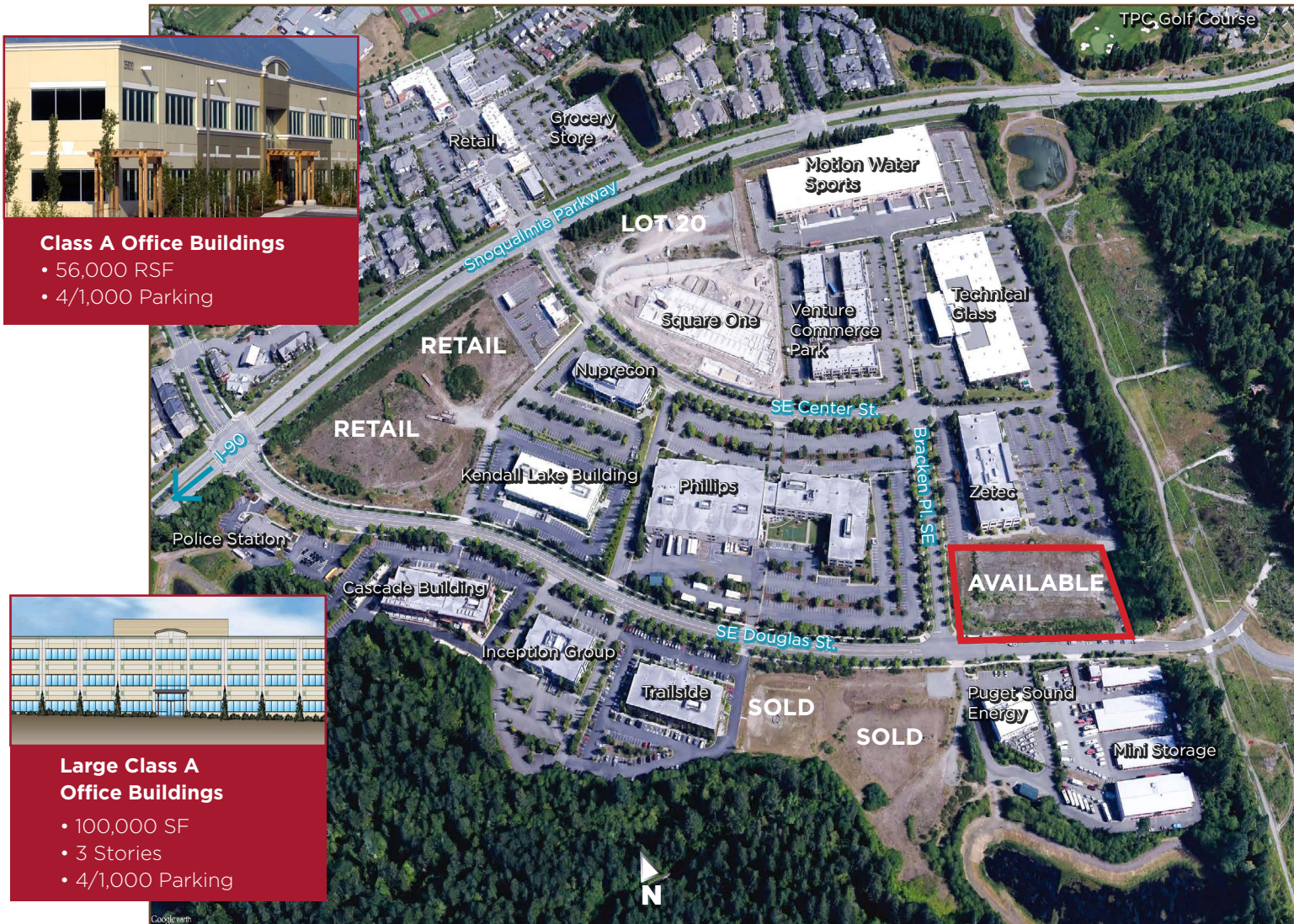


- Live, Work, Play!
- Flexible business park zoning allows wide variety of uses
- Counter commute from Seattle and the Eastside
- Excellent access to Ports of Seattle, Tacoma and Everett
- Fast track permitting
- Redundant power and fiber optics
- Numerous retail amenities including grocery store, gas and restaurants



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Flexible Zoning Allows a Wide Variety of Uses
Office | Flex | Production | Warehouse



