

OFFICE DEVELOPMENT

24 MONTH TIMELINE FROM
GROUND BREAKING



LINCOLN
PROPERTY
COMPANY

Get Closer To Your Workforce

WHY EVERETT?



LARGEST CITY IN
SNOHOMISH COUNTY



DIVERSE
ECONOMY



QUALITY
HOUSING



AMPLE CHILDCARE
FACILITIES



WORKFORCE DEV.
PROGRAMS



VIBRANT
ECONOMY
& CULTURE



LARGEST PUBLIC
MARINA ON
WEST COAST



COMMITTED
FEDERAL/PORT/CITY/
COUNTY LEADERSHIP



NATURAL
DEEP-WATER
PORT



STRATEGIC
SEAPORT



LONGSTANDING
HISTORY OF
COMMERCIAL FISHING



OPERATIONAL
EFFICIENCIES WITH
PORT OF EVERETT



MOST TRADE
DEPENDENT
COUNTY



NAVAL STATION
EVERETT
HOMEPORT



WATERFRONT PLACE



100+

ACRES AT THE
EVERETT WATERFRONT



65

ACRES OF MIXED-USE
DEVELOPMENT UNDERWAY



1.8M

VISITORS PER YEAR
(BASED ON CELLPHONE TRAFFIC)



1.5M

SQUARE FEET OF RETAIL,
RESTAURANT, OFFICE & HOUSING



\$1B+

PUBLIC/PRIVATE
DEVELOPMENT



\$300M

INVESTED TO DATE



2,075

FAMILY-WAGE JOBS
SUPPORTED ONCE COMPLETED



\$8.6M

IN STATE & LOCAL TAXES
GENERATED ONCE COMPLETED

**SPECTACULAR VIEWS, WATERFRONT ACCESS,
RECREATIONAL AMENITIES AND
A WORLD-CLASS MARINA**



OFFICE OPPORTUNITY

- Rate - call broker
- Fully entitled and shovel ready
- Parking - 3/1000
- Delivery - 24 months from permits being received
- Ground Breaking - upon successful pre-leasing activities



