

**Press Release - For Immediate Release:**

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**Latitude Development Breaks Ground on New Facility for Northwest Aerospace Technologies**

Groundbreaking Event is set for Friday, June 23, 2017 at 11:30.

*Everett, Washington – June 20, 2017* - Latitude Development LLC is pleased to announce it has officially started construction on the first of two new buildings at Latitude Business Park, located at 415 Riverside Road in Everett, WA within the Port of Everett's Riverside Business Park.

The Latitude Business Park development will consist of two buildings, totaling over 207,500 square feet on a 10.5 acre site. Building A, with mezzanine is a 102,500 square foot manufacturing and office facility, and is fully leased to Northwest Aerospace Technologies (NAT). Latitude Development worked closely with NAT, and signed a ground lease with the Port of Everett for the development site in October 2016. Building B is available to accommodate a custom space up to 105,000 square feet with mezzanine. Dave Kessler, Managing Member of Auburn based Latitude Development, explains, "We evaluated several sites for NAT in the North Puget Sound Area and ultimately found that Riverside Business Park allowed us to construct the building at market rates, while offering NAT a close-in location with excellent access and a water front setting. Both the Port of Everett and NAT have been a pleasure to deal with."

Northwest Aerospace Technologies (NAT), a division of Zodiac Aerospace, will be relocating approximately 200 employees from its existing downtown Everett facility in March 2018. Established in 1997, NAT specializes in commercial aircraft modification programs requiring FAA, EASA or Foreign

Regulatory Agency certification. The company provides a range of services tailored to each program's needs including engineering, manufacturing, certification, program management and modification support. NAT's comprehensive capabilities provide customers a total integrated cabin interior with in-flight entertainment, avionic and structural modification solutions. NAT is a supplier to major airlines, aircraft manufacturers, leasing companies and systems suppliers worldwide. The company's new facility, located in Latitude Business Park, will consist of 37,000 square feet of office space and 65,500 square feet of manufacturing space. "NAT's new facility is the perfect platform for future growth, and will support a well-organized operation in both the engineering and manufacturing departments. Working with Dave Kessler of Latitude Development LLC, Steve Henderson of the Broderick Group, Taylor Wood and Kevin Mitchell of CRESA (now Savills-Studley), and many others at the Port of Everett has made this transition as smooth as possible. Our new facility will allow NAT to remain competitive and successful for many years" explains Jim Moore, President of Northwest Aerospace Technologies.

The Port of Everett played a pivotal role in securing NAT at Latitude Business Park. After many years of environmental cleanup and infrastructure work, the site was ready for development as NAT investigated a new facility.

The Port of Everett purchased the 85-acre Riverside Business Park in 1998 from Weyerhaeuser, who operated a mill on the site from 1915 through the 1980's. Under its mission to create jobs and expand the local economy, the Port improved the site, resolved development questions about how to build on it, and subdivided the site into nine (9) parcels. All of these nine parcels are being developed or are now under contract for development bringing an expected 800 jobs and contributing \$700,000 in annual local tax revenue to the region, according to the Economic Alliance of Snohomish County.

"NAT's decision to expand here in Everett and as a premier aerospace manufacturer of significance in our region, fulfills a vision for job creation and economic development the Port has worked diligently to accomplish for many years," said Terrie Battuello, Port Chief of Business Development, "Bringing this complicated mill site back to the tax rolls is a model demonstration of the contribution of Port's as economic development agencies in the state."

Steve Henderson of Bellevue based Broderick Group, who has worked with Dave Kessler on several developments, in conjunction with CRESA (Savills-Studley), co-represented NAT during its search for new headquarters. Broderick Group has been involved with many Everett build-to-suit facilities including, among others, Campbell Soups (StockPot), Electric Mirror, CORT Business Services and Royal Plastics. "The team at NAT was interested in a captivating setting to attract quality employees, not far from their existing facility in the growing downtown Everett market. The opportunity to design a building to specifically meet NAT's needs, in a location with easy accessibility and spectacular Cascade Mountain views, provided the perfect fit," said Henderson.

Latitude Development recently signed an additional ground lease for the adjacent, approximately 10-acre development site and is working to secure prospective build-to-suit opportunities. With just shy of 15 developable acres, Latitude Business Park can accommodate an additional 350,000 square feet of custom manufacturing and/or distribution space. Steve Henderson and Al Hodge of Broderick Group are marking the Project. Other team members include Donovan Brothers, Inc. as the General Contractor, Heritage Bank as the lender, Tahoma Design Group as the Architect and Blueline Engineering as the Civil Engineer.



SNOHOMISH RIVER

**BUILDING A**  
**NORTHWEST AEROSPACE TECHNOLOGIES**  
 85,000 SF - BUILDING  
 17,500 SF - MEZZANINE

LOT 2

**BUILDING B**  
 85,600 SF - FOOTPRINT  
 ± 20,000 SF - MEZZANINE

LOT 4

RIVERSIDE ROAD

RIVERSIDE ROAD

| LOT CALCULATIONS             |                      |
|------------------------------|----------------------|
| LOT 2                        |                      |
| PROPOSED LOT AREA:           | 265,793 SF (6.09 AC) |
| PROPOSED BUILDING FOOTPRINT: | 102,500 SF           |
| LOT 4                        |                      |
| PROPOSED LOT AREA:           | 218,509 SF (4.94 AC) |
| PROPOSED BUILDING FOOTPRINT: | 105,600 SF           |