

HAWLEY SILK MILL



EST. 1880

RESTORED 2011



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HawleySilkMill.com

HISTORY AN OVERVIEW



The Silk Mill in Hawley has been a vital part of this community since its construction in 1880. Its many incarnations over the years have included a silk factory with the foremost technology of the day, a textile factory, and antique center. Never has it been more vibrant than today. The vision for the repurposed factory is to have a center that celebrates the lifestyle of the Pocono Lake Region – a place for the residents and visitors alike to shop, gather, eat, exercise, and learn.

The design of the ground floor Retail Center is the creation of renowned architect, Peter Bohlin, known for his creative Apple retail store designs. The glass partitions dividing the spaces allow the natural light from the River Gorge behind the Mill to spill over into the retail spaces. Here you will find a Market and Bakery with Specialty Beers, Several Galleries, Unique Small Shops featuring clothing, shoes, antiques and home accessories. For fitness lovers there is Lake Region Fitness Center which hosts a full service gym complete with spin, yoga and a full array of classes.

Today's Silk Mill is a fine place to work thanks to the fiber optics, design and technology in the building. The second floor is the home to varied professionals including law, medicine, finance, technology, real estate and design. Lackawanna College, the only campus in both Wayne and Pike Counties, occupies the entire top floor of the Mill offering two year associate degrees in a state of the art educational environment.

In front of the largest 75,000 square foot Blue Stone building in the world sits the Cocoon Coffee House. This small building originally contained the Silk Cocoons for the Bellemonte Silk Mill – now “cocooning” is the art of gathering for specialty coffees and light fare dining with friends from near and far. The Cocoon is also a center for entertainment along with the Boiler Room located on the lower level of the Mill. Harmony Presents hosts weekly musical entertainment and comedy show.

The passions of the investors for Preservation, Conservation, Education and Degustation are the values that have shaped the Hawley Silk Mill.

