

371,415 SF OF CLASS A WAREHOUSE AND OFFICE SPACE FOR SALE OR LEASE

DUPONT CORPORATE CENTER · BUILDING 1 · 2800 CENTER DRIVE · DUPONT, WA



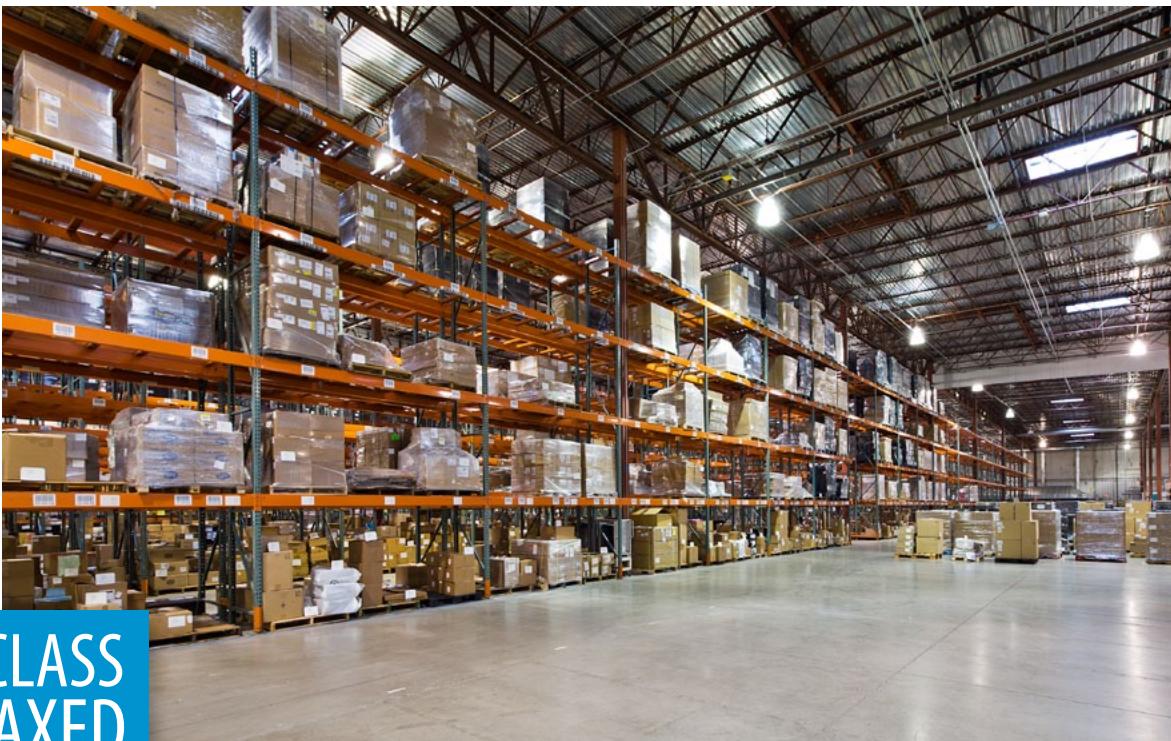
HEAVY POWER REDUCED ENERGY COSTS MANUFACTURING OR DISTRIBUTION OPPORTUNITY

- » Highly improved warehouse building was built to the highest standards in 1996 with ongoing modernization upgrades
- » 241,679 sf warehouse/manufacturing space (divisible to 93,540 sf)
- » 54,600 sf 1st floor office space (office can be removed to create additional warehouse space)
- » 31,415 SF of high quality office build out on a second floor mezzanine office

- » Large yard storage area for trailers at no additional charge
- » Glycol water chilled cooling system
- » 30' ceilings
- » Climate controlled manufacturing area
- » 29 dock doors with full packaging
- » Heavy power throughout
- » Secured access



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COMFORT & CLASS
WITH A RELAXED
+ CASUAL ENERGY



PROPERTY FEATURES:

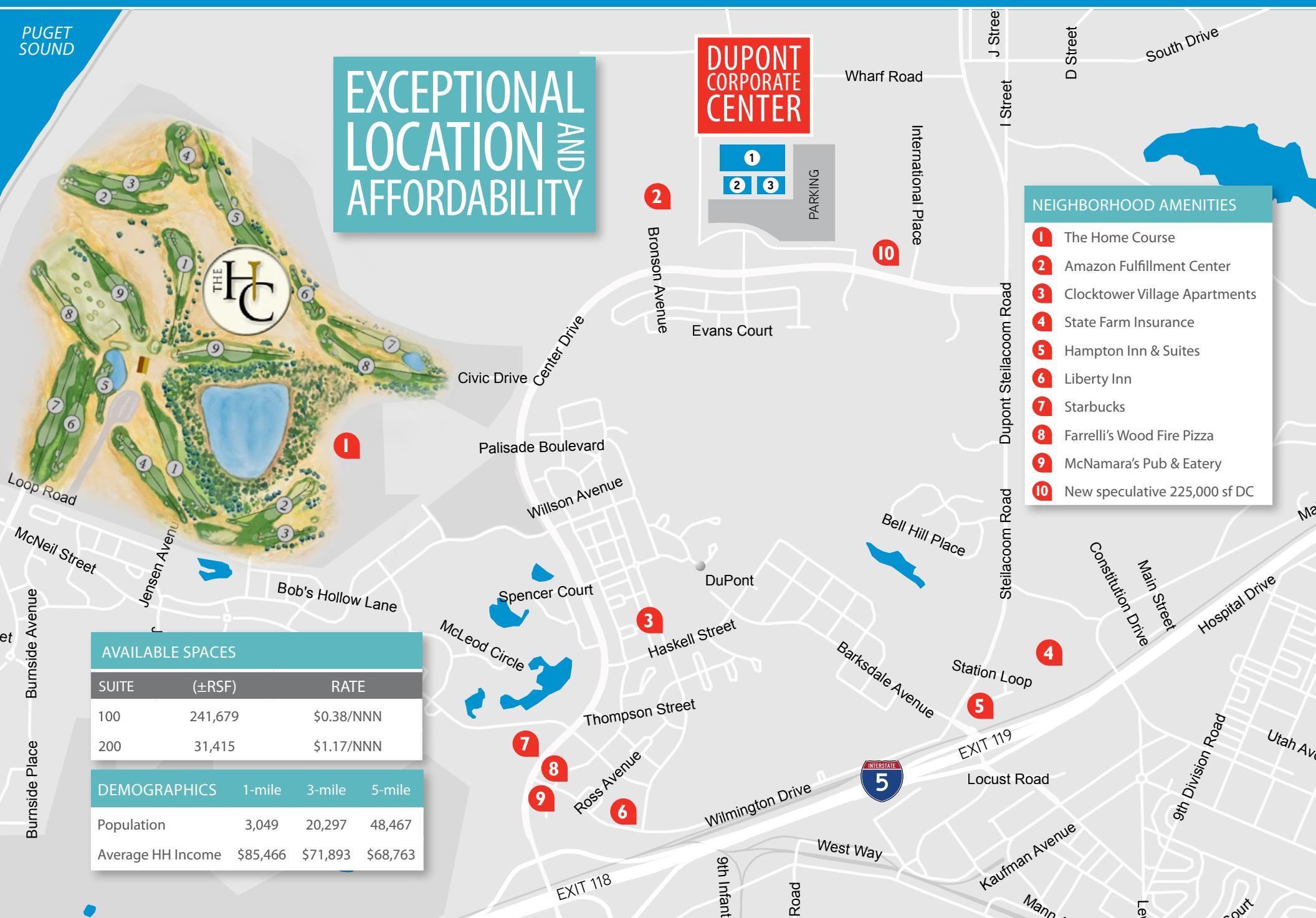
- 31,415 SF mezzanine office
- oversized truck court
- 29 dock doors
- 1 elevator
- discounted power rates/15,000 Amps

- 3 phase, 277/480 volt power
- generous parking
- overhead electrical bus distribution system
- 2,000 SF building communications room
- tranquil campus environment

- close proximity to Port of Tacoma
- two dedicated roof top air handlers
- process chilled water and compressed air
- high-bay ceilings
- low cost of living and strong workforce

