

OFFERING MEMORANDUM

UW 17TH ROOMING HOUSES

*Highly Attractive Seller Financing
3.85%, 20% Down, 5 Years*

W
UNIVERSITY of
WASHINGTON

UW 17TH
ROOMING HOUSES

BUYUW17TH.COM

4714-4718 17TH AVE NE, SEATTLE, WA 98105

km Kidder
Mathews

Exclusively Listed by

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Section 01

EXECUTIVE SUMMARY

UW 17th Rooming Houses

UW 17TH ROOMING HOUSES



ADDRESS	4718 17th Ave NE, Seattle	4714 17th Ave NE, Seattle
NEIGHBORHOOD	U-District (Greek Row)	U-District (Greek Row)
BEDROOMS	19	26
KITCHENS	1	4
BATHROOMS	5	6
NET RENTABLE SF	4,500 SF	7,060 SF
LAND SF	4,320 SF	4,320 SF
PARKING	3 stalls	3 stalls
YEAR BUILT	1909	1911
ZONING	LR3 (M)	LR3 (M)
LAUNDRY	Common 1W / 1D	Common 1W / 1D
ROOF	New (2023)	New (2023)
PLUMBING	Mostly Updated	Mostly Updated
ELECTRICAL	Mostly Updated	Updated
AVG. IN-PLACE RENT	\$724/Bed	\$716/Bed
AVG. MARKET RENT	\$850/Bed	\$850/Bed
MONTHLY MARKET RENT	\$16,150	\$22,100
ANNUAL RENT	\$193,800	\$265,200

LISTING DETAILS

\$4,500,000

PRICE

SELLER FINANCING

3.85%
I/O

20%
DOWN

5
YEARS

Combined

45 Bedrooms

5 Kitchens

11 Bathrooms

11,560 NRSF

8,640 Land SF

6 Parking Stalls

\$719/Bed

\$850/Bed

\$38,250

\$459,000

HIGHLY DESIRABLE U DISTRICT LOCATION ON 17TH AVE

4-MIN

WALK TO UW
CAMPUS

9-MIN

WALK TO U DISTRICT
LIGHT RAIL

20-MIN

WALK TO U VILLAGE

W
UNIVERSITY of
WASHINGTON

50K
STUDENTS

4 min
WALK



#3
US PUBLIC
INSTITUTION

UNIVERSITY VILLAGE®

**120+ SHOPS &
RESTAURANTS**

*Top Shopping/Restaurant
Destination in the City*

**UW 17TH
ROOMING HOUSES**

4714 UPSIDE POTENTIAL OPTIONS

Light Updates to Kitchens & Bathrooms. Increases Rents from \$715 per bed to \$800-\$900 per bed. \$22,000+ per month

01

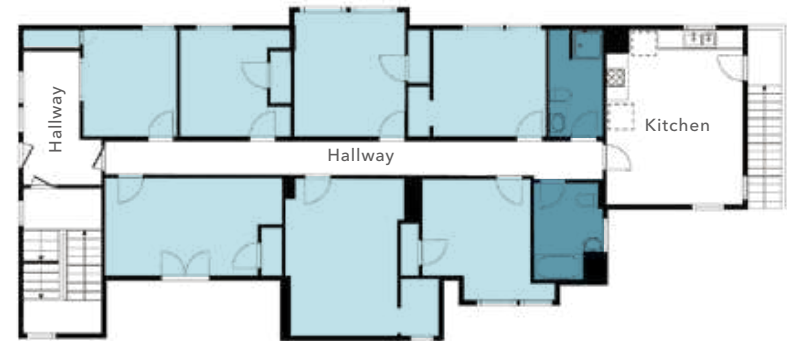
Reconfigure each of the 4 floors into separate units. Basement: 4x1, 1st floor: 5x2, 2nd floor: 7x2, 3rd floor: 4x1