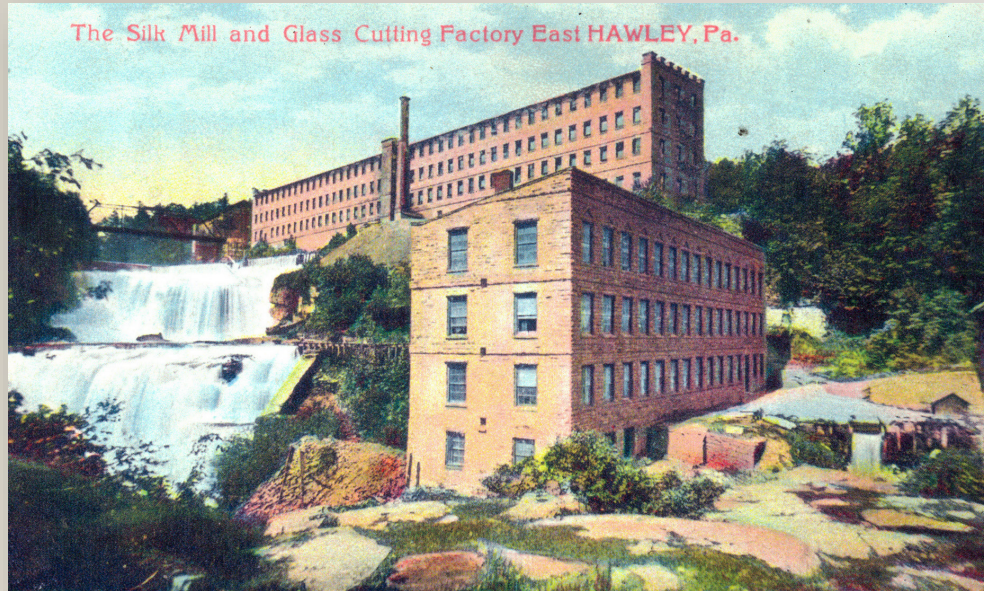
HISTORY TIMELINE



- 1880: The Bellemonte Silk Mill was built by Dexter. Lambert & Co. at a cost of \$130,000. The factory shaped like a Greek cross, 364 feet by 44 feet with a 20 foot central extension, 80 feet high at its northern end.
- 1881: Bellemonte Silk Mill began operations. It employed 500 young women ages 8 to 17.
- 1882: A boarding house for the Bellemonte employees was under construction. The wood building was 37 by 74 feet and stood three stories tall. There was also , a recreation hall for the employees built to the immediate right of the factory as seen from the front, along the falls.
- 1894: A fire devastated the Bellmonte Silk Mill. About 300 people were thrown out of work and losses reached an estimated \$80,000. The silk, valued at \$175,000 was spared, across the road in the cocoon building. The factory was immediately rebuilt on the same dimensions.
- 1914: Bellemonte Silk Mill was succeeded by the J.C. Welwood Silk Mill Co. Inc. The firm was liquidated in that year, the Bellemonte Silk Mill was purchased by J. C. Welwood Company to continue it as a silk mill. It remained a textile factory until 1986. The Welwood Silk Mill was set to install electrical motors to run the plant instead of the water turbine. The reason was the anticipated completion of PPL's dam at Wilsonville, which would dam the creek and reduce it to the relative trickle it is today.
- 1929 Wayne Silk Mills, Inc. purchased Welwood Silk Mill Co.
- 1943 Purchased by The Vacca, Textile Business.
- 1956 Leased to Sherman Underwear Mill, a division of Top Forms Mills took over the operation of factory. Sherman's employed 250 workers and shipped 750,000 dozen ladies briefs.
- 1972 Kinney Shoes a sub-division of F.W. Woolworth bought it back from Sherman's.
- 1989 The Building was purchased by Kingdom Reality for antique business.
- 1990 Castle Antiques & Reproductions started operations in the building.
- 1994 The old water tower next to the stone storage building was taken down to put up a metal storage building.
- 2009 The current developers took over the Castle, heralding a new chapter and promise of economic revitalization.
- 2010 The Cocoon Coffee Shop opened in the stone storage building which once was used for storing silk and cocoons. The metal structure was taken down. Lackawanna Community College opened on the top floor.
- 2011 Numerous other professional office and commercial tenants moved in to the building, including The News Eagle in June 2011.

The Hawley Silk Mill is part of the National Register of Historic Places. The project is finishing the second of three phases, the entirety of which is expected to cost 5-7 million dollars, which is being invested in the local economy.