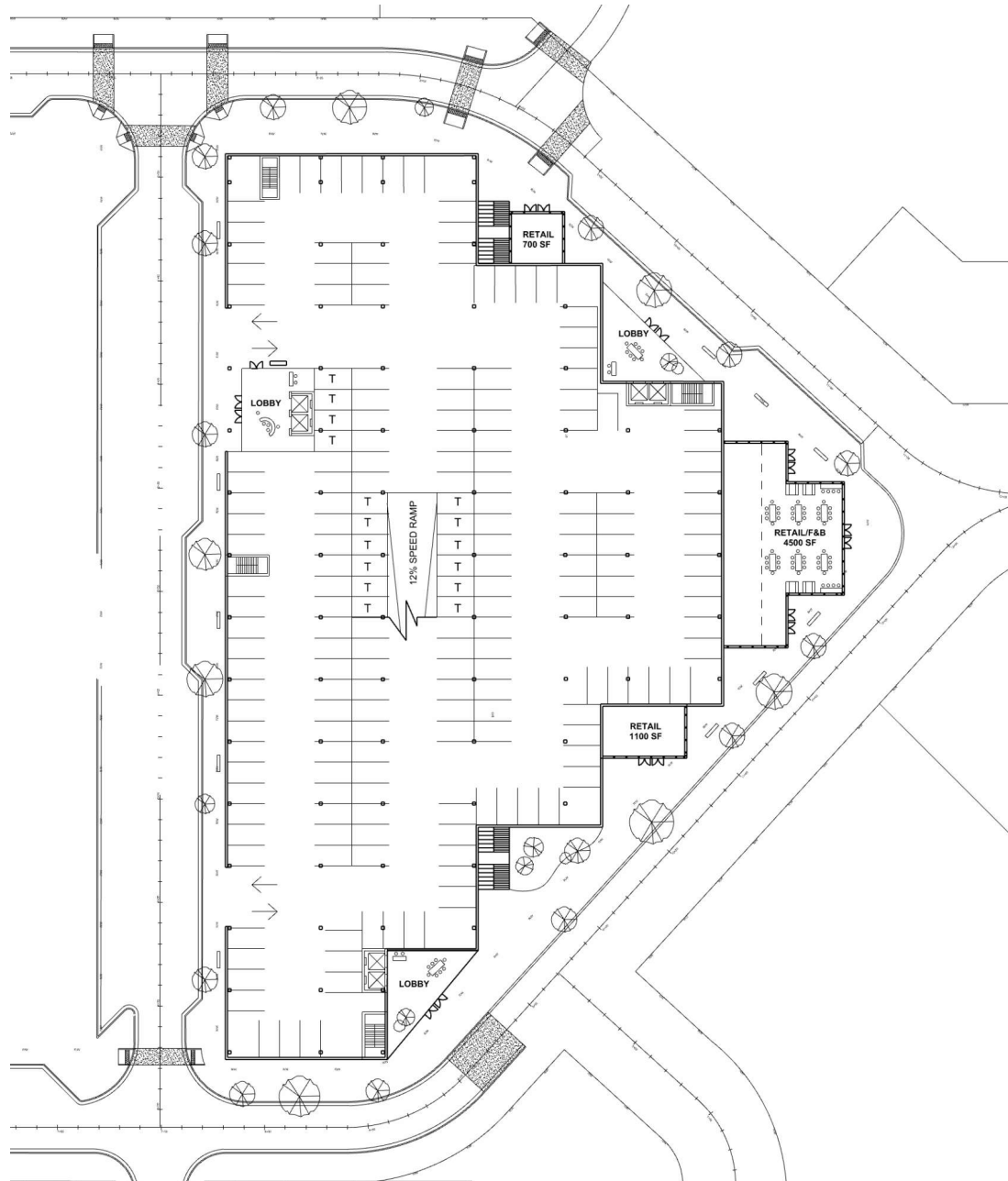








CONCEPT PLAN



AREA & PARKING SUMMARY:

