



SNOQUALMIE MILL FROM BROWN FIELD TO GREEN FUTURE

ALTERNATIVE EMPLOYMENT CENTER—IN BALANCE AND BEAUTY

Set near the foot of majestic Mt. Si, and located on the former Weyerhaeuser Mill property, Snoqualmie Mill is a 250+ acre site designed to provide a distinctly unique opportunity for forward thinking companies interested in developing workplaces, businesses and experiences that meet the expectations of today's workforce and communities. In its heyday, the site was a major source of employment in the Snoqualmie Valley and remained so for nearly 100 years. The proposed master plan is designed to be environmentally and economically sustainable, to echo the site's industrial history, and to attract a substantial employment base.

Snoqualmie Mill is the last large undeveloped commercially and industrially zoned site available for development in King County. Repurposing this historic employment center site for the 21st century using sustainable development principles will enhance development in King County and particularly in the Upper Snoqualmie Valley. The site provides for a unique mixture of campus and corporate offices along with light industrial sites, punctuated by supporting retail and one-of-a-kind apartment living.

We believe that working and living amongst breathtaking beauty appeals to businesses of every type. And, coupled with the scarcity of Puget Sound's Eastside developable land, Snoqualmie Mill is one of the only settings where light industry, corporate campus, offices, commercial and residential can co-exist in a way that honors its spectacular natural surroundings while embracing a new way of working.

For the right development or business partners, Snoqualmie Mill offers a perfect opportunity to build or develop on this rare property, and be on the forefront of creating a unique one-of-a-kind mixed-use work and lifestyle experience.

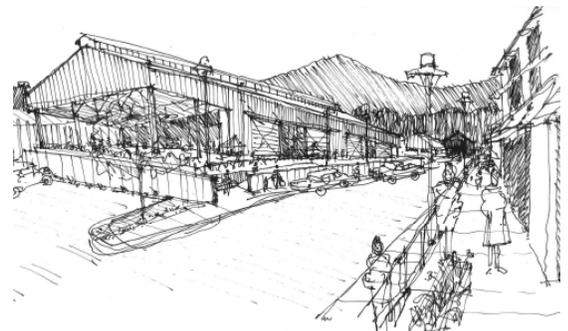


FEATURES:

- Last large available undeveloped commercially and industrially zoned site in King County
- Limited number of appropriately zoned and reasonably priced sites for office and industrial users to maintain growth and competitiveness on the Eastside
- Over 4 million visitors per year visit the Snoqualmie Falls and other tourism destinations in the upper Snoqualmie

Valley making Snoqualmie Mill a unique opportunity to attract a particular segment of the industrial market

- The strong recreational orientation of valley residents and visitors make Snoqualmie Mill an attractive location for outdoor gear producers and manufacturers
- Providing jobs close to Snoqualmie reduces traffic congestion, commute times and trips on the region's roads and systems



To learn more about Snoqualmie Mill and this unique opportunity, contact:

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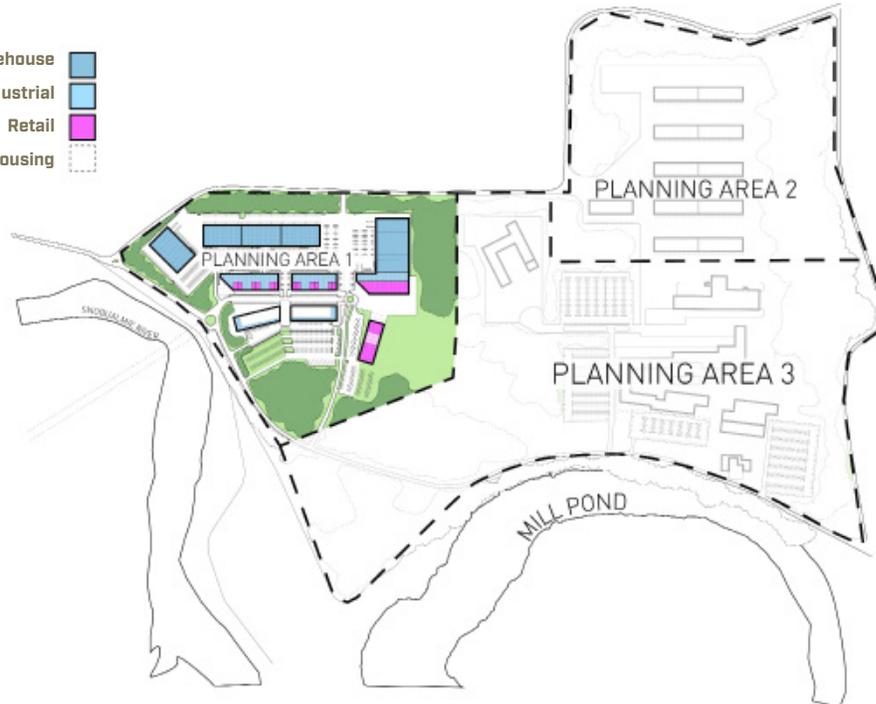