HISTORIC IMAGES OF THE BELLEMONTÉ HAWLEY SILK MILL



BEFORE & AFTER OF 2011 RENOVATIONS



2009 VIEW OF EXTERIOR- LOOKING EAST

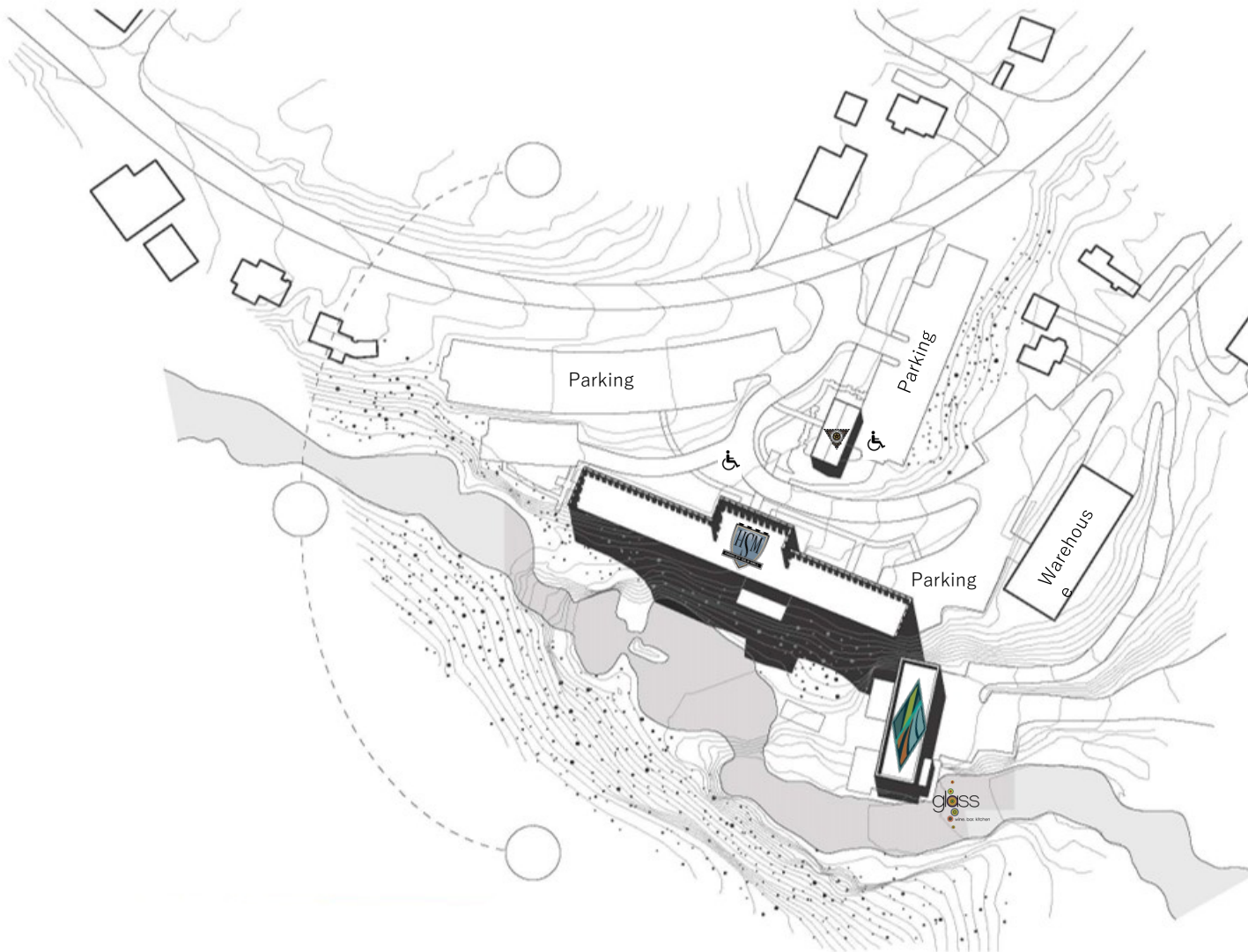


2011 VIEW OF EXTERIOR- LOOKING EAST





SITE MAP

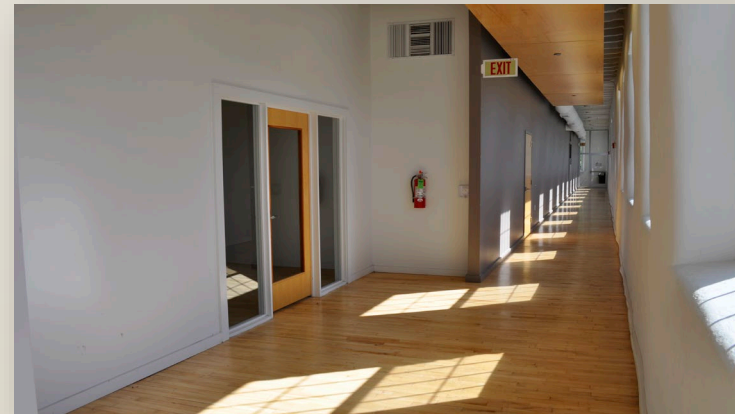


- 154 Parking Spaces including:
 - 64 Upper Lot
 - 11 Maternal Family Health Lot
 - 43 Cocoon Lot
 - 36 Ground Level Lot
 - 5 of the 15 minute loading spots
 - 20 Potential spaces in unfinished lot
 - 2 Tesla & Electric Car Charging stations
- Additional Information
- 6 Sculptures
- Perennial Wildflowers
- Digital Display
- Route 6 Sign for all tenants
- Uplighting for Building

RENT INCLUSIONS

“All In” Lease

- Included
 - Taxes
 - Building Insurance
 - CAM
 - Trash, Mail, Snow, Cleaning (Common Areas), Bathrooms
 - Utilities
 - Electric, Water, Natural Gas, Sewer
- Not Included
 - Telecommunications
 - Telephone or Internet