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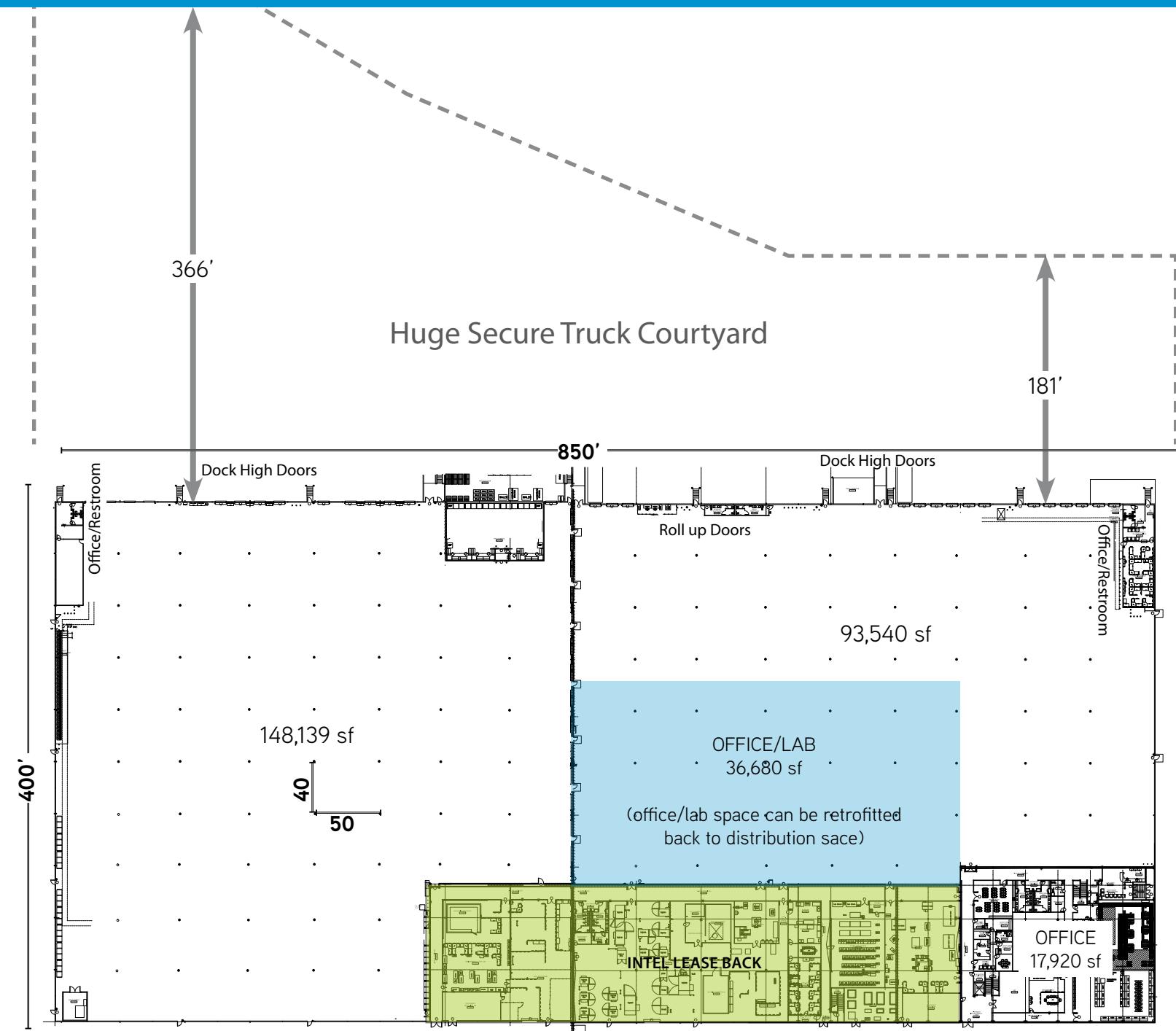
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WAREHOUSE

