

SERVED  
FRESH  
DAILY  
HERE  
LIFE'S  
WATERFRONT  
PLACE  
@ PORT OF EVERETT



NOW LEASING

# WATERFRONT PLACE

PORT OF EVERETT, WA



100+

Acres at the Everett Waterfront

65

Acres of new mixed-use development

1.5M

Square feet of retail, restaurant, office & housing

\$1B+

In total public/private investment

\$300M+

In public/private dollars invested to date



## WELCOME to Waterfront Place

The Port of Everett's Waterfront Place is a new 1.5 million square foot mixed-use development located on 65-acres at the waterfront near the downtown core in Everett, Washington. Waterfront Place boasts spectacular views, waterfront access, recreational amenities and a world class marina — the largest public marina on the West Coast — with 2,300 slips and 5,000 linear feet of guest dock space. The development is being constructed in phases with the first phase at Fisherman's Harbor well underway featuring established housing and hospitality and a nearly full Restaurant Row. The Millwright District is the second phase of the development to feature approximately 65,000 SF of retail and restaurant, up to 200,000 SF of commercial/office, and 300+ waterfront housing units. A new destination retail wine walk along the active marina promenade is also underway.

### WATERFRONT PLACE INCLUDES FIVE DISTRICTS THAT, IN COMBINATION, OFFER:

- 85,000 SF of retail & restaurant space
- 447,500 SF of commercial space
- Two hotels with 262 keys & a spa
- 20,000 SF of marine retail
- Up to 660 waterfront homes

### WATERFRONT PUBLIC AMENITIES, INCLUDING:

- Two regional parks
- Children's play areas
- Three vistas & four elevated viewpoints
- Plazas & multiple water features
- Outdoor performance venue
- Miles of waterfront trails
- Pedestrian bridge with direct connection to downtown

## THE LARGEST Public Marina on the West Coast



BY THE NUMBERS



2,300

Boat slips with up to 230 livaboard boaters



850

Approximate number of workers on site and growing



1.3M+

Total annual visitor days spent at Waterfront Place



660

266 waterfront apartment homes on-site with 400 additional housing units coming



111K

City of Everett residents

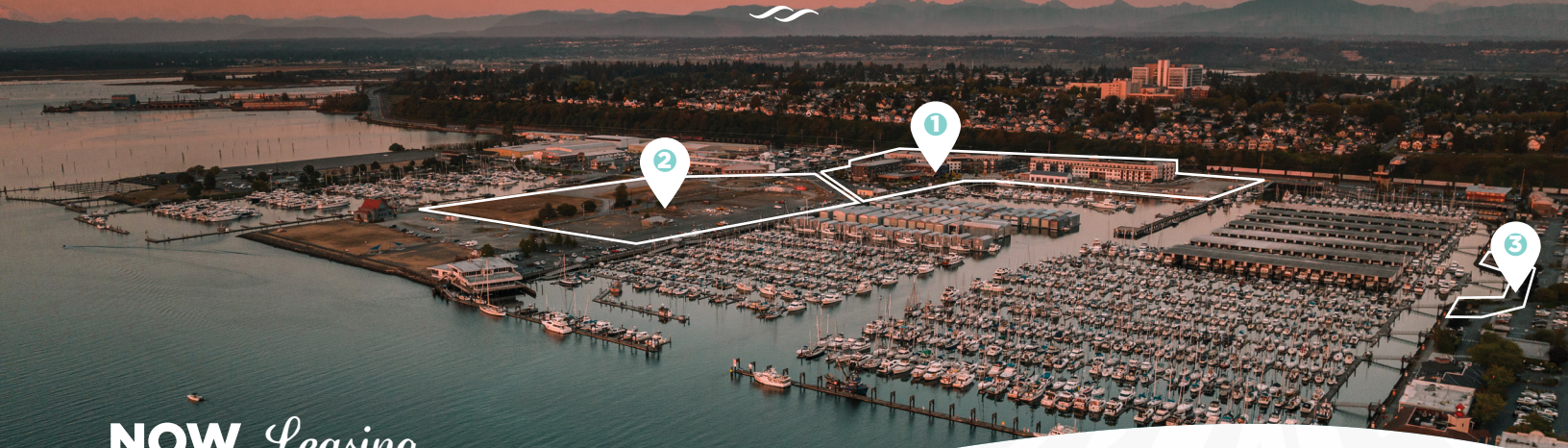


840K

Snohomish County residents



In the Puget Sound, there are five things you can do year-round – eat, drink, sleep, work and recreate. The Port of Everett, in partnership with private developers, is building a project around these objectives and creating a waterfront neighborhood that feels authentically Everett, embracing the city's rich history and industry with fascinating personality.