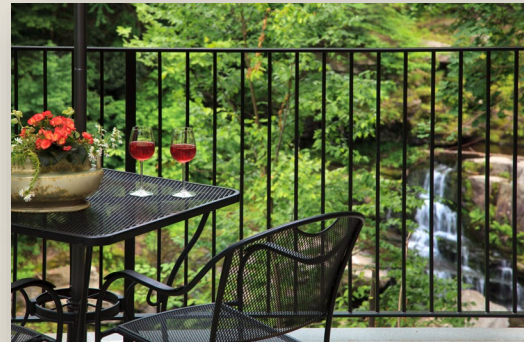




CURRENT TENANTS & AVAILABLE SPACES

CURRENT TENANTS

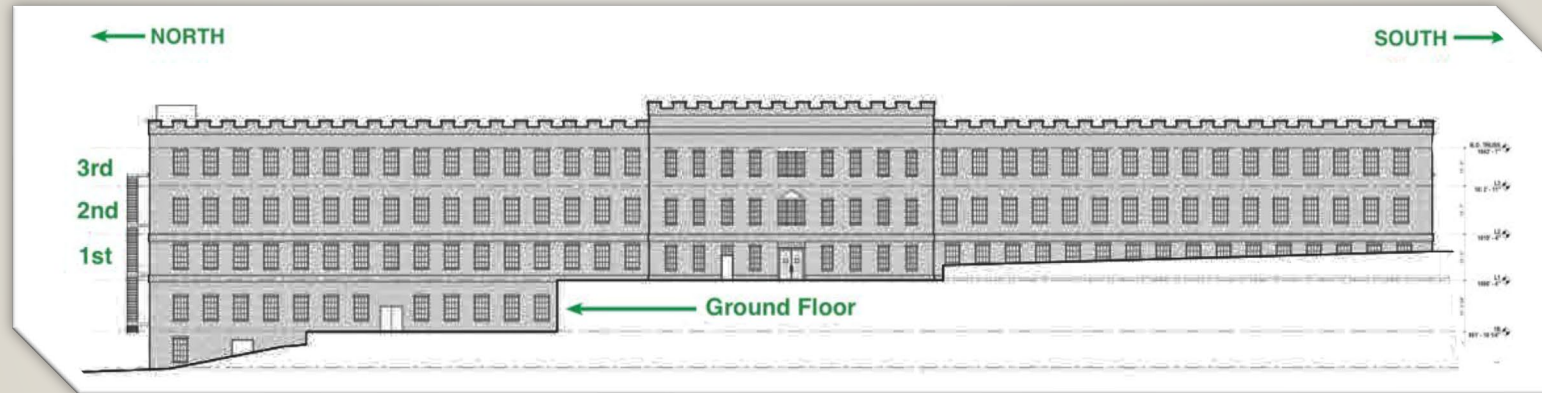
- Ground Floor
 - Settlers Hospitality
 - Hopping Eagle Brewery
- First Floor
 - Lewith & Freeman Realty #101, 864 sq ft
 - Alice & Hamish #103, 546 sq ft
 - Carmella Sarah Salon #104, 370 sq ft
 - Massage Therapist, #105
 - Art on the Edge #107, 1795 sq ft
 - Polished Possessions #111
 - Uplift
 - Looking Glass Art Gallery #112, 384 sq ft
 - Santiago Cigars, #113
 - Lake Region Fitness #120, 5161 sq ft
 - Mountain Laurel Pilates #125, 1675 sq ft
- Second Floor
 - Hickory Lane Fiber Co, #202
 - Settlers Hospitality, #203
 - High Falls Speech Pathology, #204,
 - Adams Outdoor Advertising, #206, 256 sq ft
 - Vantage Consultig, #208
 - No Fuss Design, #210
 - Entech Engineering, #211, 500 sq ft
 - Caring Communities, #212, 275 sq ft
 - Congressman Cartwright, #213, 384 sq ft
- Second Floor Continued
 - Mind Vision #214, 256 sq ft
 - Attorney Tony Waldron #215, 1500 sq ft
 - Pike/Wayne Association of Realtors, #218, 549 sq ft
 - 1-800-Public Relations #220, 950 sq ft
- Third Floor
 - Lackawanna College #300, 15000 sq ft