02

**BASEMENT
FLOOR
PLAN**



**1ST
FLOOR
PLAN**



**2ND
FLOOR
PLAN**



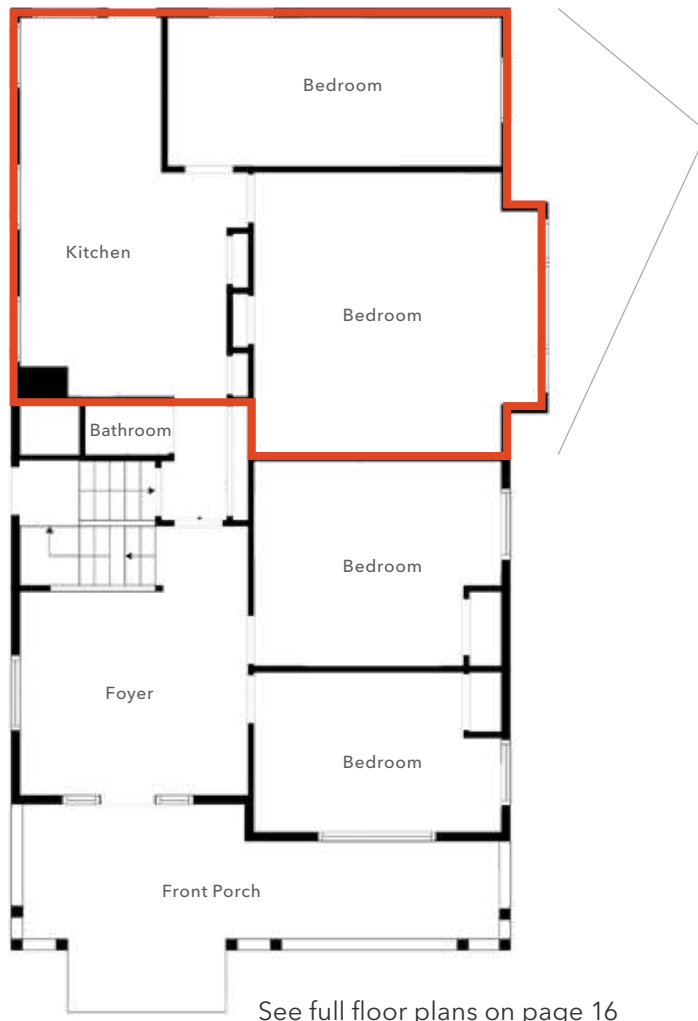
**3RD
FLOOR
PLAN**



■ Bedroom
■ Bathroom

RECONFIGURE 4718 FOR GROUP RENTALS

1ST FLOOR PLAN



See full floor plans on page 16

Convert 2 bedrooms into common space or living room.

17 bedroom, 4,500 SF group rental home. \$17,000+ per month

Average per bedroom rent in UW group rental homes is \$1,050+ per bed

Less turnover, easier management, consistent renter pool, A+ location



HIGHLY ATTRACTIVE SELLER FINANCING

3.85%
I/O

20%
DOWN

5
YEARS

An aerial photograph of a city, likely Seattle, showing a mix of residential and commercial buildings. In the foreground, there's a dense residential area with many houses and trees. In the middle ground, there are several taller apartment buildings. In the background, a large body of water (likely Lake Washington) is visible, with a city skyline and the Space Needle in the distance under a clear blue sky. A red callout box with white text is positioned in the lower-middle part of the image, pointing to a specific residential area.