P1 LEVEL

PARKING: 76K
OFFICE LOBBY: 2K
RETAIL: 6.3K

P2 LEVEL

PARKING: 76K

LEVEL 1

OFFICE: 66K

LEVEL 2

OFFICE: 42K

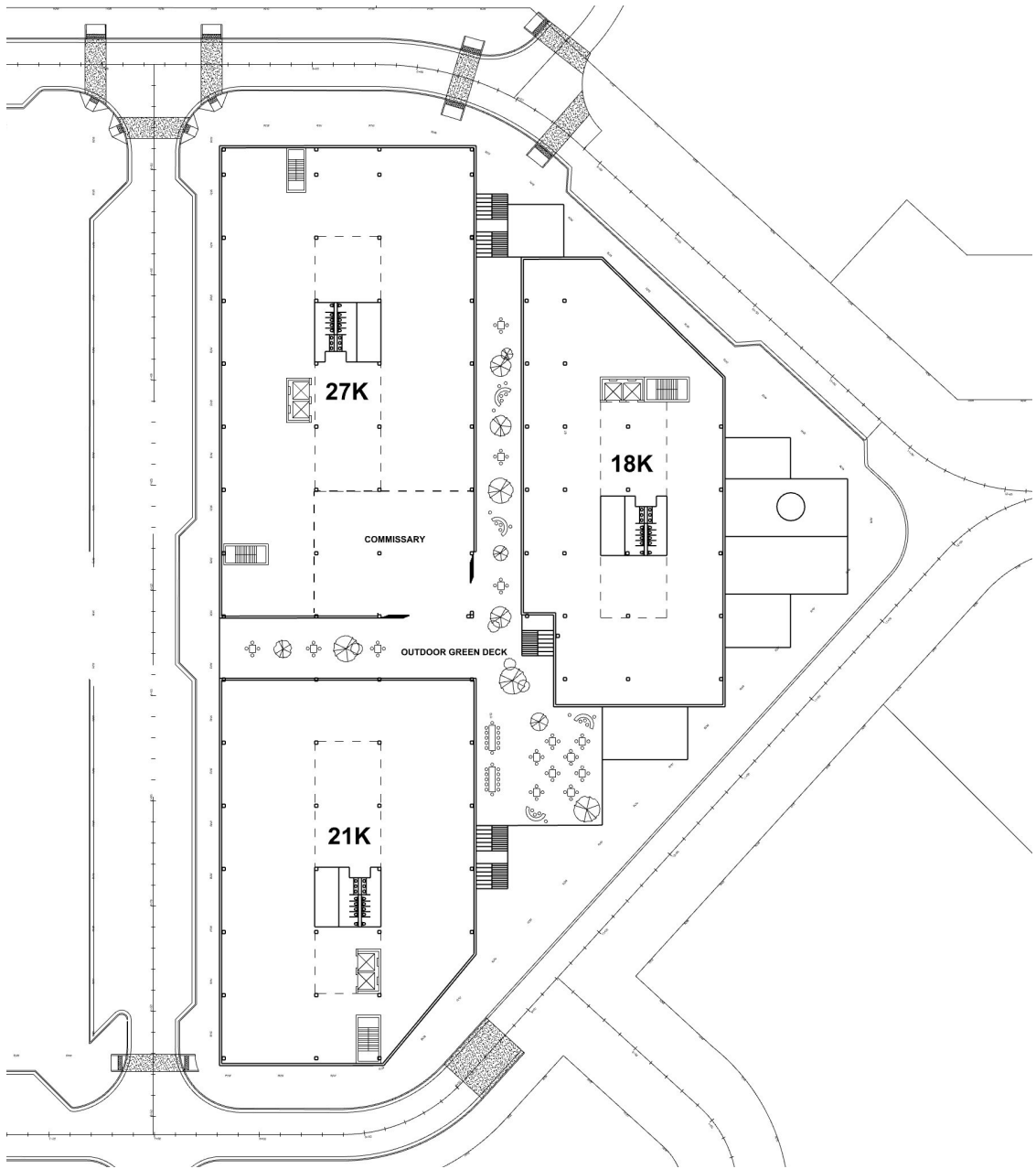
LEVEL 3

OFFICE: 17K

TOTAL OFFICE AREA: 127K
TOTAL PARKING AREA: 152K
TOTAL RETAIL AREA: 6.3K

PARKING SPACES 382
PARKING RATIO: 3:1,000

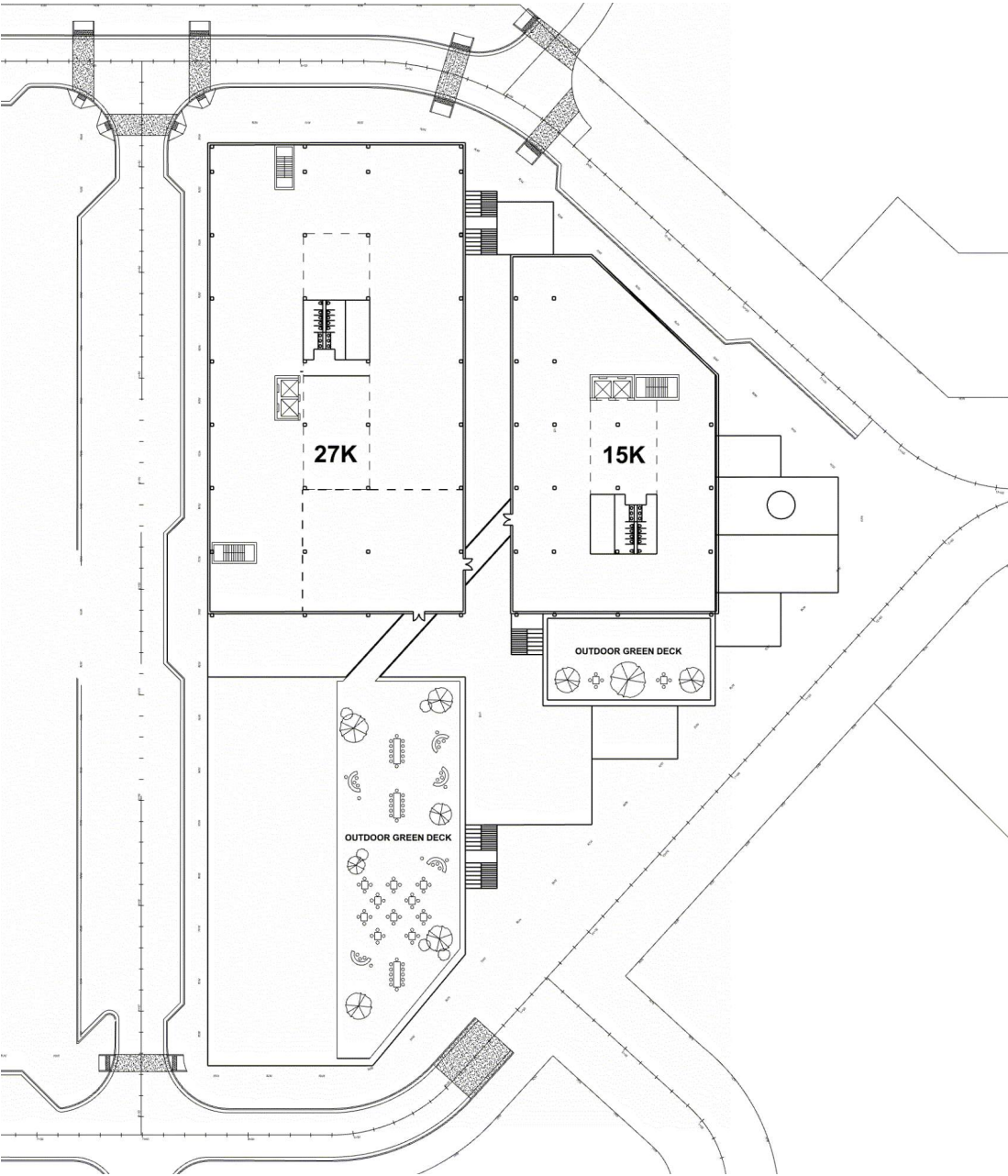
CONCEPT PLAN



OFFICE LEVEL 1

RIOS

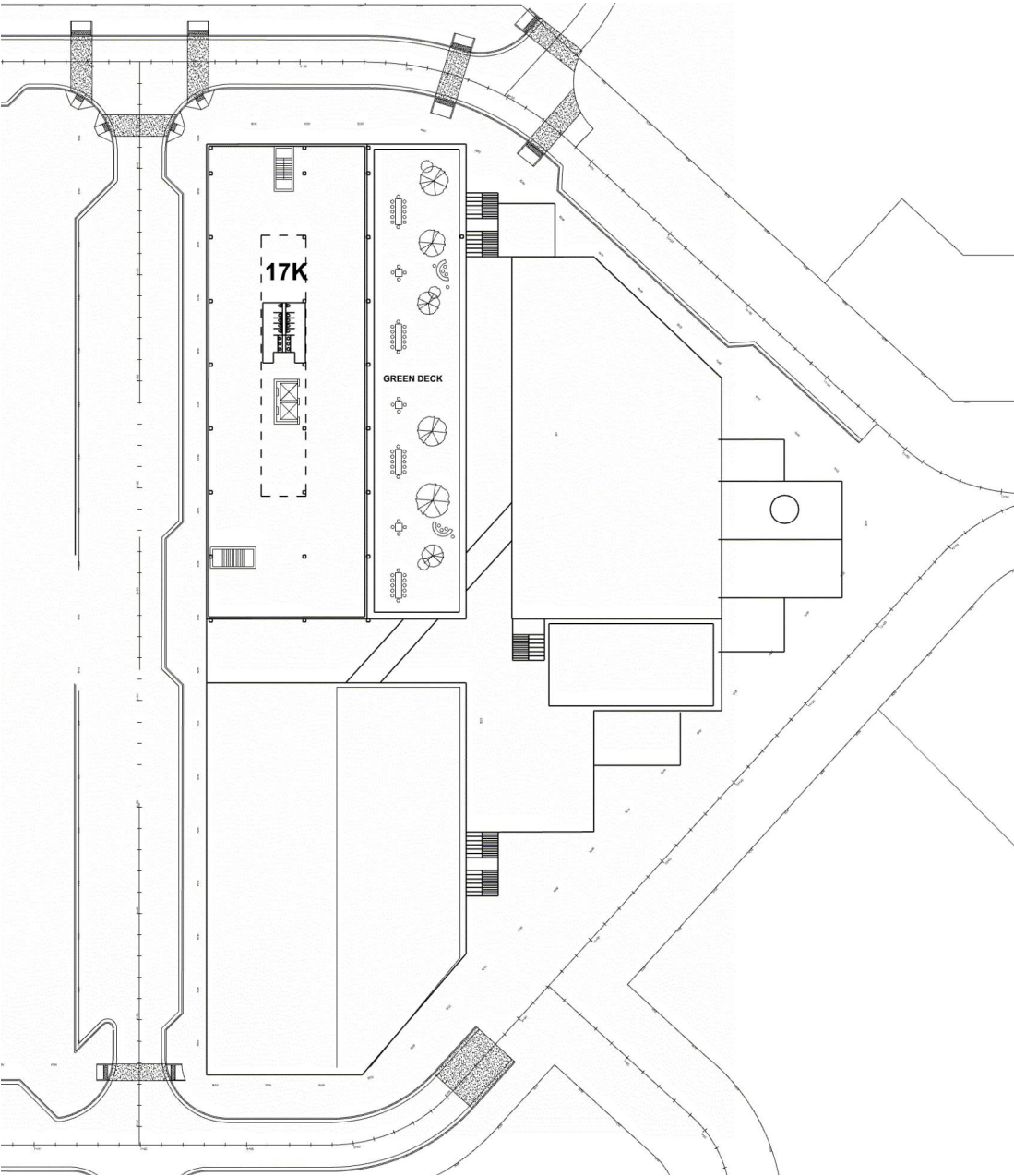
CONCEPT PLAN



OFFICE LEVEL 2

RIOS

CONCEPT PLAN



OFFICE LEVEL 3

RIOS

An aerial photograph of a large marina filled with numerous boats docked at piers. The scene is captured during a vibrant sunset, with the sky transitioning from deep orange to a lighter hue near the horizon. The water reflects the warm colors of the sky. In the background, a range of mountains is visible under the twilight sky. The marina is surrounded by a parking lot with several cars and a small building on the left side.

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