



### PROPERTY QUICK FACTS

- **Owner:** Segale Properties LLC
- **Location:** Southcenter Parkway, between S. 180th Street and S. 200th Street
- **Transaction:** Ground Lease
- **Property:** 250 developable acres, pad-ready with 10.3 million square feet of building area capacity
- **Present Site Condition:** Pad-ready development
- **Zoning:** Tukwila South Overlay District



# GROUND LEASE OPPORTUNITY

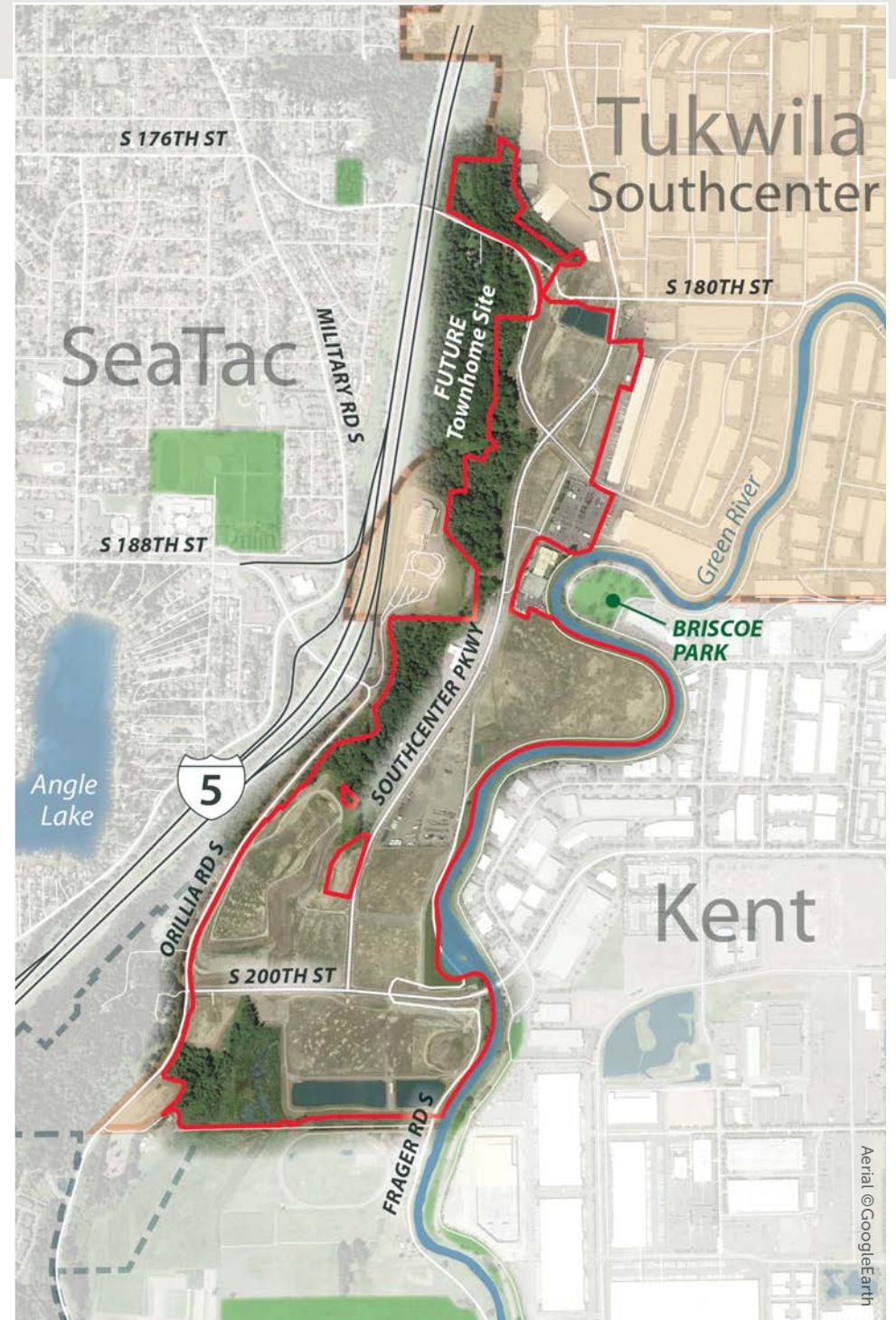
## THE PRATO DISTRICT

The Prato District ("Project") consists of 250 contiguous and developable acres located in the City of Tukwila, adjacent to the cities of Kent and SeaTac in Washington. The Project, owned and managed by Segale Properties LLC ("Segale") is shovel-ready and is entitled for 10.3 million square feet of new building floor area. The Project is zoned for a wide variety of residential and commercial uses, including but not limited to multi-family, hospitality, retail, campus-style office development, R&D "flex" space, etc. Segale has created a long-term vision as the Project emerges into a true regional hub of economic activities, and seeks multiple ground lessees that can creatively balance short-term economic realities with its long-term vision for discrete portions of the Project. Segale can pair interested users with development partners as needed. Given the scale, location, transportation connectivity, natural amenities, and submarket conditions, the Project presents a truly unique and enormous opportunity for development.

## ZONING

The Project is located in the Tukwila South Overlay (TSO) zone. Development requirements are regulated by Tukwila Municipal Code Title 18 and the Tukwila South Project Development Agreement executed between Segale (formerly La Pianta, LLC) and City of Tukwila in 2009. The Project as a whole is limited to 10.3 million square feet of development capacity. Site uses and capacity include the following:

<b>Zone:</b>	Tukwila South Overlay (TSO)	