Class A Office Buildings

- 56,000 RSF
- 4/1,000 Parking



Large Class A Office Buildings

- 100,000 SF
- 3 Stories
- 4/1,000 Parking



Corporate Campus

- 100,000 SF and up



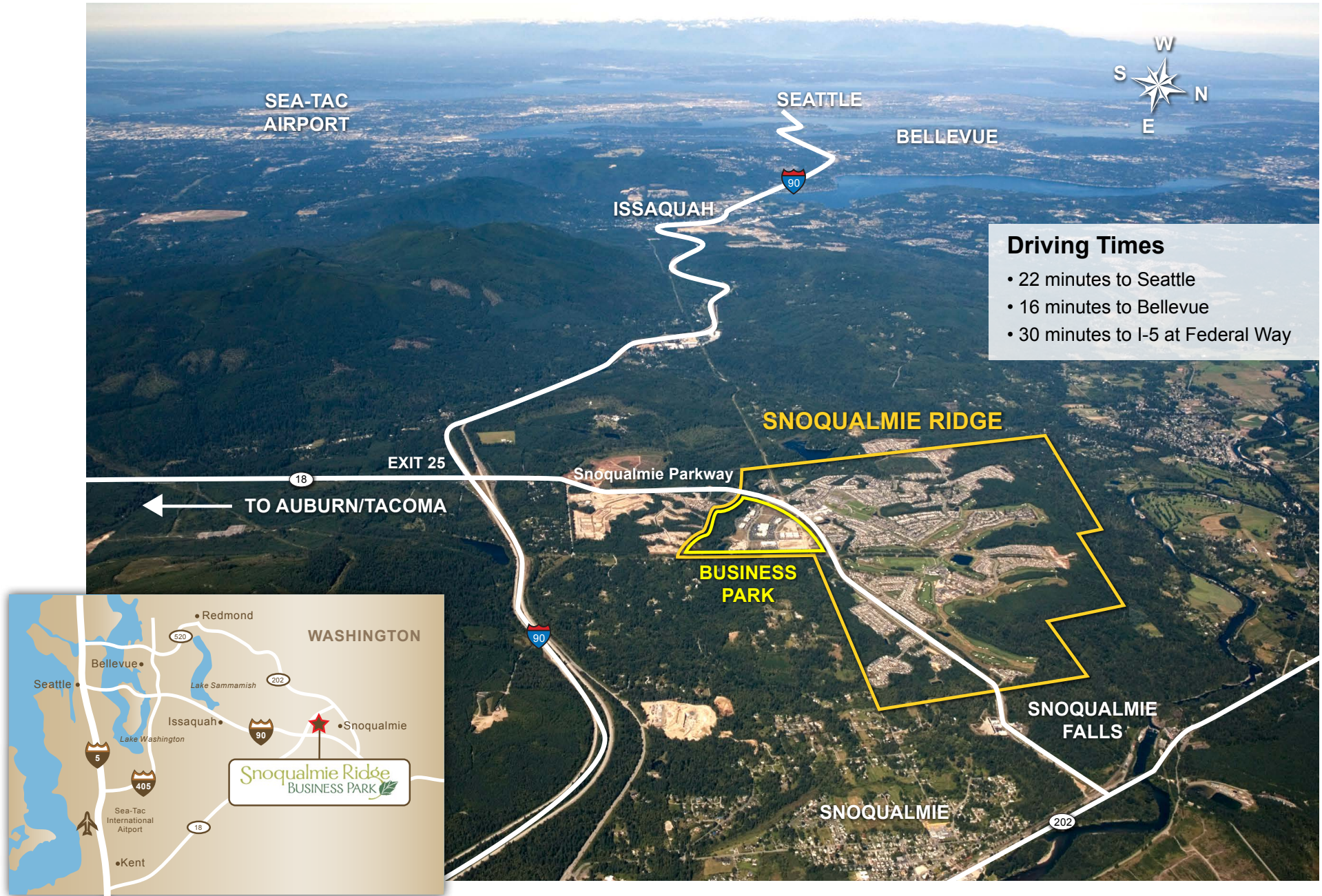
Small Office / Industrial



Integrated Industrial Flex / Tech Solutions

- 60,000 SF on up
- Office
- Warehouse
- Manufacturing
- Assembly

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Great Local Amenities

Lodging



Snoqualmie Falls and Salish Lodge are just minutes away.

Retail & Services



- Grocery Store
- UPS Store
- Beauty Salons
- Day Care
- Restaurants
- Major Bank
- Library
- Gas Station
- Coffee Shops
- Dry Cleaning

Housing



At full build-out, Snoqualmie Ridge will have over 4,000 housing units including executive housing, mid-level and affordable alternatives.



Recreation



- TPC Golf Course
- Tennis Courts
- Over 20 Miles of Trails
- Soccer/Baseball Fields.
- Parks

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Information & Contacts



Large Land Area:

Approximately 4.1 acres that can accommodate large and small uses,

Fully Entitled:

Building permit ready.
Lot cleared with full infrastructure in place.

Quick Delivery:

Fast track development with delivery in 10 - 14 months.

Flexible Zoning:

Business Park zoning supports a wide variety of uses in addition to office & light industrial/tech. uses.

Land Parcel for Sale:

\$10.00/SF

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