

NORTHWEST CORPORATE CAMPUS 28

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377-Acre Master Planned Community:

The Northwest Corporate Campus was designed to compete in the national and local marketplace for companies who want to relocate to one of America's most livable communities. The Campus consists of a 377-acre master-planned community located on the south shore of Sinclair Inlet in Bremerton, Washington. The land slopes gently from south to north over its 1 1/2 mile length. Gentle elevation created views and panoramas over the entire length of the property. The property's natural environment is enhanced by two green belts: 133-acres on its eastern boundary and 47 acres through the western portion of the property.

Industrial Park Zoning:

The Campus has IP (industrial park) zoning, which allows for a wide variety of use. Planned uses are light industrial, office, and residential. All utilities are to the site, including fiber-optic lines. The main entry on Old Clifton Road will feature a 280-foot-wide grand entrance which will be a few hundred feet west of the main entry to McCormick Woods, a golf course community considered to be one of the finest in the Puget Sound region. Old Clifton Road leads to a clover-leaf interchange on Highway 16, directly east of the site.



Convenient Location:

The Campus is located 12 miles west of Seattle. It is 75 minutes from downtown by ferry or car, driving I-5 to Highway 16. Driving time to downtown Tacoma is 35 minutes, 60 minutes to the Seattle-Tacoma International Airport, and only 15 minutes to the Bremerton National Airport, which now will accommodate jumbo jets. Local retail and commercial centers are located in Port Orchard, only 15 minutes to the east, and Silverdale, only 25 minutes to the north.

High-Tech Business Park:

Northwest Corporate Campus includes a 188-acre high-tech business park. It provides an environment where people can walk to work and where they can enjoy views of Sinclair Inlet, Puget Sound, and the Olympic and Cascade mountains. The business park is located on a hill above Sinclair Inlet in South Kitsap, between Highway 16 and Old Clifton Road. High-tech building sites of any size from one acre to 127 acres can be built to accommodate a variety of high-tech business uses. The SEPA process is complete and the campus is ready for the building permits to be processed.

Building Space Now Leasing:

Top-quality, high-tech flex building space (Class A Office/Warehouse/Plant space) is now available for lease. Tenant improvements and other requirements can be added. Prospective users will have the options to have Northwest Corporate Campus build to suit their needs, and/or to purchase and develop property in the park.

Local Jobs for Local People:

Northwest Corporate Campus hopes to attract businesses that will employ local residents who otherwise commute to jobs in Tacoma, Seattle, and elsewhere. Targeted properties include high-tech companies, research & development, biotech, corporate headquarters and divisions and call centers.

Live Where You Work (Residential Development Started Summer of 2004):

By bringing jobs to where people are living, the Northwest Corporate Campus will significantly improve the quality of life for many Kitsap County residents. Fifty-six (56) acres of the property are set aside for residential development, called Belle Terre (Beautiful Land), which began during the Summer of 2004. The development includes 217 zero-lot-line building lots suitable for affordable housing. Tastefully separated from the Business Park section by a 133-acre nature conservancy and separate access, the lots average 5,789 square feet. They are pleasantly arranged around more than 18 acres of green belts to provide a more natural ambiance and closeness to nature. Mountain views, nature trails and recreation areas enhance the development.

“Belle Terre” features moderately priced houses which, together with McCormick Woods (www.mccormickwoodsgolf.com and www.mccormickwoods.com/association), provides a full compliment of private housing options within a 10 to 15-minute walk of the NW Corporate Campus.

Five-Year Process Made for an Environmentally Sensitive Project:

The Northwest Corporate Campus has been designed to exist in harmony with environmental issues. Engineering, wetlands, wildlife, geological, and wellhead protection studies have been completed to ensure compliance with environmental concerns. In addition, of the site's 377 total acres, half of the property has been set aside for open space.