

Hawes International Marketplace is located in the center of International Way in Springfield, Oregon. The building is designed to draw people into the retail and food spaces by design and function. The Marketplace is a cosmopolitan mix of food, retail, and finance in the Campus Industrial District located close to I-5, Sacred Heart Medical Center at Riverbend, and the Gateway area.

Hawes International Marketplace is a mixed-use development that is rapidly becoming an instant landmark for Springfield. It has Class-A office space attached to 9 retail spaces. Hawes International Marketplace is an upscale building of 81,420-square foot located on 7.05 acres. Visitors enter the building through a Galleria-style entrance followed by a three-story atrium.

The three-story atrium beyond the Galleria entrance area provides for an informal connection of all the Hawes Financial Group businesses. Because employees of the building filter through the Galleria to enter and exit the building, the tenants of the building will be provided a built-in customer base.

The Hawes Financial Center is located inside the Hawes International Marketplace building. The tenants include the Hawes Financial Group with approximately 200+ employees. This employment number is expected to grow to 350 people within five years.

Hawes International Marketplace is located within a rapidly growing business district with several new developments in the planning stages. These new developments will increase the employee count dramatically within the next few years. The current employment numbers are approximately 6,200 employees, excluding the smaller employers in the area.

The future growth of the area includes the extension of Maple Island Road to Royal Caribbean Cruise Lines and the northern expansion of the Urban Growth Boundary. The new EmX line projected to open in 2010 with 280 boardings per day will further serve this area. Additional highlights of this mixed-use development include environmental and social benefits. The compact development promotes less dependency on automobiles, thereby reducing land consumption, energy use, and air pollution while promoting full use of public services. The public market creates social contact, which attributes to a positive, safe, attractive and comfortable experience.

There is an extensive list of potential tenants who would add value to the employees who frequent the Hawes International Marketplace. Although the land use code limits some potential tenants, there are numerous retail opportunities that fit into Hawes International Marketplace's model of adding value and service to the local business community.

Visit www.400international.com or contact Chris Hoffman at **541.335.2217** for more information.