AVAILABLE SPACES

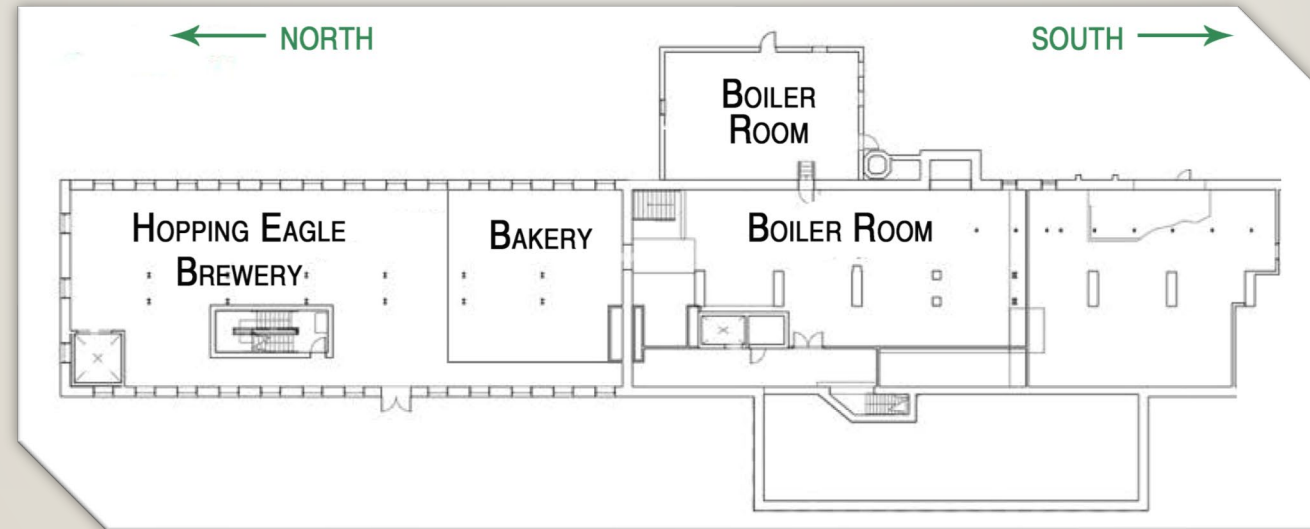
- Second Floor
 - #201, 450 sq ft, \$1000 (3 year minimum)
 - #223, 1,482 sq ft, \$2470 (3 year minimum)
- All offices are similar in style
- Many of these offices are near each other or can be made into contiguous suites.

FLOOR PLANS



- Ground Floor: Brewery, Event Space, Bakery
- First Floor: Lifestyle Retail Shops, Local Produce Market, Gym, Art
- Second Floor: Offices, Educational, Financial Center
- Third Floor: Lackawanna College