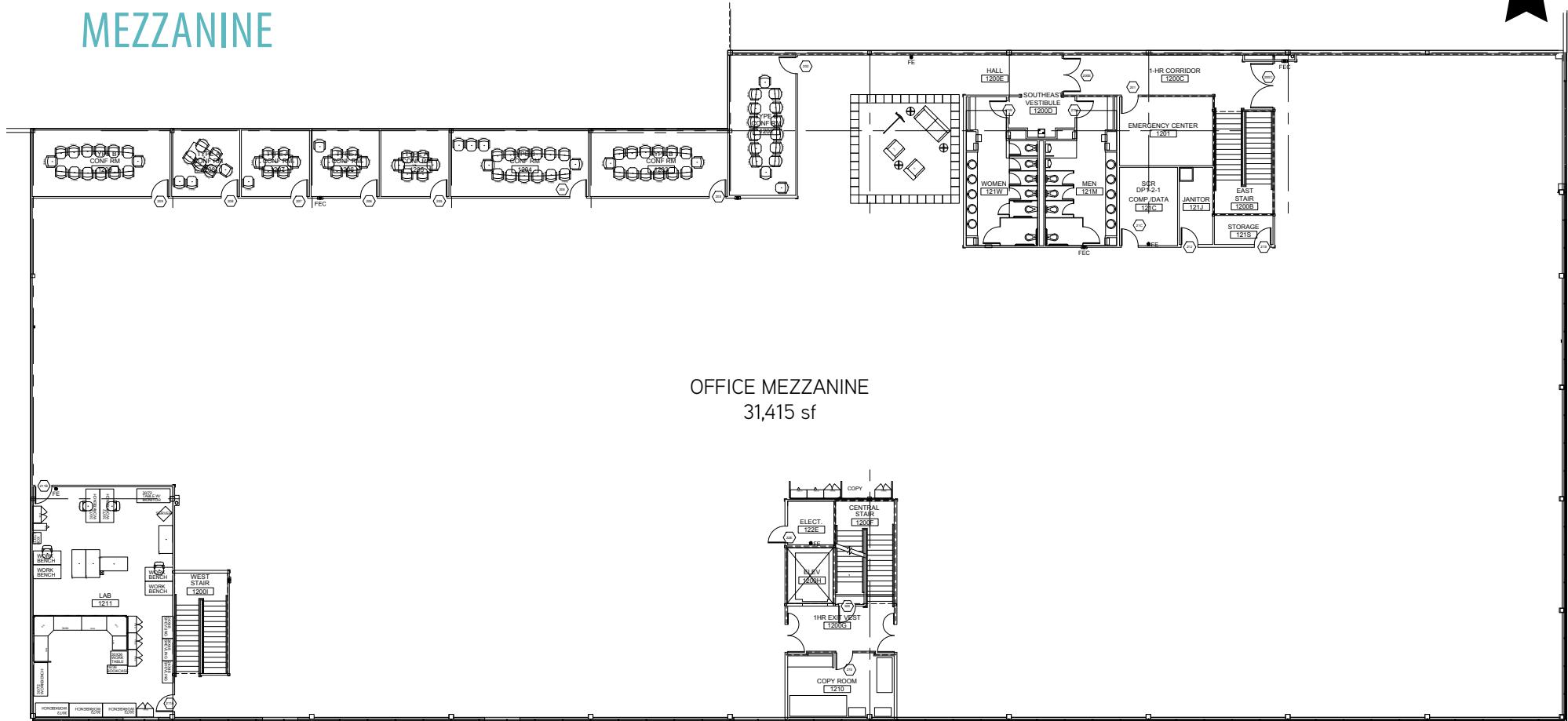


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MEZZANINE



2ND STORY DIRECTLY ABOVE INTEL LAB SPACE ON FIRST FLOOR

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TENANT AREAS

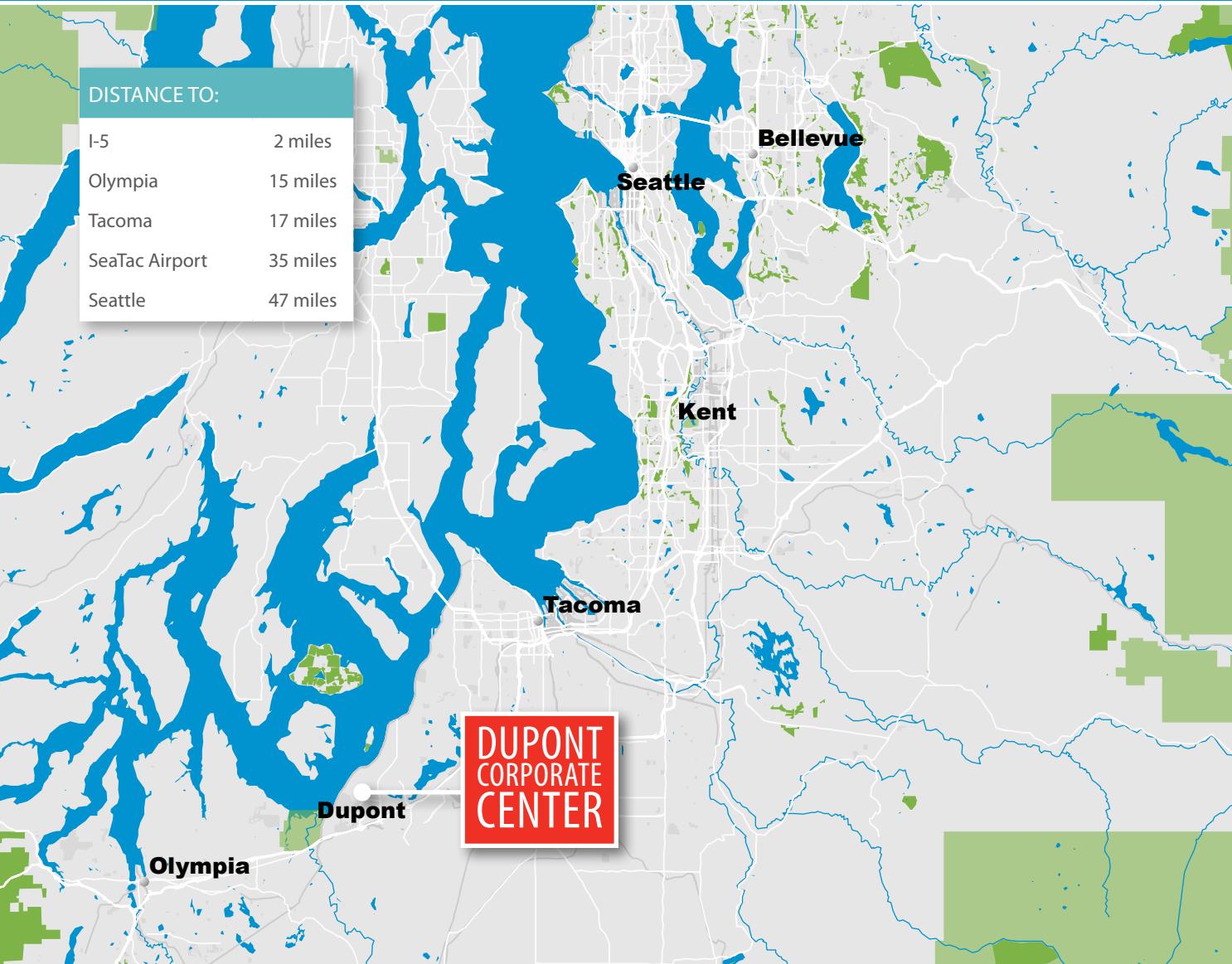


		CONSTRUCTION AREA S.F.	INTEL - CENTER LINE CORRIDORS	AREA #1	AREA #2	AREA #3	AREA #4	MECH AREA + STAIR
1ST		340,000.0	41,233.0	36,680.1	148,138.9	93,539.5	17,920.3	2,489.4
MEZZ		31,414.8						



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FOR LEASING DETAILS, PLEASE CONTACT:

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312,000 SF OF CLASS A OFFICE SPACE FOR SALE OR LEASE

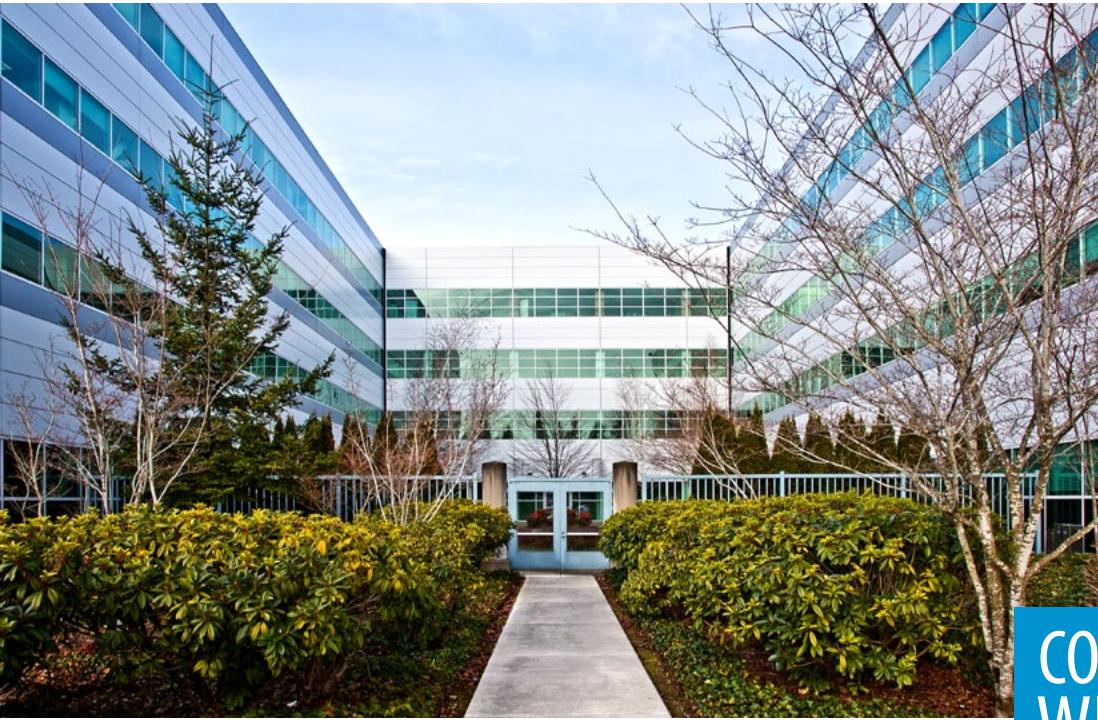
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RARE CORPORATE HEADQUARTERS OPPORTUNITY

- » 312,000 sf total: 78,000 sf available on 4 contiguous floors
- » Large floor plates for flexibility in floor size and build out
- » Designed and constructed by Intel Corporation in 1994
- » Part of a three-building, 96-acre technology campus
- » Able to handle large parking requirements
- » Entire building available for purchase or lease



312,000 SF OF CLASS A OFFICE SPACE FOR SALE OR LEASE



PROPERTY FEATURES:

- large 78,000 SF floorplates
- discounted power rates
- rent-ready space
- on-site fitness center
- full service cafeteria
- 4 : 1,000 parking ratio