<b>Allowable Uses:</b>	<ul style="list-style-type: none"> <li>• Multi-family</li> <li>• Office</li> <li>• Research and Development (Flex-Tech)</li> <li>• Retail</li> </ul>	<ul style="list-style-type: none"> <li>• Hospitality/Hotel</li> <li>• Sports and Entertainment</li> <li>• Healthcare</li> <li>• Manufacturing (light, no noxious uses allowed)</li> </ul> <p><i>*Warehouse and logistics uses are not permitted, other than as an accessory use</i></p>
<b>Development Capacity:</b>	The TSO permits 10.3 million square feet of new building floor area, which translates to a FAR of approximately 1.2 or a residential density of approximately 50 dwelling units per acre across the Project.	
<b>Height Limit:</b>	Non-residential use: 125'; residential use: 125'	



## PROPERTY READINESS

As part of the Tukwila South Project Development Agreement (“DA”) approved in 2009, Segale and the City of Tukwila have completed infrastructure improvements necessary to support development of the Project, which enables a relatively simple, speedy entitlement and development process. Key attributes of the improvements include:

<b>SEPA:</b>	Segale has completed this process. New development will not need to go through SEPA/EIS process if it complies with the requirements of the approved master plan.
<b>Street &amp; Utilities:</b>	The City completed the 5-lane Southcenter Parkway and made utilities available to all parcels.
<b>Traffic:</b>	Traffic studies are completed. The Project is limited to 10,300 new PM trips per the DA. New development will not need to perform additional traffic studies as long as it complies with existing zoning.
<b>Stormwater:</b>	A regional storm water detention system has been constructed by Segale serving the entire Project. As such, no on-site detention will be needed to be developed, no upfront fees will be charged to a developer to connect to the regional system. The system will be operated by the Owner’s Association, with costs passed through to ground lessees on a prorata basis.
<b>Geotechnical Conditions:</b>	Full geotechnical studies were performed for development of mix uses. The site is almost entirely flat.