UW 17TH
ROOMING HOMES

Section 02

PROPERTY OVERVIEW

UW 17th Rooming Houses

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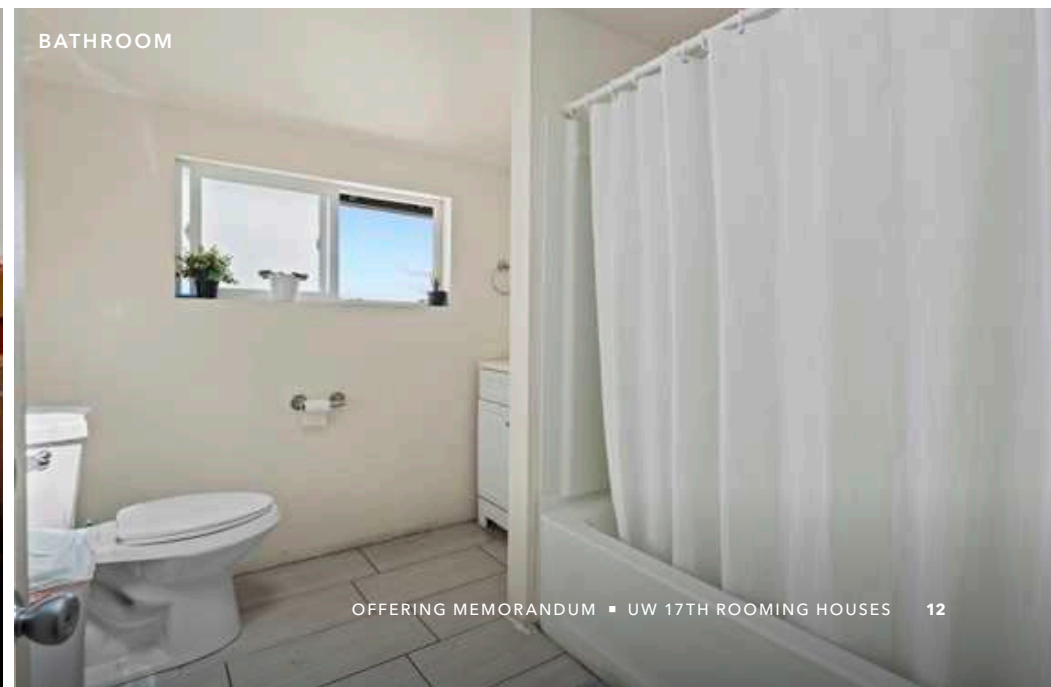
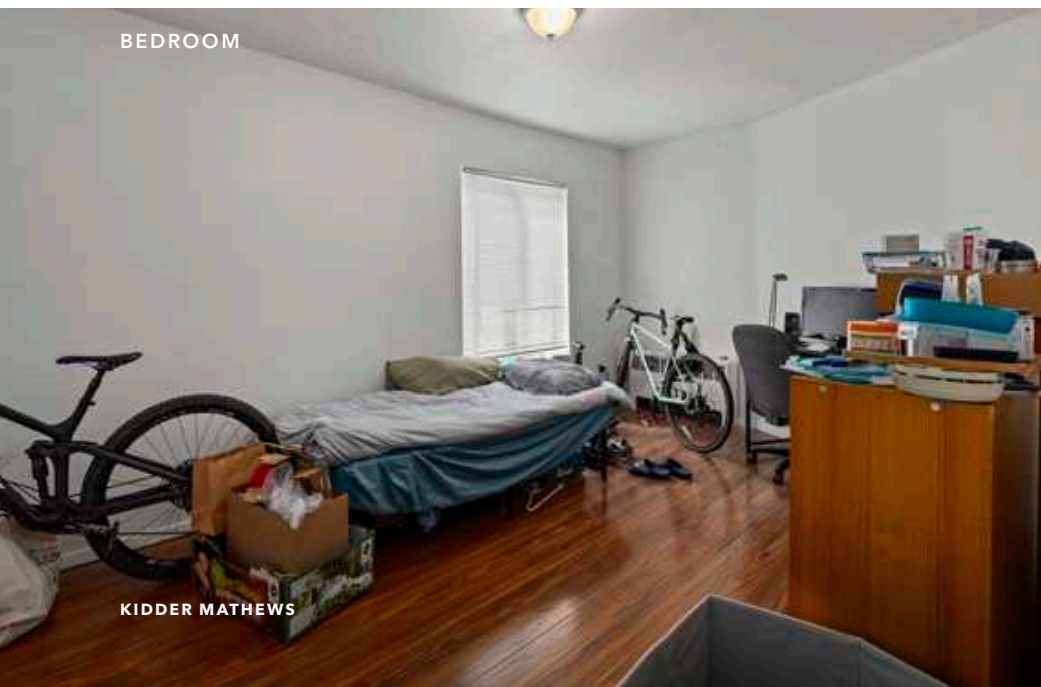