- tranquil campus environment
- fiber connectivity
- generator back up

312,000 SF OF CLASS A OFFICE SPACE FOR SALE OR LEASE

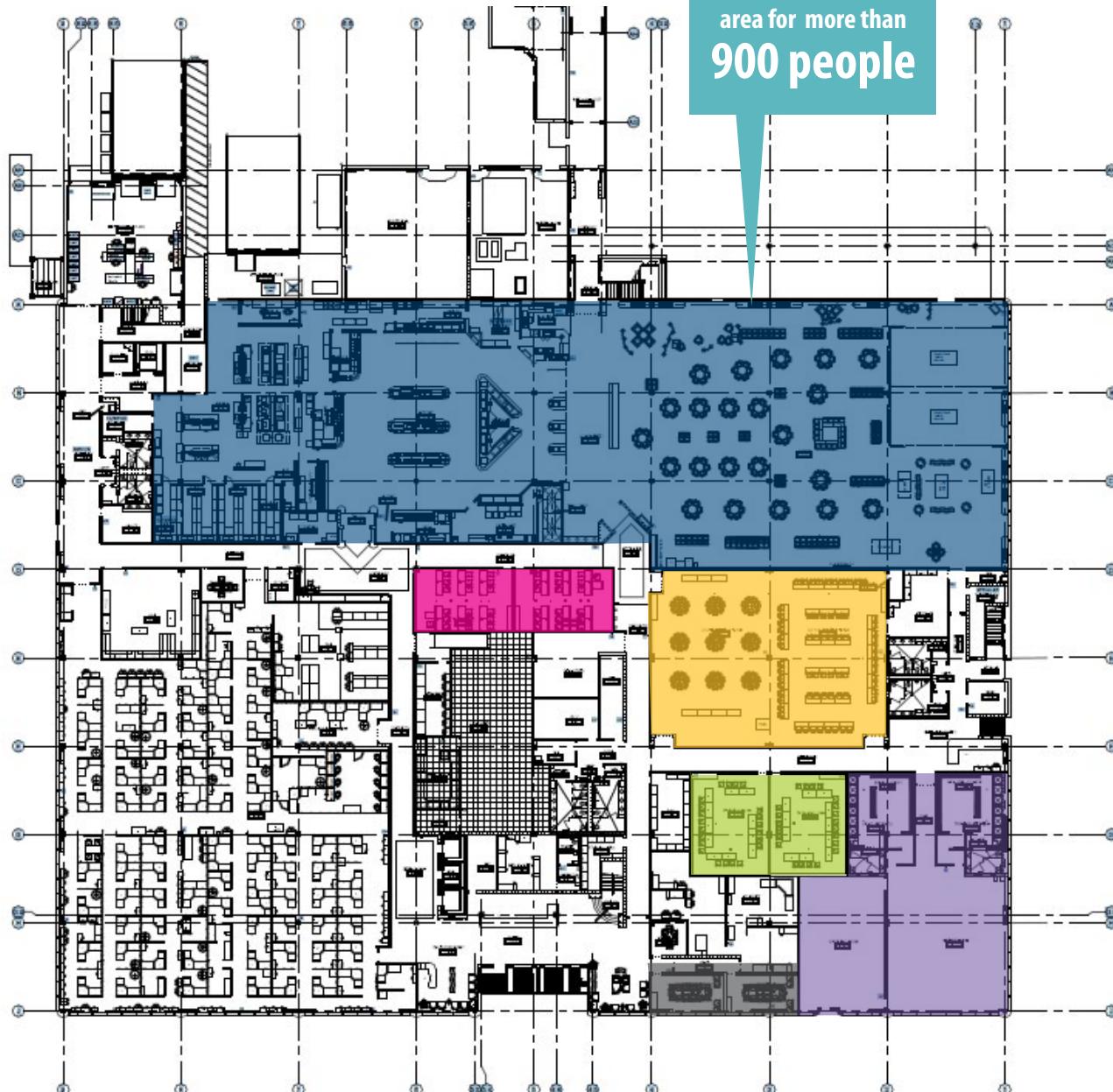
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312,000 SF OF CLASS A OFFICE SPACE FOR SALE OR LEASE

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FIRST FLOOR



Café can be converted
into a large meeting
area for more
than
900 people

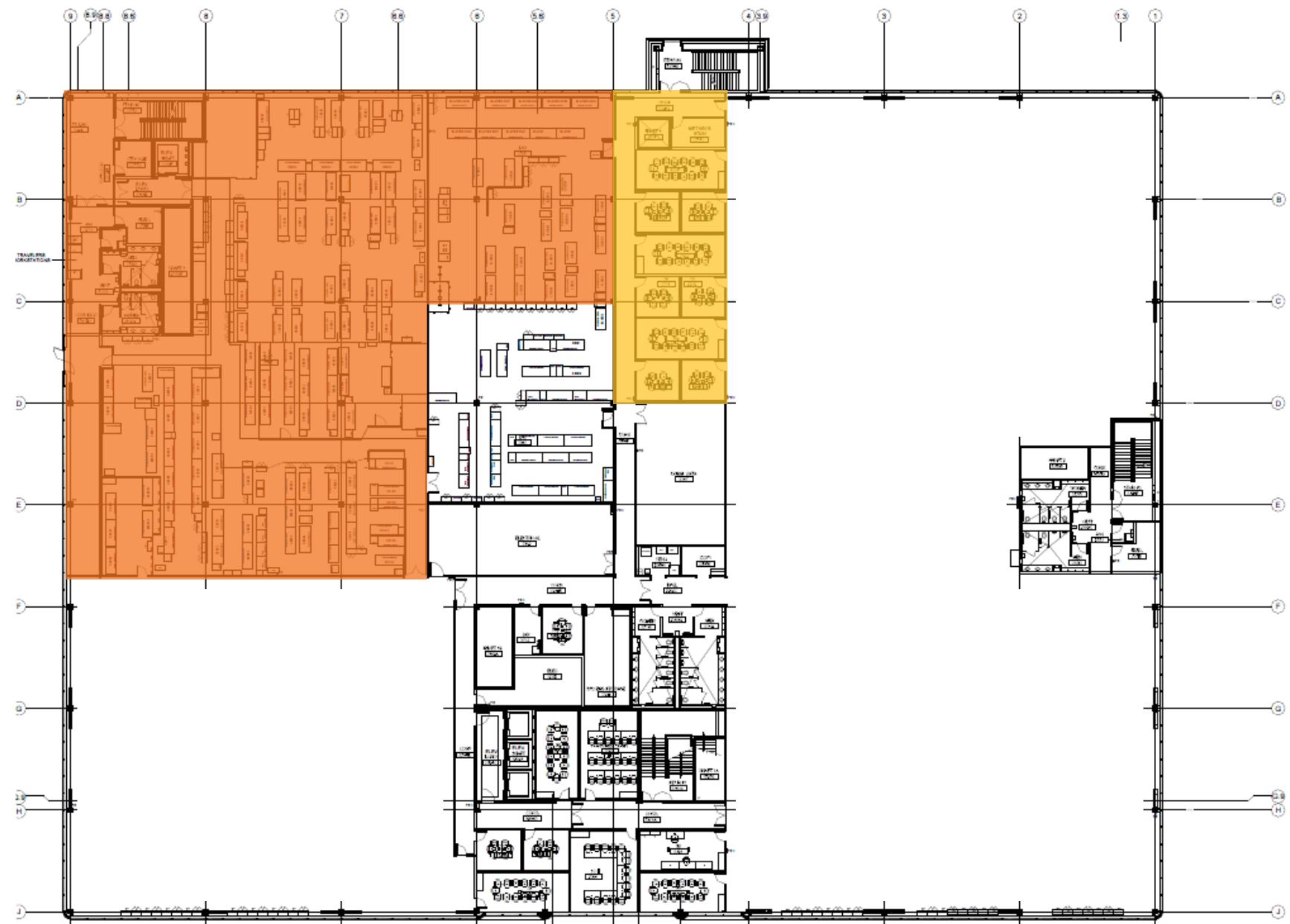
- 101 B sized CR
24' 10" x 12' 10" 14 person capacity
- 102 A sized CR
12' x 12' 8 person capacity
- 103 B sized CR
24' 2" x 12' 10" 14 person capacity
- 104 Training Room
34' 8" x 26' 5" 35 person capacity
- 105 Training Room
34' 8" x 26' 3" 35 person capacity
- 106 Large Meeting Room
59' 11" x 40' 10" 149 person capacity
- 107 Large Meeting Room
59' 11" x 38' 11" 149 person capacity
- 108 Training Room
33' x 20' 8" 18 person capacity
- 109 Training Room
33' 7" x 20' 8" 18 person capacity
- Café Seating Area
121' 10" x 91' 4" 900+ person capacity
- Fitness Room / Men's & Women's Showers and Locker Room