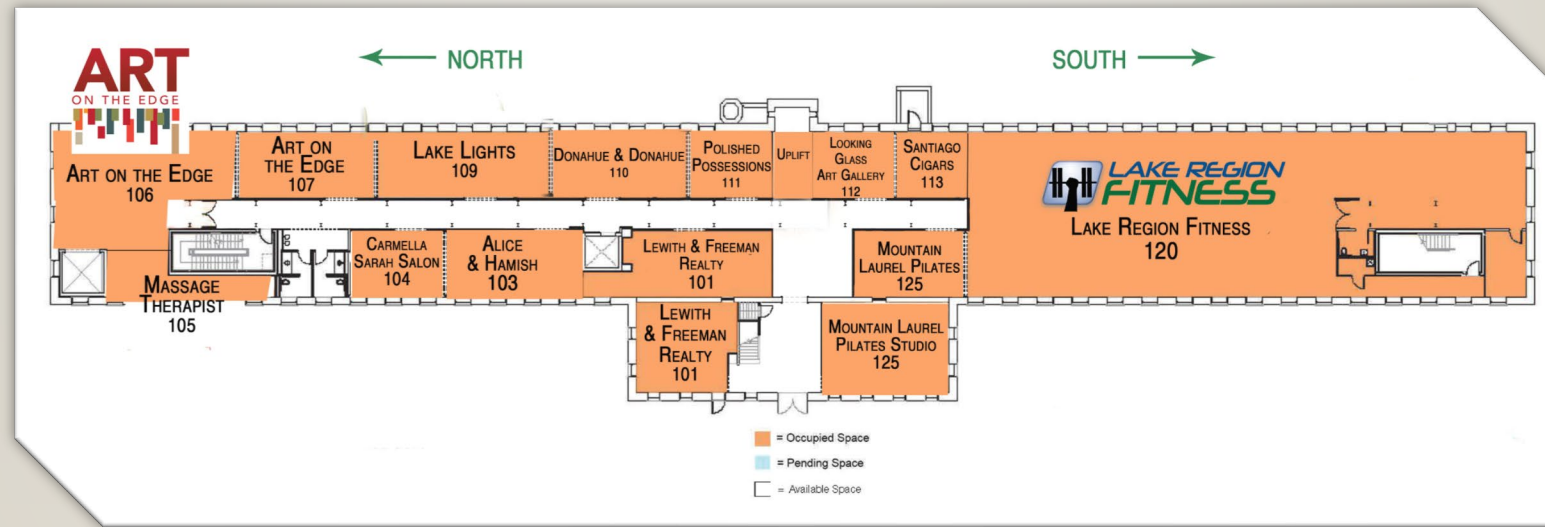
GROUND FLOOR



- 4000 square feet of 14 foot high ceilings
- Private ground level access
- Excellent views and natural light
- Location for outdoor deck up to 2000 square feet
- Direct freight elevator access



FIRST FLOOR



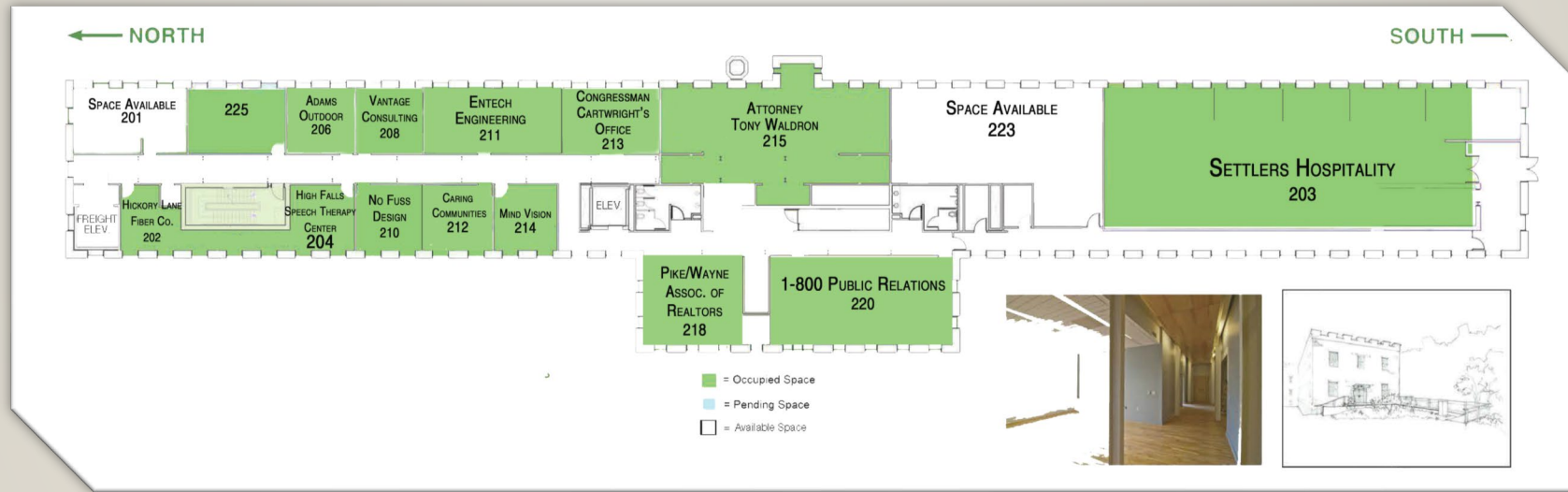
- 2.4 Million+ visitors each year
- Visitor Information Center to drive traffic to location
- Listed on the National Register of Historic Places
- Designed by Apple Store Architect, Peter Bohlin
- Versatile retail space layouts: Anchor Store Art on the Edge & Lake Region Fitness
- New infrastructure including HVAC, electric service, plumbing