UW 17TH
ROOMING HOMES

EXTERIOR PHOTOS | 4714

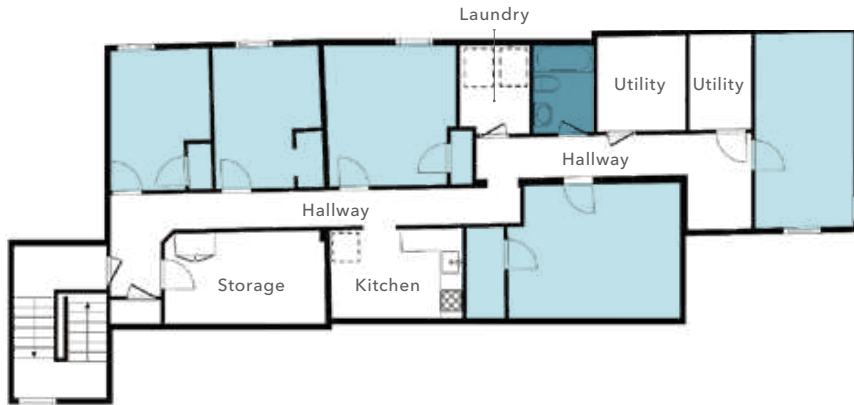


INTERIOR PHOTOS | 4714

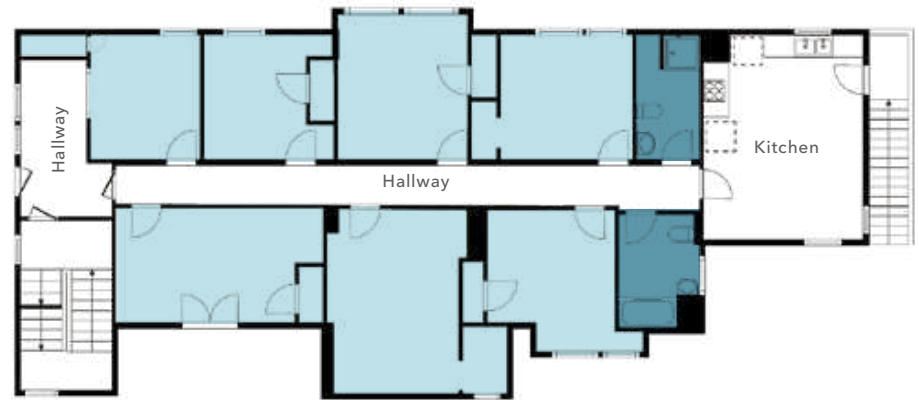