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SECOND FLOOR

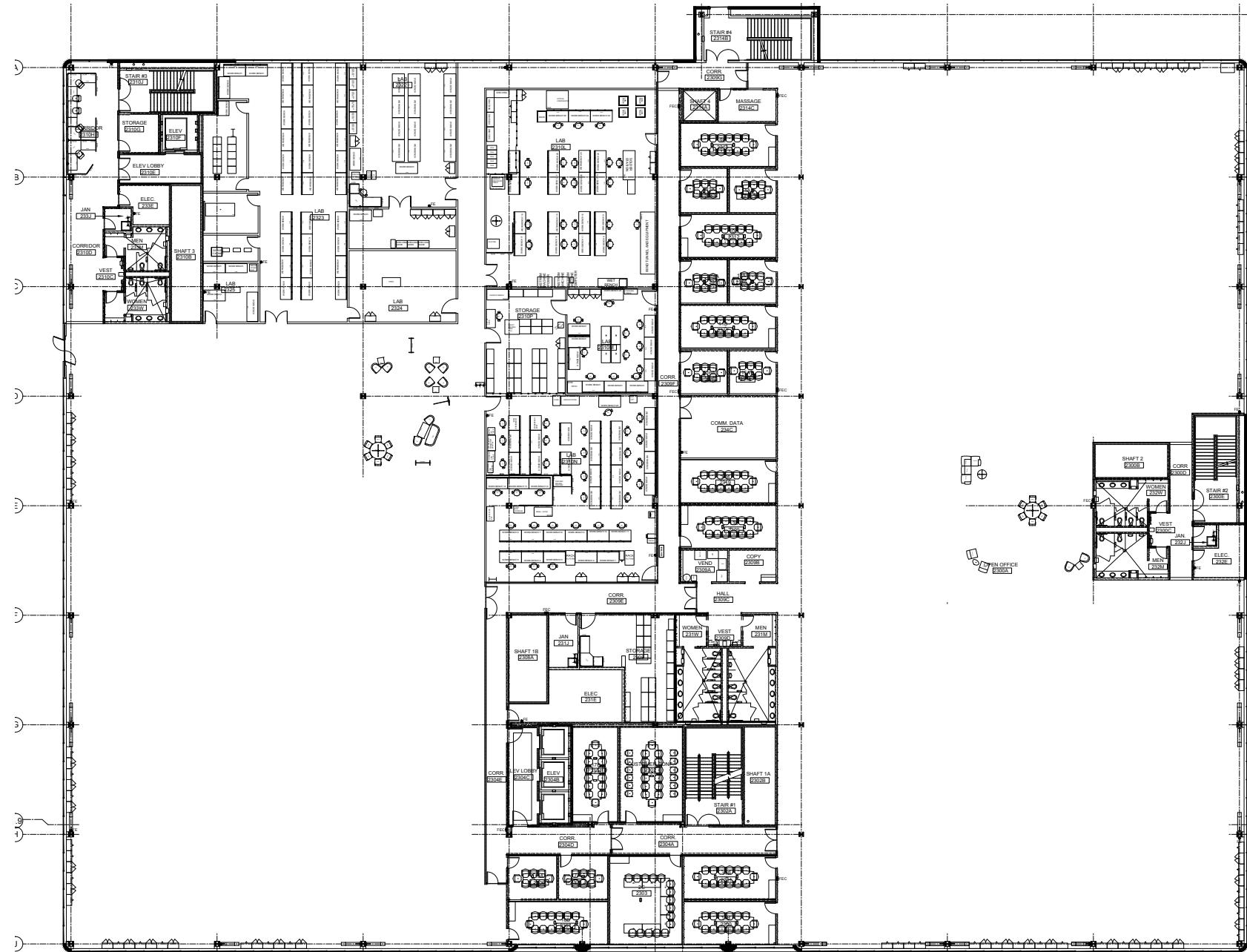
■ Laboratory ■ Meeting Rooms



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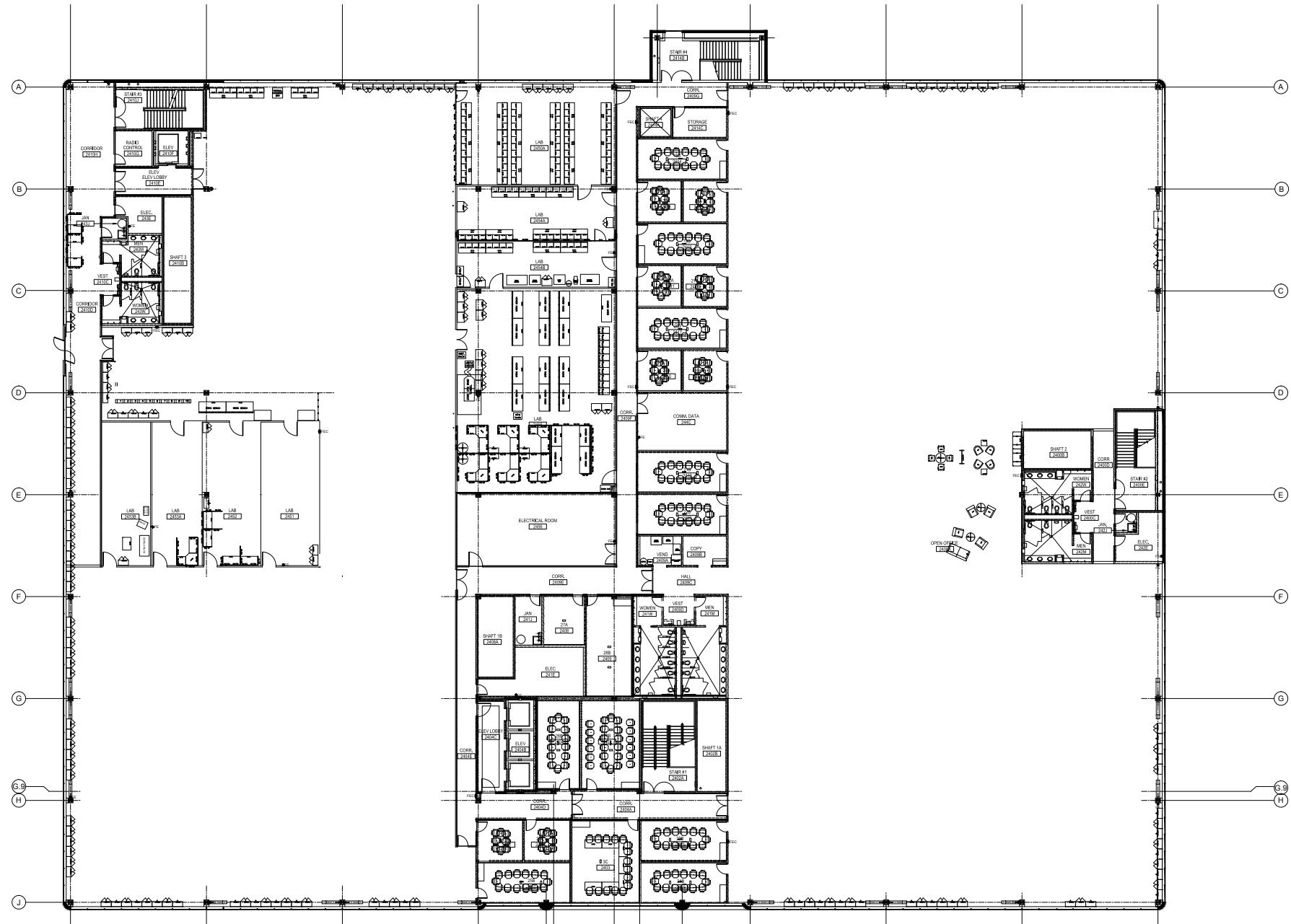
THIRD FLOOR