SNOQUALMIE MILL WHERE BUSINESSES, JOBS AND LIVES FLOURISH

MASTER PLAN

The Master Plan organizes the site into three distinct planning areas. These areas are intended to facilitate phased development of a compatible mix of land uses that can capture identified market opportunities. Industrial and commercial uses are generally separated, except for the mixed-use area in Planning Area 1. The sequence and timing of each development phase or sub-phase will be responsive to market demand, to mitigation requirements and to the timing of needed improvements.

- Heavy Industrial / Warehouse ■
- Light Industrial ■
- Retail ■
- Housing



PLANNING AREA 1

Planning Area 1 is envisioned as a mixed-use “village” developed along a pedestrian-oriented main street. It will provide tech/flex space designed to accommodate traditional warehouse users, mezzanine office and light assembly, combined with retail and visitor oriented uses and housing.

PLANNING AREA 2

Intended to focus on light industrial. Plan and availability to be determined.

PLANNING AREA 3

Intended to focus on corporate or institutional users. Plan and availability to be determined.

PLANNING AREA 1 HIGHLIGHTS:

- Land for sale
- Development and build-to-suit opportunities

DETAILS:

- Available late 2017

IDEAL FOR:

- Single or multi-brand wine, spirits or beer production with beverage tasting rooms adjacent to production facility

- Adventure outfitters, climbing gear and mountain bike manufacturer with adjacent retail space
- Recreational equipment and/or outdoor sporting goods product manufacturer
- Additive manufacturing, 3-D printing services
- Organic food, farming, materials production and distribution
- Online fulfillment center
- R&D, labs, Internet, technology, high-tech startups
- Technology campus
- Corporate headquarters for outdoor sports and recreation, environmental products, environmentally conscious organizations, and green builders
- Loft style living above retail or light manufacturing
- Close-in housing for those employed within the Snoqualmie Mill center
- PNW outdoor enthusiast work and lifestyle environment

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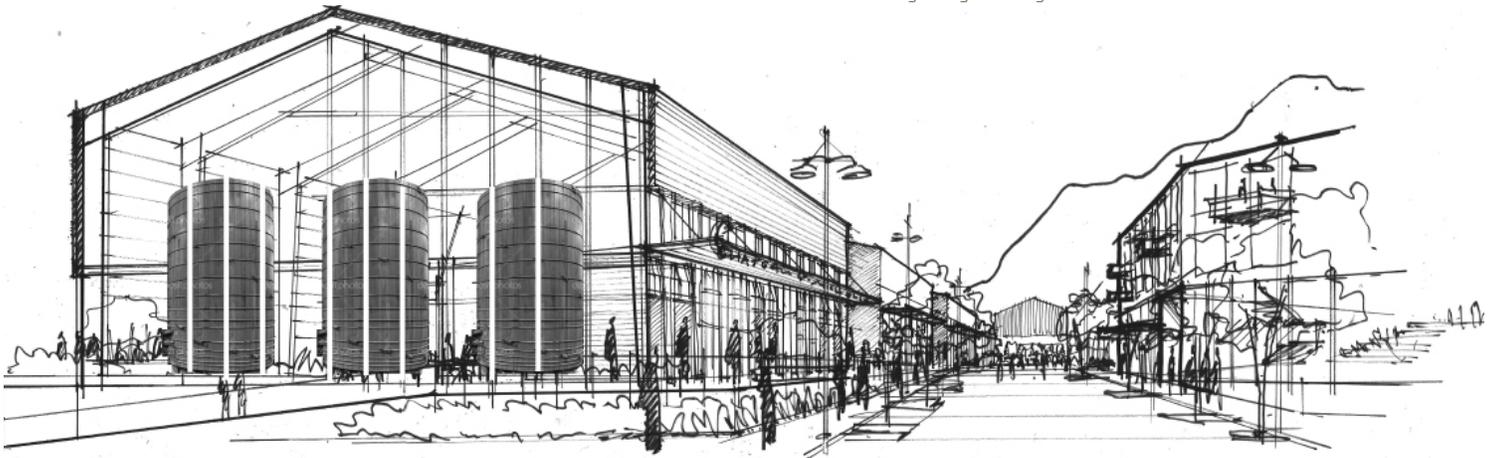
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SNOQUALMIE MILL A CONCEPT WHOSE TIME HAS COME