FLOOR PLANS

BASEMENT FLOOR PLAN



1ST FLOOR PLAN



3RD FLOOR PLAN

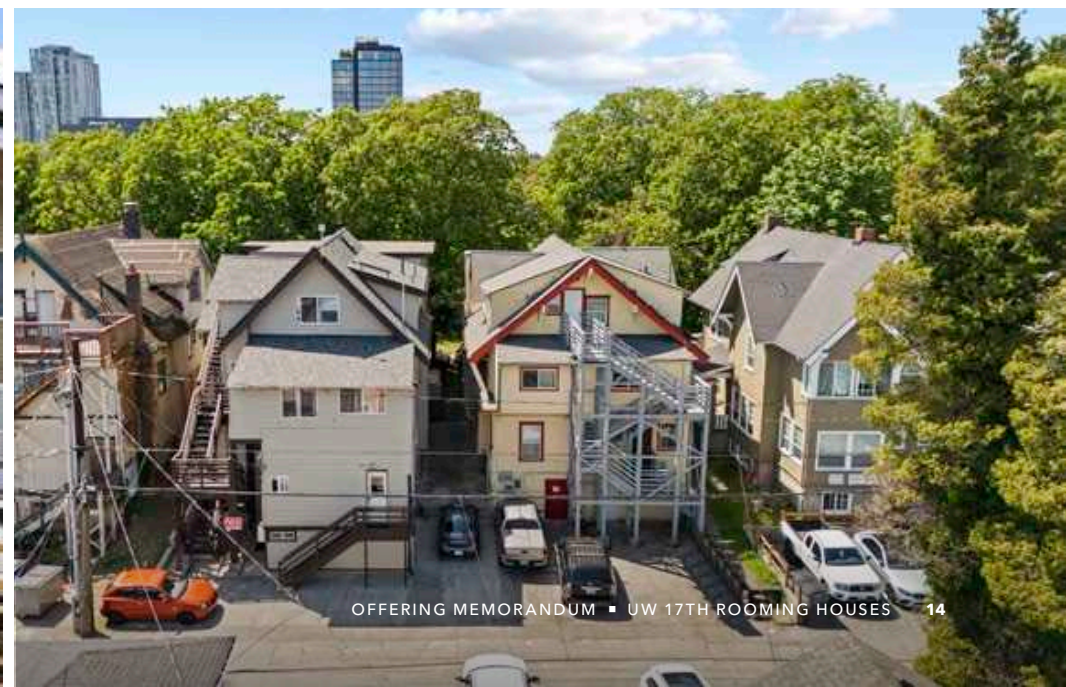
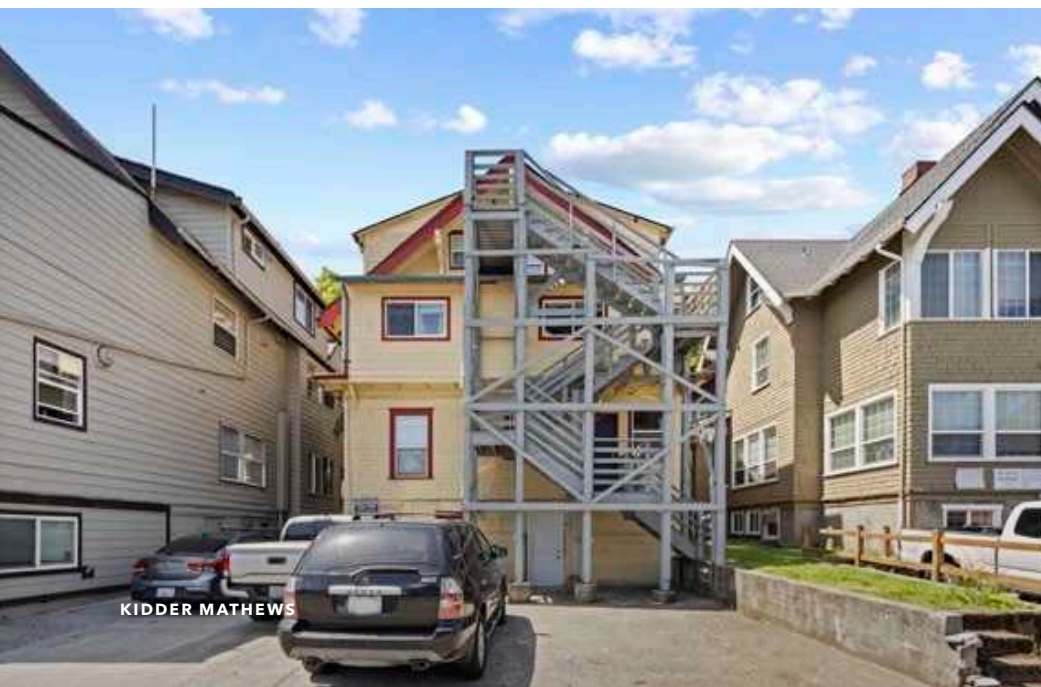