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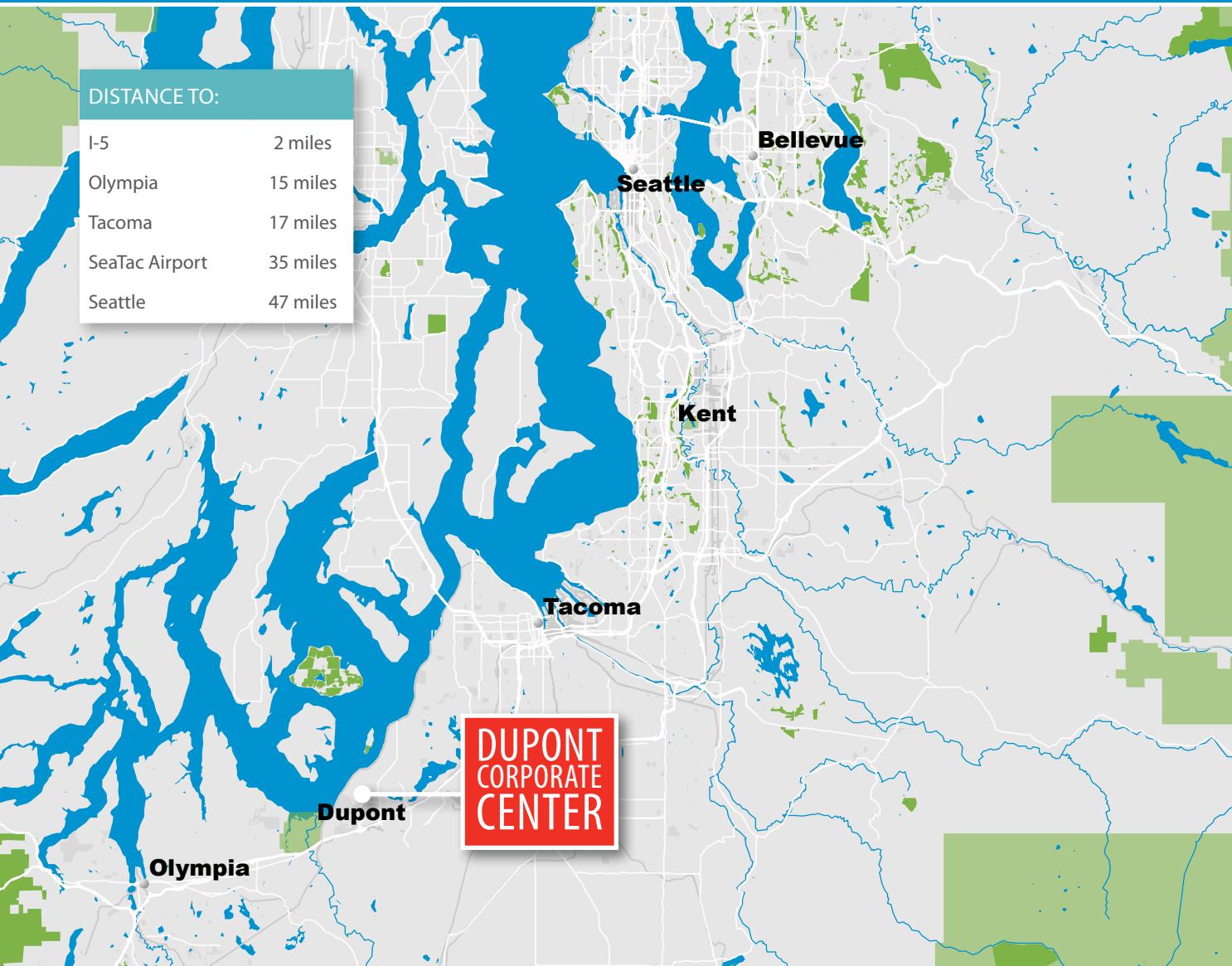
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FOURTH FLOOR



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150,000 SF OF CLASS A OFFICE SPACE FOR SALE OR LEASE

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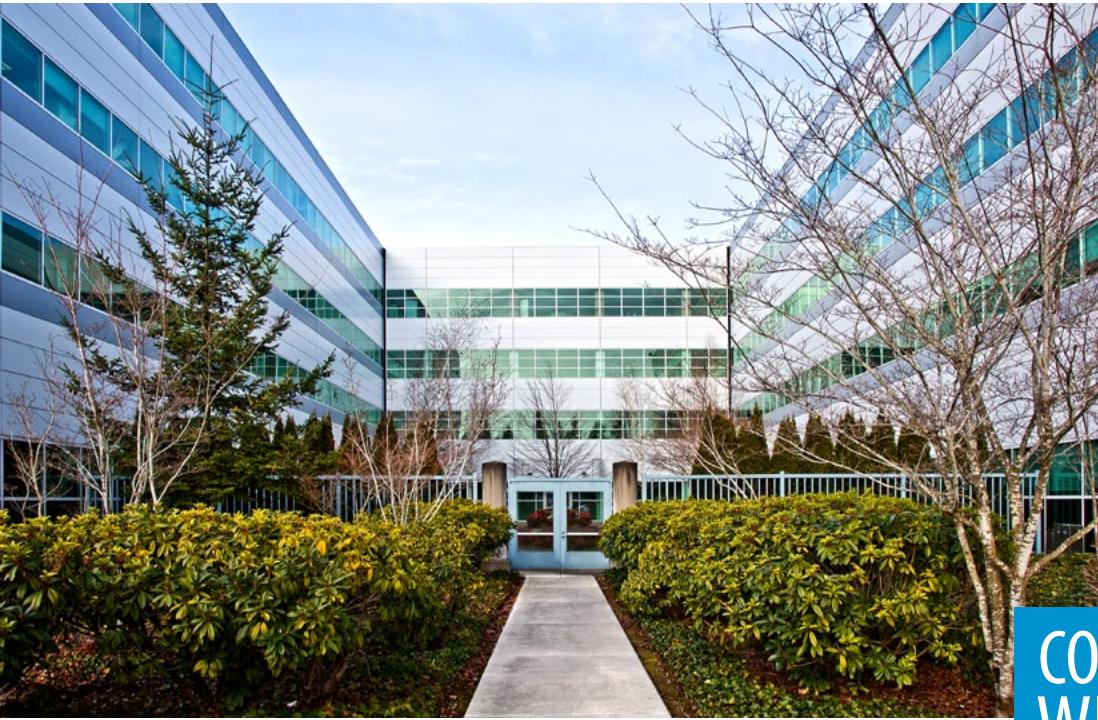


RARE CORPORATE HEADQUARTERS OPPORTUNITY

- » 150,000 sf total: 80,000 sf available on contiguous floors
- » Large floor plates for flexibility in floor size and build out
- » Two floors available and ready for tenant improvements
- » Designed and constructed by Intel Corporation in 1994
- » Part of a three-building, 96-acre technology campus
- » Able to handle large parking requirements
- » Entire building available for purchase with over half already leased



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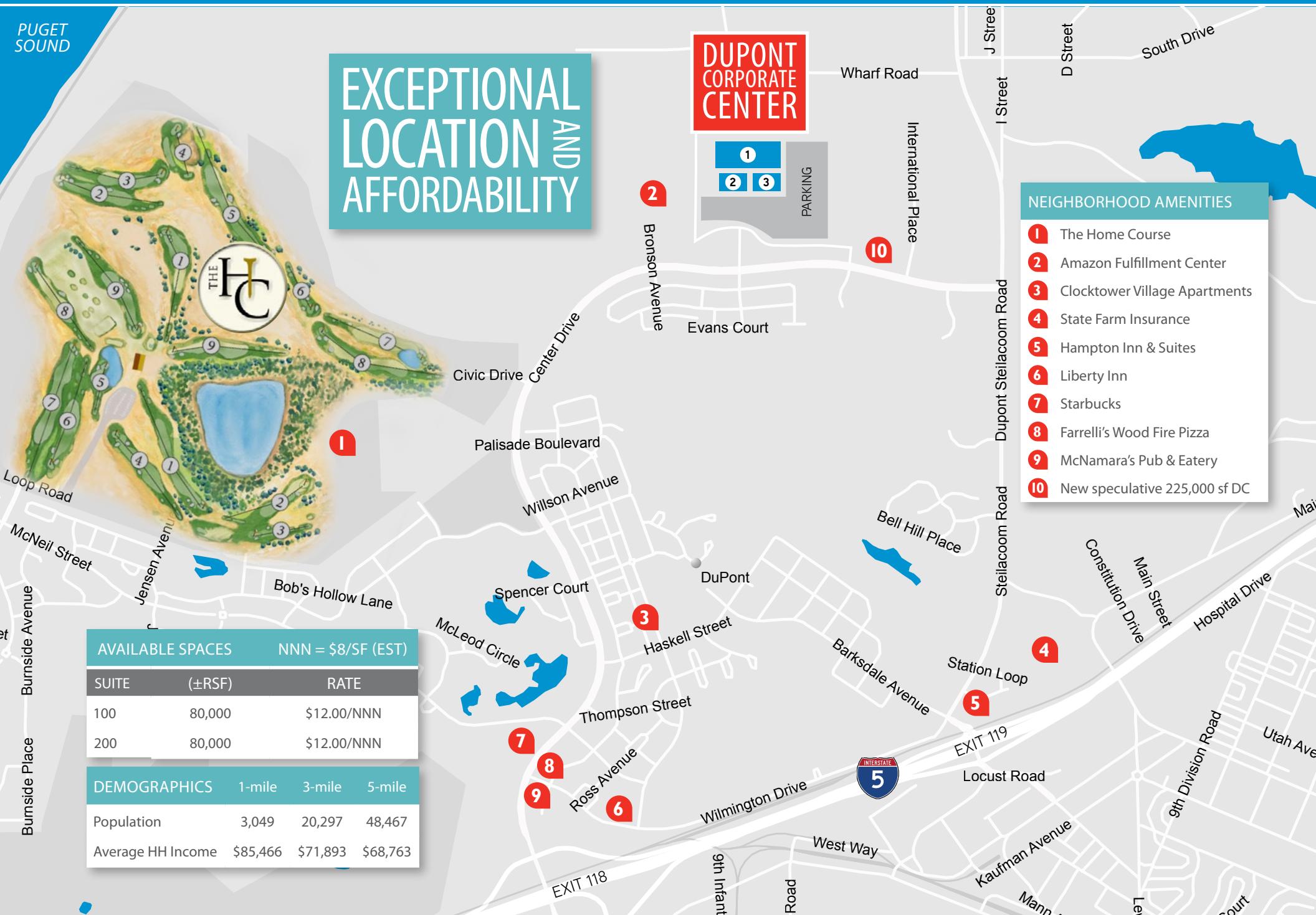