## NOW Leasing

### 1 | FISHERMAN'S HARBOR

#### A6

Up to 3,000 SF in a new, 5,000 SF retail building (can be demised); balance to house Lazy Boy Brewing

#### A7

Two story, up to 10,000 SF building, targeting dual restaurant concept with option for second story rooftop deck

#### A12

Two, 1,200 SF suites available in 10,000 SF retail building (can combine) featuring restaurants & spa



### 2 | MILLWRIGHT DISTRICT

- 65,000 SF waterfront retail & restaurant
- 200,000 SF of commercial/office space
- 300+ housing units



### 3 | DESTINATION RETAIL WINE WALK

- Up to 12, 750-1,500 SF tasting suites with dedicated outdoor patio and option for rooftop deck
- Deliver turn key layouts and TI allowance for tenant finishes
- Shared connected plazas & piazzas
- Unbelievable waterfront location with Sound and mountain views
- Available outdoor space for hosted music and events



## CURRENT Tenant Mix

#### RESTAURANTS

- Anthony's Homeport
- Anthony's Woodfire Grill
- Bluewater Distilling
- Covington Cellars | Two Vintners\*
- Fisherman Jack's
- Lazy Boy Brewing Co.\*
- Lombardi's Italian
- Menchie's @ the Marina\*
- Rustic Cork Wine Bar\*
- Scuttlebutt Brewing Co
- Seas the Day Café
- Sound2Summit Brewing
- South Fork Baking Co.

- The Muse Whiskey & Coffee Bar
- Wood's Coffee

#### MARINE RELATED

- Bayside Marine
- Bellingham Yachts Sales
- Crosswater Yacht Sales
- DeckFX
- Everett Yacht Club
- Everett Yacht Service & Repair
- Freedom Boat Club
- Harbor Marine
- Heritage Marine Electrical
- KayakShare.com
- Little House of Canvas

- Mariner Marine Services
- Marine Power Service
- Milltown Sailing Association
- OceanGate
- Port Gardner Yacht Brokerage
- Propulsion Controls Engineering
- Puget Sound Composites
- Riptide Marine
- Waterline Boats
- West Coast Yacht Sales
- West Marine
- Your Boat Shop

#### RETAIL & OFFICE

- A+ Hearing Aids
- Anisoptera Spa
- Bay Psychiatric
- Dunlap Industrial Supply
- Engineered Sports Therapy
- Everett Clinic Behavioral Health
- Evergreen Moneysource Mortgage
- Hotel Indigo
- Inn at Port Gardner
- Laura Lou Massage
- MonkeyFist Market
- Northwest Retina

- Off Planet Research
- Precious Medical Spa
- Water's Edge Salon
- Walters & Wolf
- Western Washington Medical Group

#### OTHER

- Everett Community College ORCA

\*Coming soon



# WHY Invest in Everett?

## SNOHOMISH COUNTY

The Port of Everett's Waterfront Place project is Snohomish County's emerging destination waterfront. With Snohomish County's immense growth over the past decade, and the continued trajectory of growth on the horizon that is estimated to bring another 25,000+ jobs to the area by 2040, residential, office and commercial real estate are in high demand. What better location to offer residents and quality employers than this unique and rare opportunity at this destination waterfront?

## THE PORT OF EVERETT

The Port of Everett is known for its business-friendly leadership, and prides itself on being a fair and creative partner with a proven track-record of structuring investments in a way that ensures businesses are successful and continue to thrive here.

## NAVAL STATION EVERETT

The Port of Everett is also homeport to Naval Station Everett with more than 5,000 military and civilian workers located within walking distance of this development. Just recently, it was announced that Naval Station Everett was designated as the Navy's future homeport for 12 new ships of the next generation of guided missile frigates, supporting an even larger number of military personnel and their families. The Port has a growing seaport with continuous investment in a diverse, vibrant and resilient economy.



**1.3M+**

Annual visits to Waterfront place



**20K**

Visiting boaters annually



**40K**

Boat launches annually



**50K**

Visitors to Jetty Island annually



**80**

Approx number of events annually



**5K**

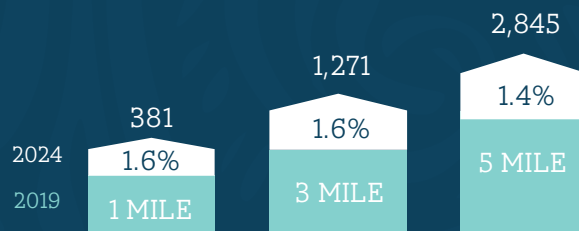
Approx. Sailors & civilians employed at Naval Station Everett

# AREA Demographics

## BACHELORS DEGREE OR HIGHER



## PROJECTED ANNUAL GROWTH



## 2020 DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	11,586	38,116	105,090
DAYTIME POPULATION	11,272	48,378	88,912
AVERAGE HOUSEHOLD INCOME	\$83,345	\$78,513	\$90,943



**LPCWEST**  
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Scan the QR code to explore Waterfront Place!