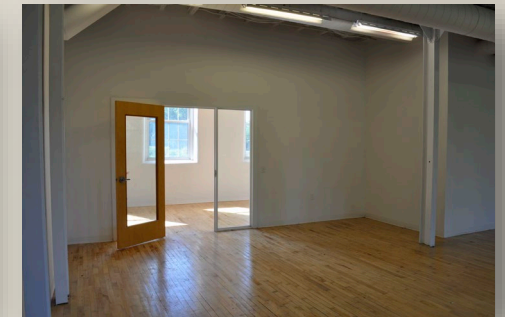
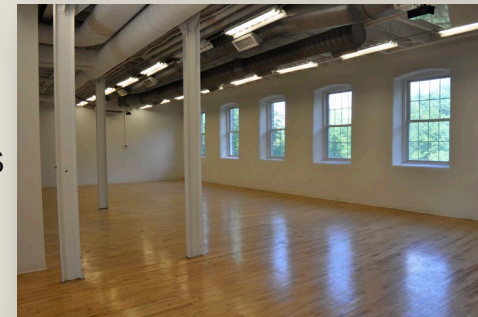
FIRST FLOOR



SECOND FLOOR



- Over 12 foot high ceilings
- High speed fiber optic data connection
- Idea for call centers, stockbrokers, professional services
- High traffic location on busy highway
- Unique prestigious landmark building
- Common areas including shared conference room
- New infrastructure including HVAC, electric service, plumbing



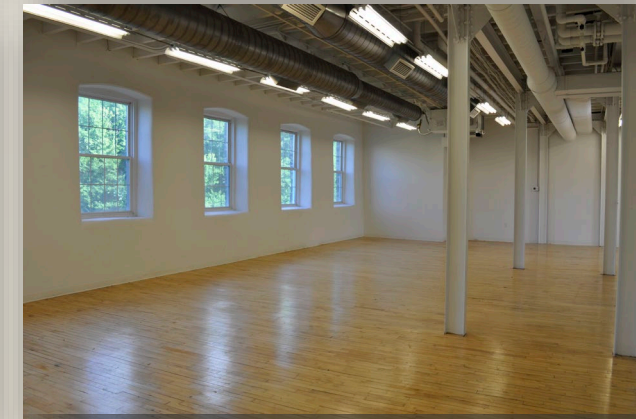
SECOND FLOOR



AVAILABLE SPACES- SECOND FLOOR 223

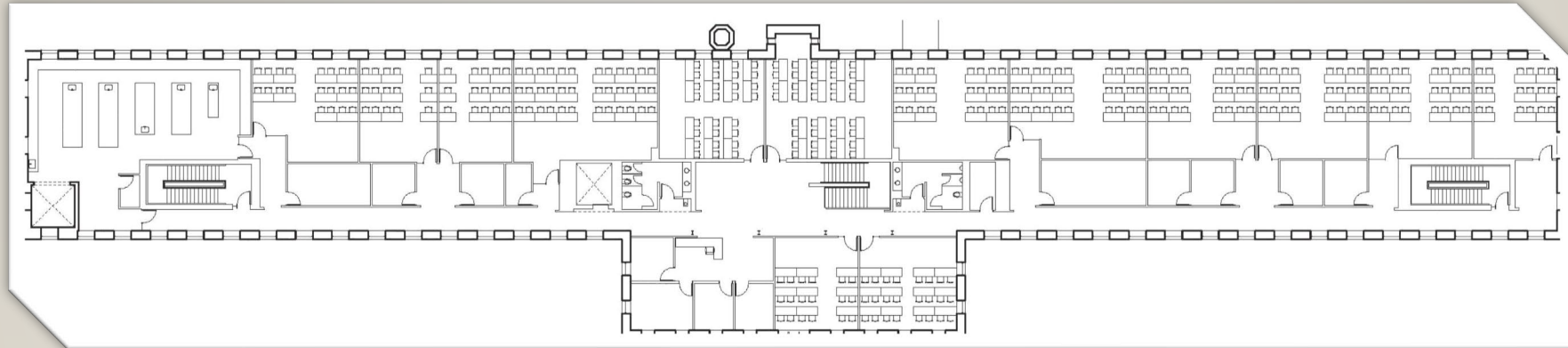


- 1,482 sq ft
- Ideal for: Office
- Build to Suit
 - 3-5 Offices
 - Reception
 - Conference Room
- \$2470 (3 year minimum)



All listings include: Utilities, Taxes, Insurance, CAM

THIRD FLOOR



Home to Lackawanna College



COCOON COFFEE HOUSE & BAKERY

- Nestled in front of the massive Hawley Silk Mill sits a little building that once sheltered the cocoons that supplied the silk.
- Today, it is the home of the coffee house, which proudly carries on the legacy in its name.
- Sip coffee crafted from custom-blended beans. Eat affordable, fresh, “every day” food. Sip on wine or local craft beer while reading slightly worn words from our used book collection.
 - Electric City Coffees
 - Breakfast
 - Lunch
 - Soups
 - Snacks
 - Pastries
 - Wine & Beer
 - Catering Services





