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Castle

Special Edition

focus

Building Renderings Inside!

Preview of 2008

There is more to come here at Castle.

With a great culmination of 2007, Federal Development is equipped to make 2008 another successful year—bringing more businesses to Castle. New business at Castle will mean more activity for the economy of Merced County. The reasonable lease rates at Castle, brought several potential tenants this past quarter. The larger buildings drew the most interest. The new prospective tenants are looking to relocate in the first half of 2008. Federal has also been in discussion with a number of existing tenants wishing to expand this year.

With the help of Marie Dinklage—Federal's veteran media relations and marketing specialist—Castle is expected to have a considerable amount of public exposure. That exposure will help bring in new local and international clients this year. In the fourth quarter of 2007, Federal opened an office in Venice, Italy and expanded staff in other

THE FUTURE OF CASTLE IS NOW.

locations. Federal has been working closely with several Chinese airlines and other Asian airlines, to bring passenger and cargo flights to Castle. With the advantage of being close to several tourists attractions such as Yosemite National Park and Reno, Castle may be able to attract air passengers from all over the world.

Federal will revise and submit concept development plans, as well as parcelization, plans this year. Federal will also begin writing Castle Covenants, Conditions, and Restrictions (CCRs) for the future governance of the Commerce Center. Those CC&Rs will be submitted to the county as part of the approval process.

There are many upcoming changes ahead!

So, look for your next issue of *Castle Focus* where Federal Development keeps you up to date on the most recent happenings at Castle.



Streets Signs Installed

So say goodbye to getting lost!

Without any confusion, drivers can finally reach their final destination on Castle grounds. Federal Development's maintenance crew replaced all of the existing street poles and signs with a new design of street signs—for a clearer view of street names. In addition to the poles, visible signs are now posted on the front wall of each building (specifying building numbers).

With improved signage, Federal Development has resolved common traffic complications and eliminated mail delivery confusion. Federal and their partner,

Merced County, will continue to work together to make impactful changes to better serve the Castle tenants

One of those changes can be seen at Gate #1. A new entry feature was designed. The strong monument sign now boarder both sides of the Airdrome entrance at Castle. The bold new monument signs are now being re-landscaped and foretell the coming changes that will beautify Castle Commerce Center. The redevelopment plans move forward!!!



A Castle Makeover

Federal Development is creating renderings of all the Castle buildings to depict a visual image of Castle's future.

Clients and current tenants will be able to see a buildings potential. Aesthetic and architectural considerations are being addressed in the creation of computer generated graphic renderings for much of Castle's former military construction. Currently, seven renderings have been completed. Most of the buildings have various versions to help portray the potential that can be unlocked with a minor facelift as

part of the redevelopment process. All of the seven renderings are included below for your convenience. If you are interested in seeing other versions of the renderings, contact Federal Merced Associates for assistance. In the meantime, enjoy the tour!

Building: 175

Before



After



Building: 1360

Before



After



Building: 1532

Before



After



More Renderings on the Way

Castle has great potential, and Federal Development is doing everything possible to renovate the buildings and bring more businesses to Castle.

Building: 300

Before



After



Building: 425

Before



After



Building: 427

Before



After



Building: 1333

Before



After





Call (209) 723-6000 today to find out more about what is available.

Building Spotlight

Now is your opportunity to check out some of the available buildings here at Castle.

- 27,376 square feet
- Concrete block walls, built up roof
- 72 11' X 16' rooms
- There are activity rooms on each floor
- Laundry room on the first floor

\$0.40 per square foot



Building 300: 2901 Apron Avenue

Building Cleanout of 1360

1360 has now been cleaned out. What an amazing makeover. Turn to page two to see the rendering of this building.

Before



After



Tenant Spotlight: Sierra Academy of Aeronautics

Castle Commerce Center is proud to present Sierra Academy of Aeronautics, a reputable 40 year old institute, as one of its valuable tenants. SAA enables people from all over the world to have the opportunity to achieve their dreams. The institute trains student pilots and rigorously prepares them for a bright future in the aviation industry. To better enhance the learning experience and provide the students with all the tools necessary, SAA continually upgrades their aviation technology and training program. SAA

continues to be a leader in the flight training school industry. Their extensive programs build character as well as provide a great flying experience. Sierra has successfully trained pilots for many major international clients. SAA takes pride in what it does and produces some of the best professional pilots in the industry. SAA alums fly for some of the most renowned airlines including but not limited to Delta Airlines, SkyWest Airlines, and Continental Airlines.



Need more information? Contact us!

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