### LOCATION HIGHLIGHTS

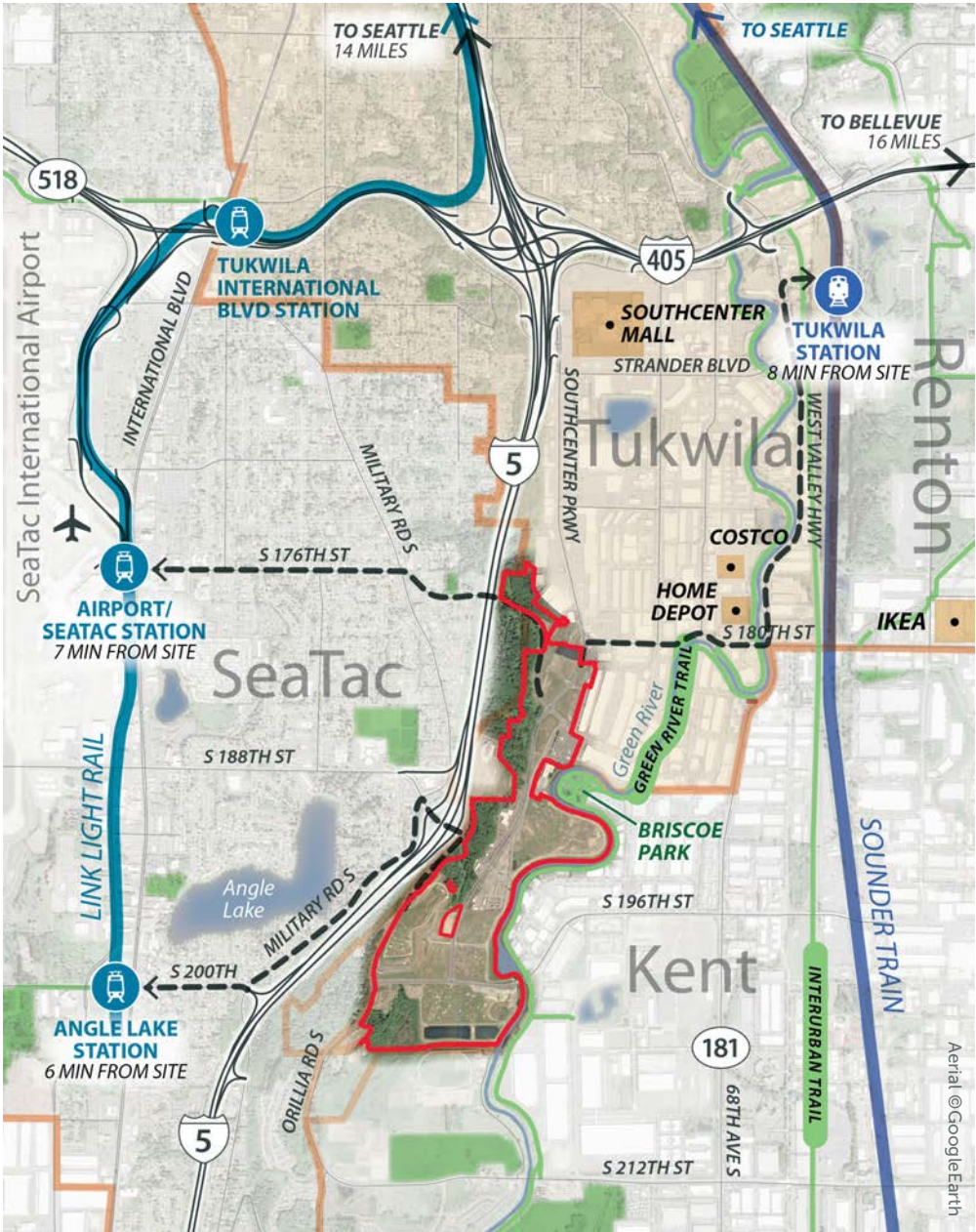
The Prato District, with strong highway access to multiple regional job centers and a short drive from transit hubs, presents a rare redevelopment opportunity.

- Excellent access to major highways including Interstate 5, Interstate 405, State Route 167, and Highway 99.
- 10-min drive to SeaTac International Airport; 25-min drive to downtown Seattle; 30-min drive to downtown Bellevue.
- 7-min drive to the SeaTac light rail station and 8-min drive to the Sounder Train Tukwila station, connecting riders to regional jobs and entertainment centers.
- Opportunity for future developer/users of the Prato District to provide shuttle buses to and from these transit hubs to attract residents and/or talented employees.

### LOCAL AMENITIES HIGHLIGHTS

The Prato District benefits from a number of natural and local amenities.

