



# SATSOP DEVELOPMENT PARK

**2006 AVAILABLE**

Facilities and properties now offered at Satsop Development Park

Available for lease

## Satsop Development Park

## SECURE FLEX-TECH FACILITY



This 440-acre mixed use park in Grays Harbor County offers a unique setting for business, industry and technology. Satsop Development Park was originally developed as a nuclear power plant but was never fueled, fired or completed due to changes in electrical markets.

Located in scenic western Washington, the Park boasts state-of-the-art telecommunications, superior infrastructure, exceptional tenant services and room for all size businesses to grow.

The Park received the 2004 Governor's Award for Infrastructure, and was selected as one of the Top Three Office Parks and one of the Top Ten Industrial Parks in Washington State for 2005 by *Washington CEO Magazine*.

This 43,254 square foot flex-tech office building is fully wired for advanced telecommunications and boasts exceptional security. There are three separate entrances, kitchen, meeting rooms, elevators and open space. Free parking for 300. Security features include indoor and outdoor security cameras and biometric hand-scanners. The building includes a stand-alone server room and data center, as well as furniture, fixtures and equipment which can be included in the lease if desired. Back-up diesel generators and fiber connections to the Network Operations Center provide diverse fiber paths and multiple power back-up options.

*Learn more at our website: [www.satsop.com](http://www.satsop.com)*

### AVAILABLE IMMEDIATELY FOR SUB-LEASE

**SQ. FOOTAGE:** 43,254

**COST:** \$12-15/sf/year, terms negotiable

**ZONED:** Industrial

### TRANSPORTATION

Community served by four-lane highway from Interstate 5, just 25 minutes from Olympia Equidistant from Sea-Tac and Portland airports

### INFRASTRUCTURE

- Can accommodate single or multiple tenants
- Biometric hand-scanners and multiple indoor & outdoor security cameras
- Diversely routed fiber optics with unlimited bandwidth potential
- Regional workforce of over 68,000 people
- PBX phone system can serve 20,000 ports
- U.S. Foreign Trade Zone



Grays Harbor Public  
Development Authority

**TO CONTACT US:**  
866.572.8767  
FAX: 360.482.1555

50 Enterprise Lane  
Elma, WA 98541  
[business@satsop.com](mailto:business@satsop.com)