PROPERTY FEATURES & GENERAL PRICING

Lower Warehouse

200 amp electric service
Smoke and fire detectors – central monitoring
Offers 18,000 square feet on two 9000 square foot floors, building dimensions are 60' x 150'
Concrete floors throughout
Loading dock for the upper level of the warehouse
Two loading docks for the lower warehouse
Truck drive-in entrance to the lower level

Planned Main Building Features

New 2000 amp electric service
Full building sprinkler system for fire suppression
Smoke and fire detectors – central monitoring
Building security system with video surveillance
New heating and air conditioning systems
Alternative energy featuring solar power and solar thermal heating
Steam heating system
24-hour building access
100 - 1000 MB Fiber Optic High Speed Data/Internet Access
4500 square foot Silk Mill Museum and lobby

Main Building - 2B Warehouse Space

7000 square feet of warehouse storage, dimensions are 62'-6" by 40' with 8'-11" Ceiling height
Partial concrete floors
Loading Dock
Freight Elevator Access
There is an additional 1900 square feet of storage space, dimensions 48' x 40' with ceiling heights ranging from 5'-5" to 7'-3"

Main Building - 1B Anchor Tenant Space

4500 square feet of retail space, dimensions 110' x 40'
13'-4" exposed ceilings
Hardwood Floors
Private entrance

Main Building - 1B Utility Space

4000 Square feet of warehouse storage or workspace
Access provided through lobby
Concrete floors
Ceilings heights range from 11'-9" to 9'-4"
Restored hardwood floors
Three floors with twelve foot exposed ceilings

Main Building - First Floor "Market"

5600 square foot Market or Retail Space
Hardwood floors
Over 35 windows providing natural light
12 foot exposed ceilings
High traffic main floor access

Main Building - 1st Floor "Outfitter"

5600 square foot Market or Retail Space
Hardwood floors
Over 35 windows providing natural light
12 foot exposed ceilings
High traffic main floor access

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PROPERTY FEATURES

Main Building – 2nd Floor “Office Space”

16,000 square feet (entire floor raw space), 14,000 square feet available if space is subdivided into multiple tenant spaces (2000 feet for hallways and common areas)

Hardwood floors

Over 80 windows providing natural light

12 foot exposed ceilings

Ground level private entrance and parking

Views of Wallenpaupack Falls and surrounding countryside featuring rolling hills and picturesque community

Main Building – 3rd Floor “Educational Space

16,000 square feet entire floor raw space

Hardwood floors

Over 80 windows providing natural light

10’ – 9” to 14’ – 10” exposed ceilings

Views of Wallenpaupack Falls and surrounding countryside featuring rolling hills and picturesque community

Cocoon Building

100 amp electric service

Features exposed bluestone interior walls

New Floor construction with built-in radiant heating and hardwood floors

Exposed ceilings ranging from 9’ – 14’-10” featuring industrial steel truss work

1450 square feet of space, building dimensions are 24’-8” by 59’-8”

Planned Site Development Features

Over 160 parking spaces

Fully landscaped ground

Architectural building lighting

Tenant and business signage at entrance to property

Handicapped accessible



DEMOGRAPHICS

- 50 Million+ people within 4 hour radius
- 100,000+ people within 30 minute radius
- 250,000+ people within 45 minute radius
- 2.4 Million visitors per year to the Greater Hawley Area
- 10 Minutes from Interstate Highway 84
- Located on State Highway Route 6
- 45 Minutes from Scranton
- Approximately 90 minutes from New York City
- 90 Minutes from Binghamton
- 2-1/2 hours from Philadelphia
- 2-1/2hours from Harrisburg
- 45 Minutes from 2 International Airports
- 2 hours from 2 key International ports
- Access to local railways for shipping
- Fast growing region in the Northeastern United States
- Regional labor pool of over 239,100 and growing at twice the state average
- Workforce development and training initiatives in place
- Access to 1 college on site and 15 additional colleges within 45 minutes
- Minutes from Lake Wallenpaupack boasting 52 miles of shoreline