- Located within a mile of Southcenter, home to the Southcenter Mall, Costco, Home Depot, IKEA, and numerous other shopping, dining, entertainment, and retail options.
- Peaceful and pleasant atmosphere surrounded by the Green River to the east and a green screen rising from the west.
- Future connection to the 20-mile regional Green River Trail.
- Isolated from highway’s noise due to advantageous topography.
- Dramatic views of Mt. Rainier from the higher elevation plateaus of the property.



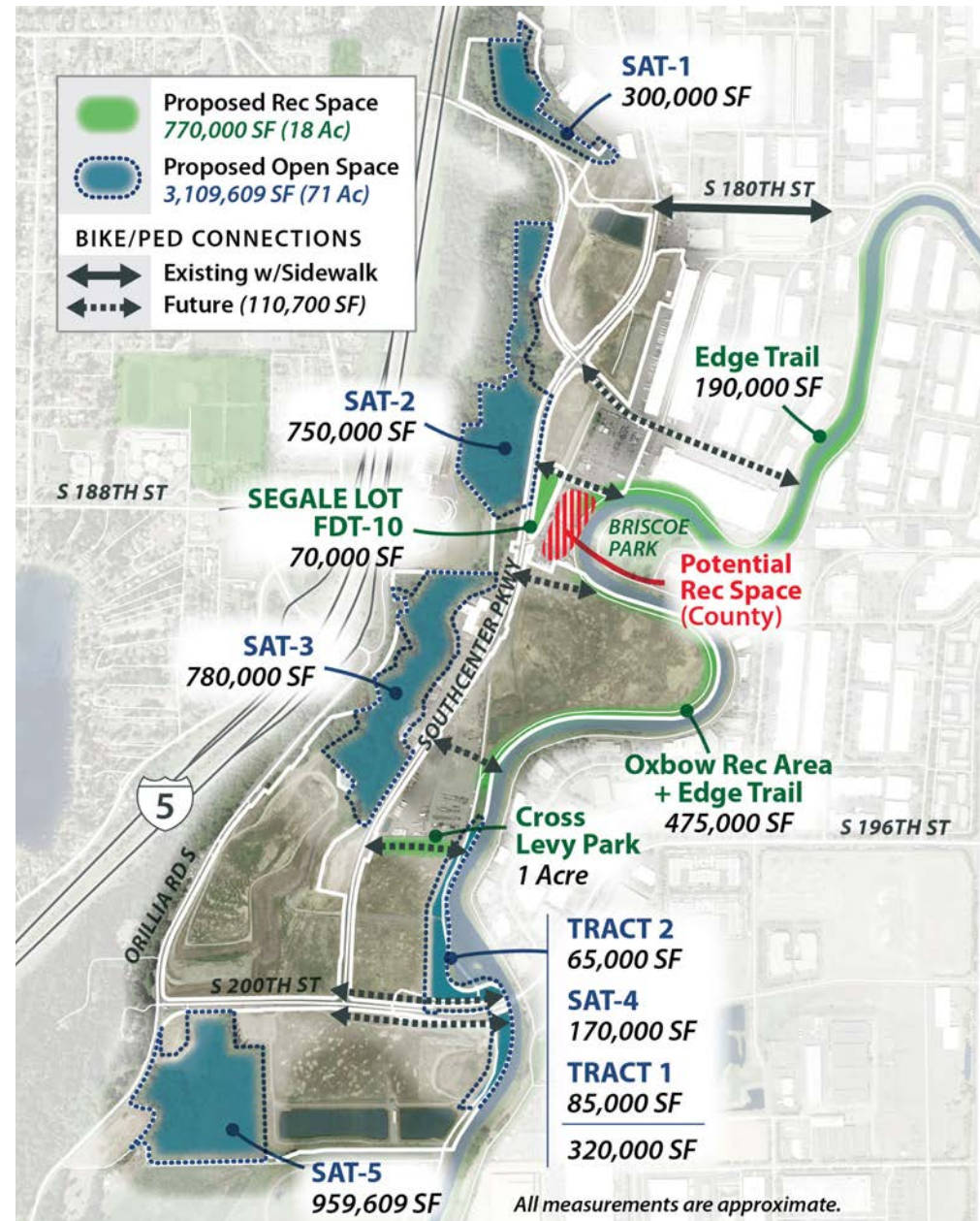
## CONCEPTUAL OPEN & RECREATION SPACE

The Prato District has and will create multiple open and recreation spaces to provide both active and passive recreation opportunities for residents.