PROPERTY FEATURES:

- can be combined with DP2 to accommodate up to 480,900 SF
- +/- 80,000 SF floorplates (divisible to approx. 40,000 SF)
- floors 3 & 4 leased by Intel
- back-up generator
- discounted power rates
- 4 : 1,000 parking ratio
- floors in warm shell condition
- tranquil campus environment
- built in 1996
- free on-site parking
- additional parking available
- fiber connectivity
- easy access to I-5

150,000 SF OF CLASS A OFFICE SPACE FOR SALE OR LEASE

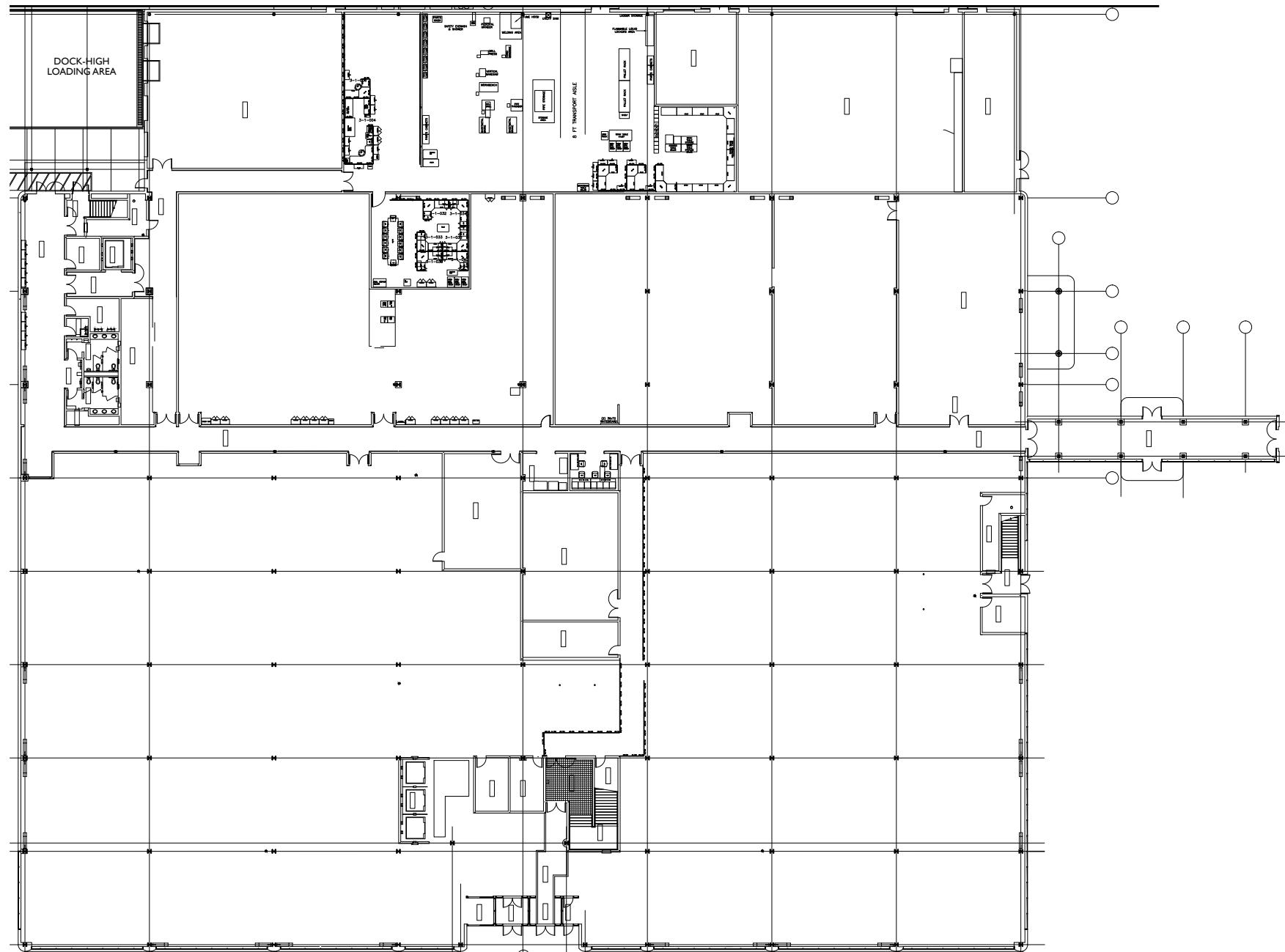
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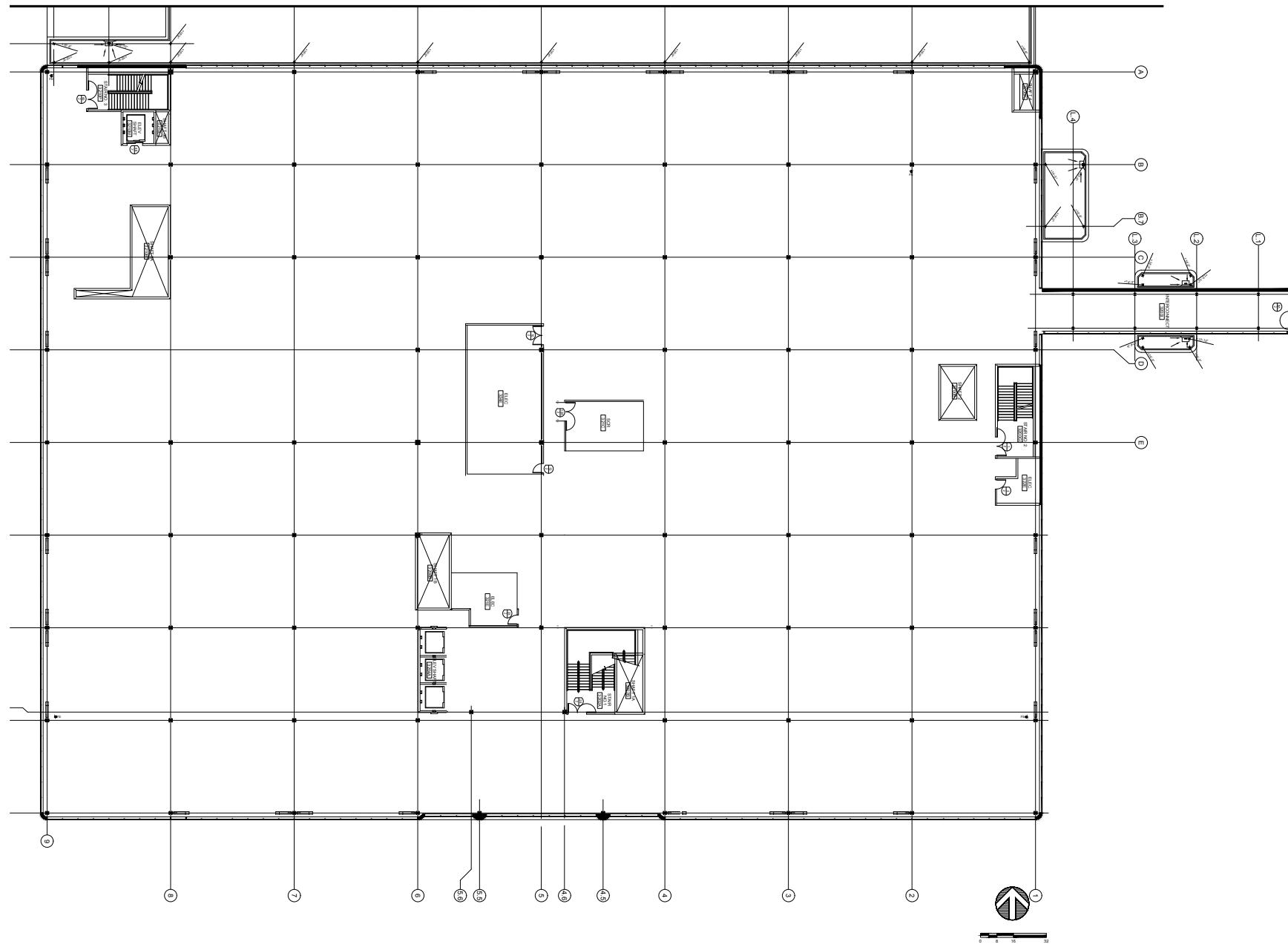
FIRST FLOOR



