

Silk Mill

The Most Significant Historic Redevelopment Project in the Lake Region

College Construction on Schedule - Sept 2010

Office & Retail Space for Lease
Over 10,000 square feet of office space and up to 12,000 square feet of retail space available.
Receive a free month's rent on leases signed before August 31, 2010.



JULY 9TH - Third floor construction is on schedule to be completed in time for Fall 2010 classes. Lackawanna College and Misericordia University will begin offering classes Fall Semester at the Lake Region Center in the Hawley Silk Mill. Floor plans include the construction of classrooms, computer labs, offices, a science lab, a physical therapy lab and a nursing lab. Lackawanna College plans to offer unique programs at the Lake Region Center including Hospitality Management and Ecological Sustainability. In partnership with the Misericordia University Expressway Program, students can receive a four year degree in Business Administration without leaving the Lake Region Center. For more information or to explore opportunities for your business contact Troy Bystrom at 646-236-3400.

Project Offers Significant "Early Bird" Incentives for New Tenants

SIGNIFICANT INCENTIVES are available for new tenants interested in locating at the Hawley Silk Mill. Retail spaces ranging from 300 square feet up to 10,000 square feet of contiguous space are available. Offices range from a single office in a shared environment, up to 10,000 square feet. The project is offering a free months rent on all new leases or for retail tenants, the option of paying 5% of gross sales instead of rent during the first three months of operation. The Silk Mill will assist new businesses with marketing and will make every effort to help ensure a successful business venture. To qualify, new tenants must execute a lease by August 31, 2010 and take possession of the space in the Spring of 2011. The program is designed to develop a lifestyle center that will be in operation by April 2011 in time for the Summer Season.

"Bounty of the Region" Local Produce Market

TO SUPPORT the local agricultural industry, a community initiative is underway to create a local produce market on a portion of the first floor in the Hawley Silk Mill. The "Bounty of the Region Market" is the working title of a project currently in the development and planning stages. Bounty of the Region will offer local access to regionally produced foods and products at competitive prices, while providing a central distribution point for restaurants. In addition to the retail and distribution components, a "food to schools" program integrating locally produced foods into our school's lunch menus is in the works. This concept is supported by a number of local groups including the local chapter of the Pennsylvania Association for Sustainable Agriculture (PASA), Delaware Highlands Conservancy (DHC), Upper Delaware Preservation Coalition (UDPC), and Downtown Hawley Partnership (DHP). Square footage for the market will start at 1000 square feet and offers opportunities for complementary businesses. Locally produced breads, meats, cheeses, wines, maple syrup, and other food businesses looking to collocate or provide products for the "Bounty of the Region Market" are welcome. The Hawley Silk Mill is also seeking local artisans interested in developing a business. Funding sources for the market are being explored with phase one consisting of retail store development and phase two incorporating the restaurant distribution and school program components.

Lake Region Enterprise Center (LREC) Planned

PLANS TO create a Lake Region Enterprise Center (LREC) to develop local business opportunities and to diversify our regional industry base are underway. The center will serve both Pike and Wayne Counties. LREC will utilize a "hub and spoke" design offering satellite centers geared toward business development in smaller communities. The "hub" is expected to be approximately 18,000 to 20,000 square feet located on the border of Pike and Wayne County. To learn more about the LREC, contact Troy Bystrom at 646-236-3400.

Hawley Silk Mill History

June 9, 1881 A little over a year ago, Mr. Lambert, of the great Paterson silk Manufacturing firm of Dexter, Lambert & Co., set out with Mr. Joseph Street, his civil engineer, from the railway station in Hawley for the falls of the Wallenpaupack near the outskirts of that thriving village. They were soon standing on the immense rock which overlooks the upper fall, and from which the roaring and foaming cataract is seen to its best advantage, when Mr. Lambert said: "Joe. I want you to build me a silk mill on this spot, utilizing this grand water privilege for its power". Mr. Street whose energy is somewhat marvelous, and who knows no such word as fail, at once accepted the commission. He was given carte blanche as to size and style of the building and lost no time in completing the design and perfecting the plans for the structure. It was not long before drill and sledge and pick and hammer were at work; and soon the massive walls were seen rising as if by magic. As these grew into form and comeliness, the army of carpenters followed, and these in turn were succeeded by the painters, until today where only but twelve months ago were only the time defying ricks, flanked by a stunted growth of oaks and shrubs, there now rises one of the most magnificent buildings for manufacturing purposes to be found in this or any other country.



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New Mill Building Infrastructure in Place

STATE OF THE ART is the only way to describe the new systems undergoing installation in the Hawley Silk Mill during the "Core and Shell Phase" of the project. This segment of the project is scheduled to be completed by the end of July 2010. All of the new infrastructure will be placed in service following the start-up and testing of the systems. To support the new internal systems, site utilities are being re-configured including power, water, sewer, and telecommunications. When complete, the Hawley Silk Mill will offer the one of the most advanced business support environments in the region.



MECHANICAL ROOM: With the installation of new HVAC, electric, and plumbing, the mechanical room is packed with energy efficient equipment required to operate building systems. The fuel oil steam heating system had been replaced by more efficient natural gas heating systems. New switch gear and wiring replace original electric systems, and all plumbing has been replaced.



ADDED SYSTEMS: The new chiller tower provides adequate cooling for the 60,000 square foot building. A new generator providing backup power for the Silk Mill is an added feature along with the 100 Mb dedicated fiber optic data connection for internet access and solar photo voltaic power array being added to the building to offset operating costs.

LC Opens New Hospitality/Tourism School

LACKAWANNA COLLEGE unveiled plans to open a new Hospitality and Tourism School at the Lake Region Center located at the Hawley Silk Mill. The School is to be named the Mary and Harry Kiesendahl School of Hospitality and Tourism and will include classes in hospitality management, camp administration, and culinary arts. "The Kiesendahls have owned Woodloch Resort in Hawley since 1958, and naming the school in their honor is a nod toward their "pioneering" efforts in bolstering the tourism and hospitality industry in the Pocono Mountains region", said Christopher Kucharski, college spokesman. Initially the school will offer hospitality management courses and plans to expand its curriculum to offer culinary programs and additional courses by fall of 2011. The classes are designed to meet the needs of the regional hospitality and tourism industry and will offer a qualified work force to support those businesses. The College often tailors its programs to meet the needs of local communities. To support the new school, a fund raising campaign is in progress to provide equipment and facilities.

2010 Leasing Plan Available on Web Site

AN ELECTRONIC Adobe Acrobat (PDF) version of the 2010 Hawley Silk Mill Leasing Plan is available by visiting www.hawleysilkmill.com and clicking on "Hawley Silk Mill Leasing Plan July 2010". The revised plan reflects recent developments with Misericordia University. The spaces on the conceptual floor plans can be subdivided or combined offering up to 10,000 square feet of contiguous office space and 12,000 square feet of retail space.

A 3D architectural rendering of the Hawley Silk Mill building and its surrounding grounds. The rendering shows a large, multi-story building with a stone facade, surrounded by trees and a paved area. The sky is blue with some clouds.

HAWLEY SILK MILL
Unique • Historic • State of the Art