Site contains 770,000 square feet (18 acres) of existing and proposed recreation space, and an additional 71 acres of proposed open space.

- FDT-10 and Cross Levy areas will be developed as parks
- Recreation space will be provided along the Green River oxbow trail area

The 18 acres of common recreation space Segale plans to provide through build-out of the Project, along with the City of Tukwila's completion of the Green River trail within the easement provided by Segale, will provide recreation space for up to 2,567 residential units.

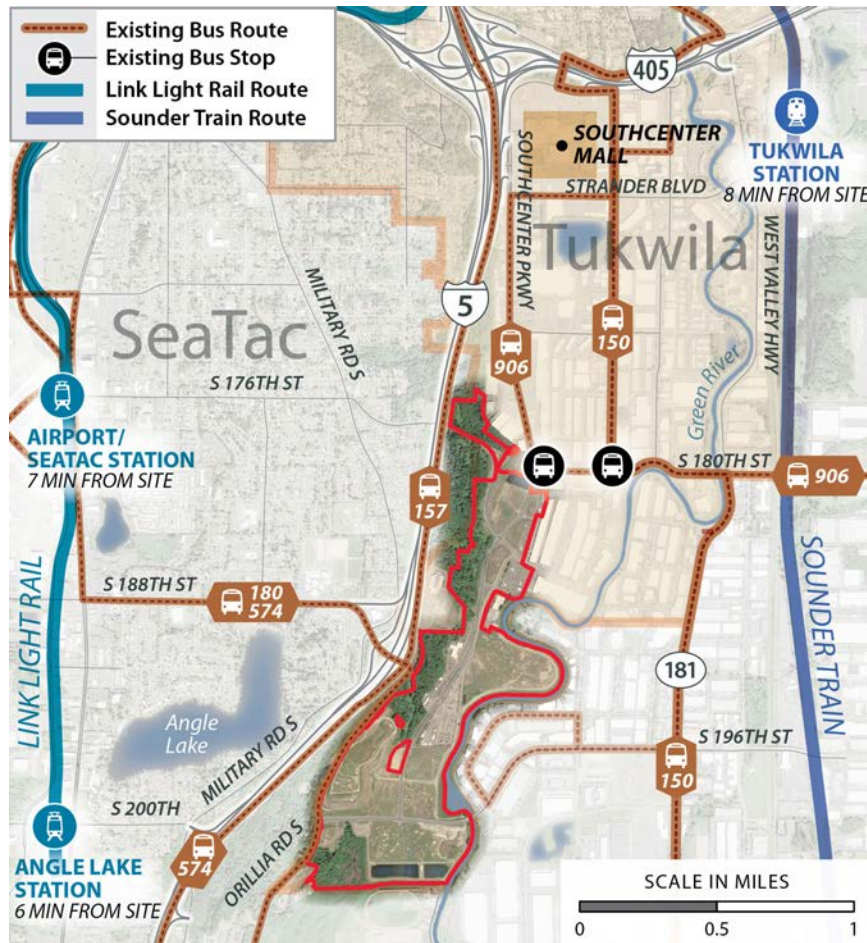


## PARKING ACCESS

The Prato District is easily accessible from I-5 and I-405, and just a 7-minute drive to SeaTac airport. King County Metro lines 150 and 906 are proximate to the Project, and King County Metro has been planning for service enhancements that will better connect to existing commuter rail and light rail lines, an opportunity to bridge the “last mile” connection to the Project. As employers arrive on site, privately-operated shuttle service may also provide access to rail stations in the area.