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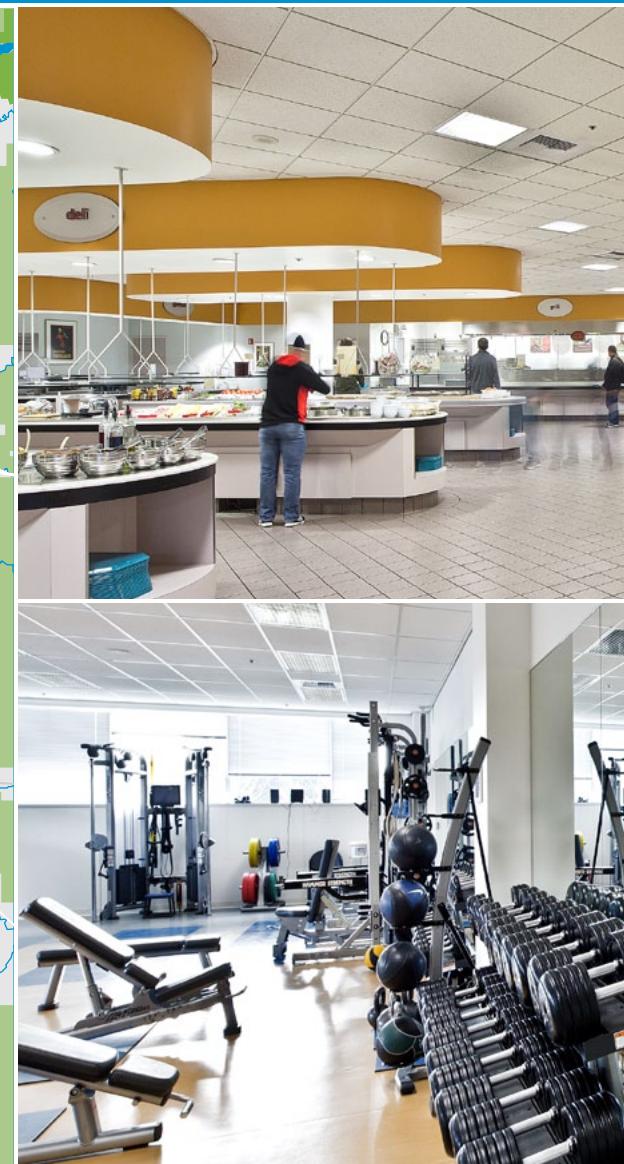
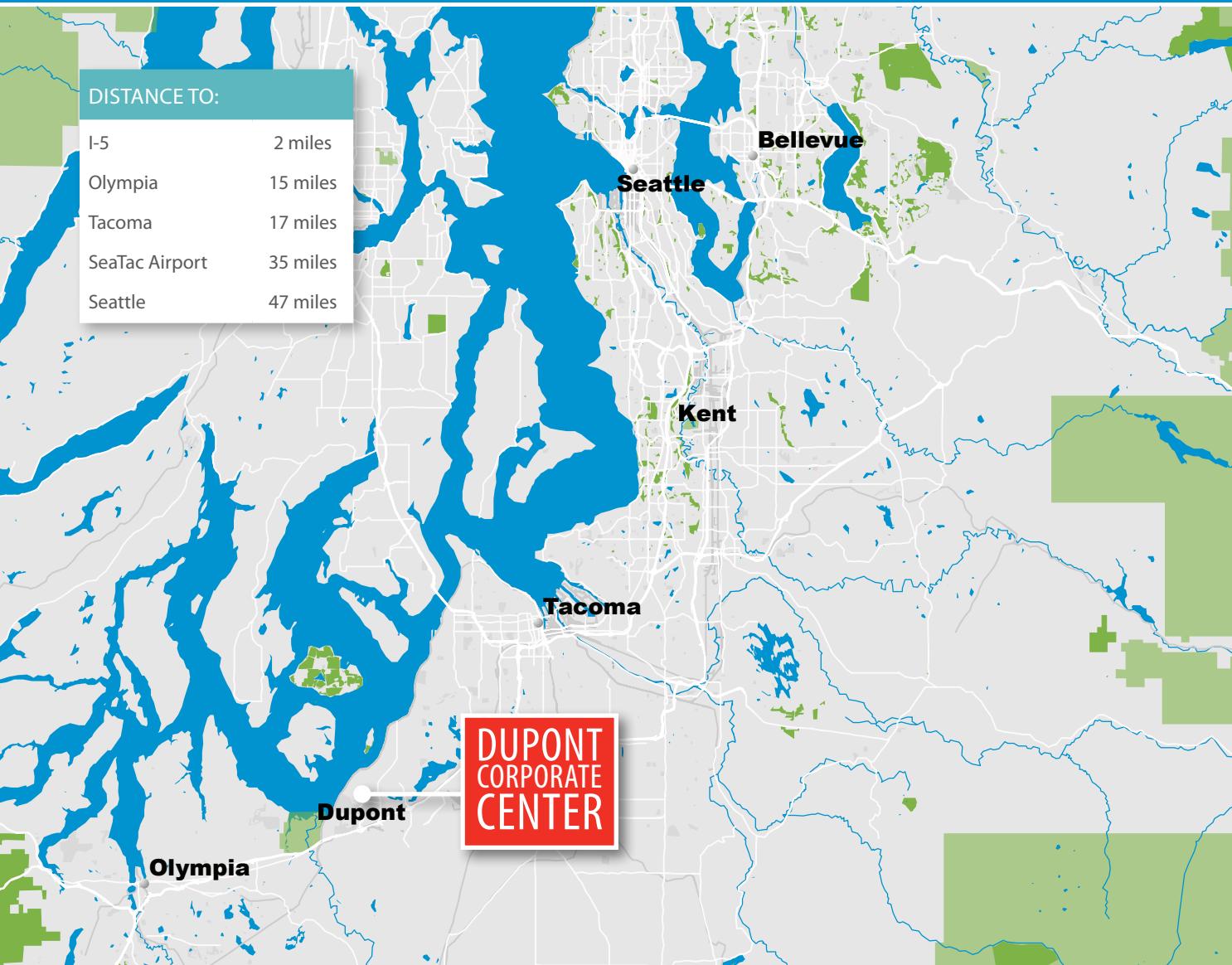
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SECOND FLOOR



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