PREFERRED CONCEPT

Snoqualmie Mill's preferred concept for this area is a concentration of wine-related uses. Land uses would include wine production, wine tasting and other supportive wine-related uses, restaurants, event space and housing. The village will be surrounded by green open spaces on all sides, framing views of Mt. Si and the surrounding mountains. An outdoor performance venue is to be located along the eastern edge of the village.



LIGHT INDUSTRIAL / RETAIL

North of the main avenue is designed for a light industrial tenant such as an assembly or light manufacturing company with retail space. By allowing the public to visually experience the production process, the occupant has the opportunity to showcase the product to the customer within the 4,000 square foot retail spaces while creating a memorable and unique experience for visitors.

RESIDENTIAL / FLEX SPACE

Located south of the main avenue is a planned three story residential, flexible office space building. This three story building provides high ceilings for the 12,000 square foot of ground level work space, designed for occupants who live in the complex or the surrounding area, with a two story 120-unit residence above, that could alternatively become office space.

PRODUCTION AND EVENT CENTER

The easternmost block in the village core is situated with the best views to Mt. Si and the historical buildings to the east, looking out over the large open green space. A complex including 84,000 square feet of industrial production and storage space, 14,000 square feet of retail restaurant space fronting the main street, a 31,000 square foot event center and an outdoor performance amphitheater with stage are envisioned to be operated by one master tenant. The event center is linked to the retail and production components by a large

ENTRY / THRESHOLD

Industrial production—potentially of wine, spirits and beer—intended to be on full display at the western entry to the main retail core. Large warehouse space is transparent facing the entry drive to provide visibility into the production spaces. This establishes the tone for the visitor experience.

RETAIL CORE

Tasting rooms, restaurants and front offices are tucked under the southern edge of large industrial warehouse spaces. The warehouses are arranged along a pedestrian-oriented spine with carefully scaled spaces for outdoor seating and gathering. The Weyerhaeuser planer building and Mt. Si are framed by the buildings looking east.

LIGHT INDUSTRIAL / RETAIL HYBRID

The northern blocks of Planning Area 1 are envisioned a large scale industrial spaces with 100 foot depths and 30 foot clear structures suitable for a variety of industrial users. Large blocks of industrial warehouse construction will accommodate flexible light industrial uses with retail or other supporting uses (e.g., tasting rooms) located along the southern edges. The industrial production spaces are intended to foster an environment where the process of industrial production itself is an essential component of the visitor experience. A wide sidewalk and elevated patio area along the southern edge of these blocks provides ample outdoor dining and gathering areas with excellent solar access.

outdoor patio that terminates at the main street and looks out over the view. The patio can be transformed into a luxury cabana box seating area during performances, with food and bottle service from the adjacent restaurant.

The retail and restaurant areas are visually linked to the production spaces, to create an immersive visitor experience. Tours of the production floor can be accommodated with a safe tour route that ends in a tasting area and small bar out on the production floor.

RESTAURANT

A 14,000 square foot restaurant space is located on the east side of the complex to maximize views of Mt. Si, the site's preserved historic structures, and large open green space to the east. The restaurant has large openings to the outdoor covered patio spaces that overlook the performance space. Food and bottle service can be available during performances. Views into the production floor coupled with view out to the natural surroundings, give the restaurant an authentic and immersive atmosphere.

AMPHITHEATER

A 3.7 acre outdoor space extends towards a planned amphitheater, a backdrop of wetlands, the historical Mill and Mt. Si. This area will encompass an outdoor stage to host large concerts and regional events throughout the northwest.

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