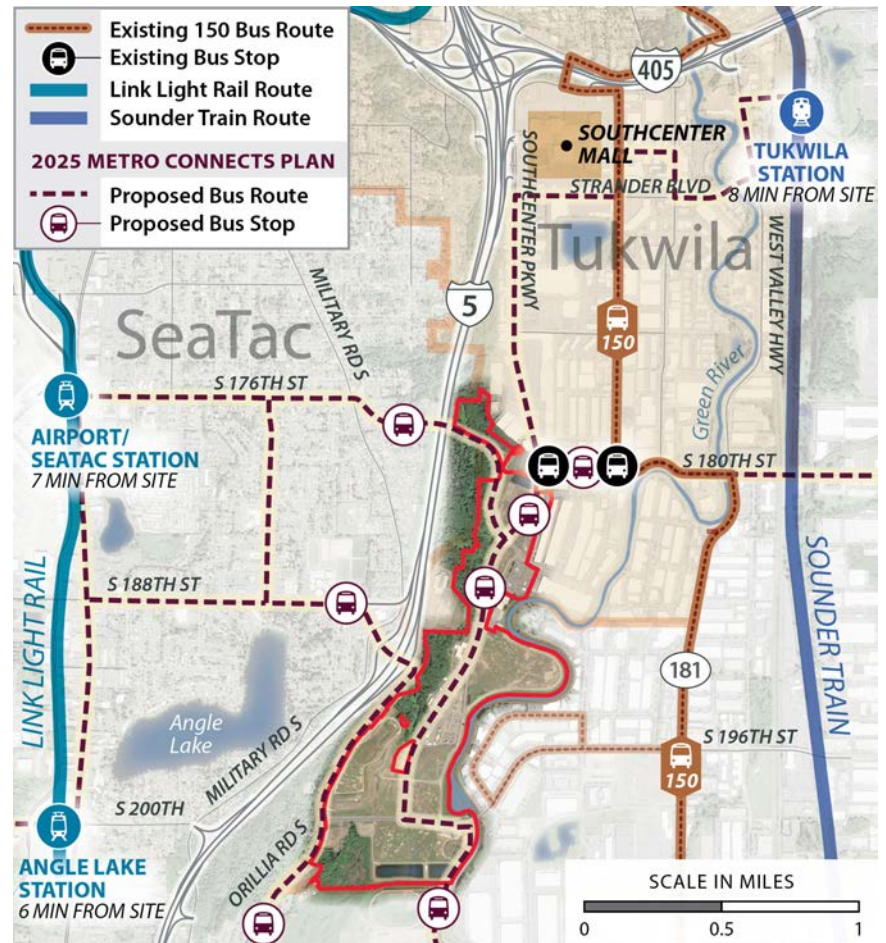
Existing Transit Serving the Prato District

SOURCE: King County Metro



Proposed 2025 Transit Serving the Prato District

SOURCE: King County Metro, Metro Connects Plan

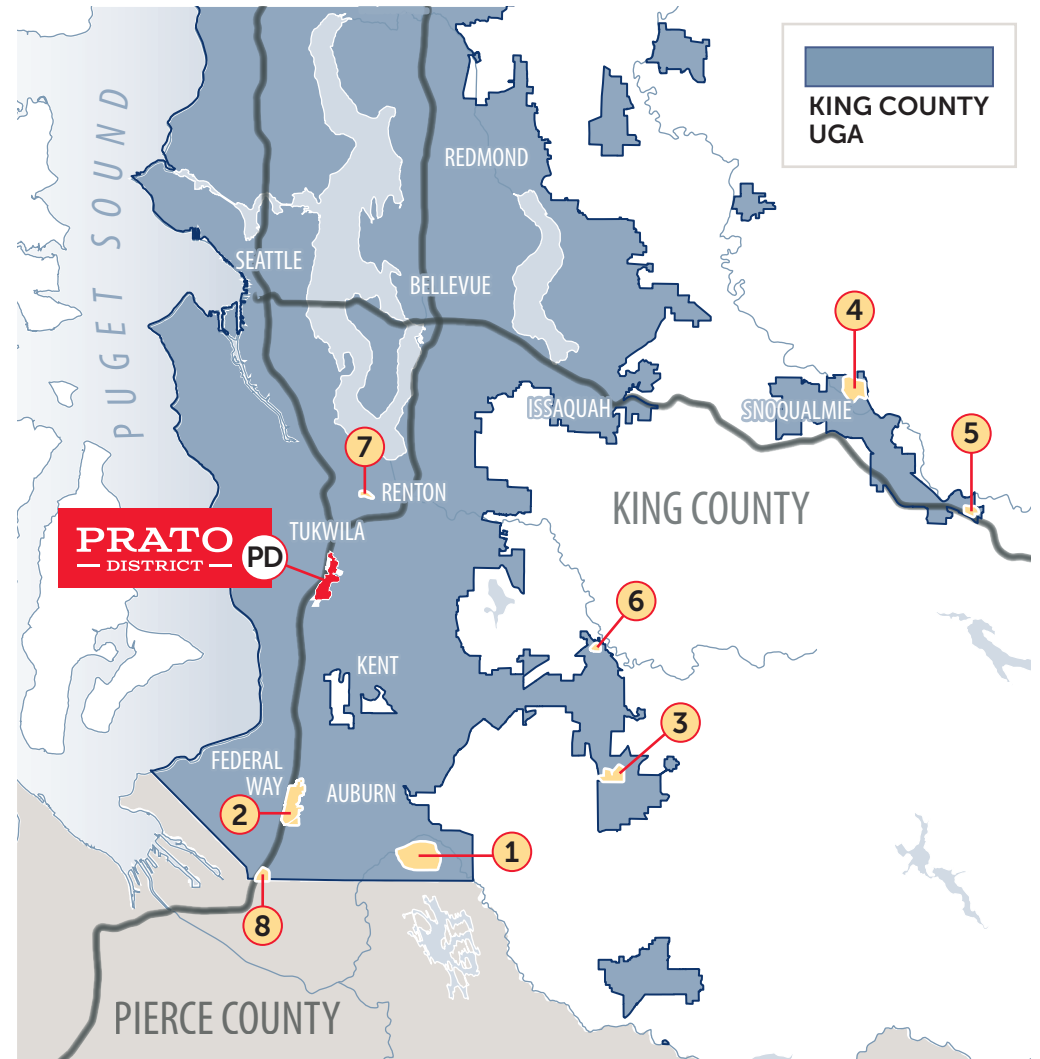


# MARKET REVIEW

## LARGE TRACT LAND SCARCITY

The already limited supply of land (owing to geographic and topographic constraints) has, since the 1990s, been further constrained by a regulatory urban growth boundary. As a result of these demand pressures and supply restrictions, the vast majority of greenfield development sites within the Puget Sound have been consumed over the past 40 years. The map shows representative large tracts of land that could potentially contribute to the regional land supply in the long-term. However, few of them can feasibly accommodate development in the near-term. Thus, the 250-acre pad-ready land at the Prato District represents an extremely rare commodity in the Puget Sound region given its location, scale, existing infrastructure, transportation connectivity, and natural and local amenities.

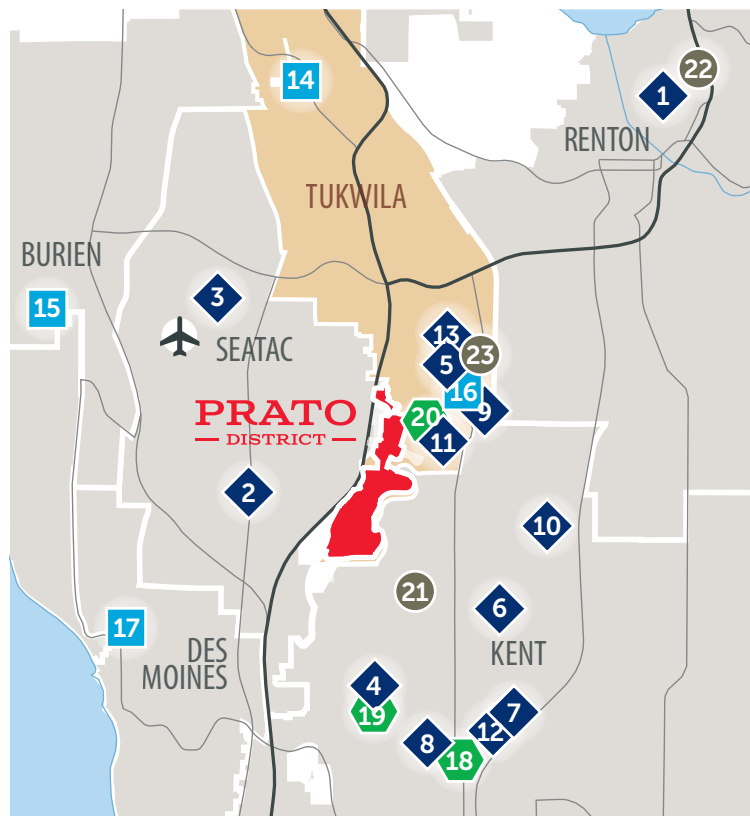
ID	PROPERTY NAME	ACRES	CURRENT USE	POTENTIAL USE
PD	Prato District	250	Vacant	Mixed Use
1	Segale Properties	915	Gravel Pit	Mixed Use
2	Weyerhaeuser Campus	425	Office Campus/ Open Space	Commercial
3	Palmer Coking Coal	388	Gravel Pit	Res/Com
4	Snoq Mill Ventures	289	Race Track	Commercial
5	Puget Western Inc	226	Vacant	Mixed Use
6	R&H Mining Inc	98	Gravel Pit	Commercial
7	Pointe Heron LLC	82	Gravel Pit	Com/Mixed
8	Land Lloyd	71	Gravel Pit	Residential



## KENT VALLEY SUBMARKET INDUSTRY

- Primary submarkets consist of Tukwila, SeaTac, Renton, Des Moines, and Kent.
- Major employers (150+ employees) are mostly concentrated in aerospace, healthcare, and food products manufacturing sectors.
- Tukwila is centrally located with close proximity to SeaTac Airport, and Seattle, Bellevue business centers.
- The Prato District provides an unparalleled location for corporate campus or R&D facilities for growing companies or companies considering business consolidation.

## MAJOR EMPLOYERS IN THE KENT VALLEY



COMPANY	SUBMARKET	EMPLOYEES	SUB-SECTOR
<b>AEROSPACE</b>			
1 Boeing	Tukwila, SeaTac, Renton, Kent, Auburn	35,344	Aircraft Manufacturer
2 Alaska Airlines HQ	SeaTac, Kent	9,190	Airlines Company
3 Menzies Aviation	SeaTac	912	Aviation Service
4 Exotic Metals Forming Co.	Kent	724	Aviation Parts Manufacturer
5 Red Dot Corporation	Tukwila	405	International HVAC Manufacturer/Distributor
6 Blue Origin	Kent	350	Aerospace Company
7 Protective Coatings, Inc.	Kent	277	Full-service Coating/Finishing
8 Flow International Corp	Kent	255	Waterjet Cutting for Manufacturing
9 Hartung Agalite Glass Co.	Tukwila	250	International Glass Manufacturer/Distributor
10 Hexcel Corporation	Kent	250	Composite Materials Manufacturer
11 Rainier Industries Ltd	Tukwila	210	Fabrication Manufacturer
12 Mikron Industries Inc	Kent	185	Metal/Hardware Manufacturer
13 Fatigue Technology	Tukwila	173	Cold Expansion Technology/Manufacturer
<b>HEALTHCARE</b>			
14 Kaiser Permanente (former Group Health)	Tukwila	1,702	Administration/Operations Campus
15 Highline Medical Center	Burien	1,092	Hospital
16 Costco Optical	Tukwila	616	Optometry
17 Wesley Homes	Des Moines	450	Senior Living/Home Care Community
<b>FOOD PRODUCT MANUFACTURER</b>			
18 Oberto Sausage Companies	Kent	355	Meat Snacks Manufacturer
19 Sysco Food Services of Seattle	Kent	350	Food Products Supplier
20 Continental Mills Inc	Tukwila	207	Food Manufacturing
<b>OTHER</b>			
21 Amazon Fulfillment Center	Kent	2,596	eCommerce warehouse
22 PACCAR	Renton	1,123	Heavy Vehicle Manufacturer
23 Harnish Group Inc	Tukwila	334	Construction Equipment Rental/Distribution

NOTE: Business located within the City of Tukwila are highlighted.



# CONTACT INFORMATION

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