2ND FLOOR PLAN



■ Bedroom
■ Bathroom

EXTERIOR PHOTOS | 4718



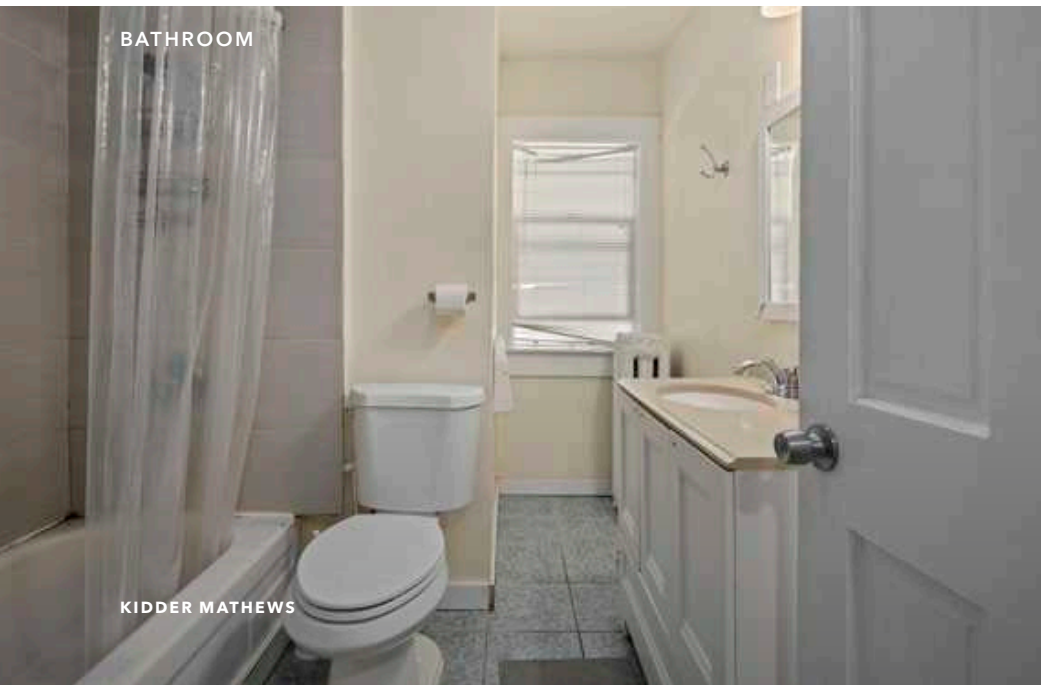
INTERIOR PHOTOS | 4718



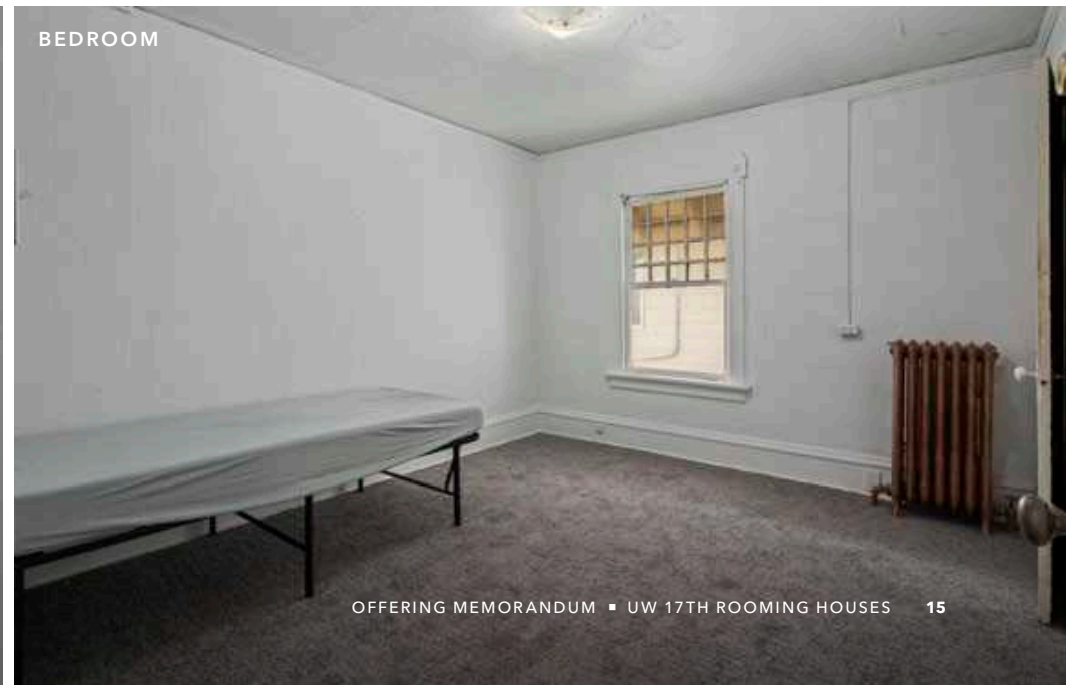
KITCHEN



FOYER



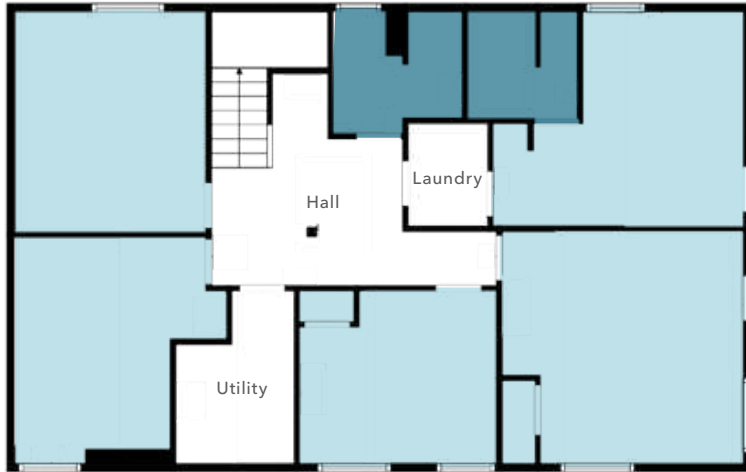
BATHROOM



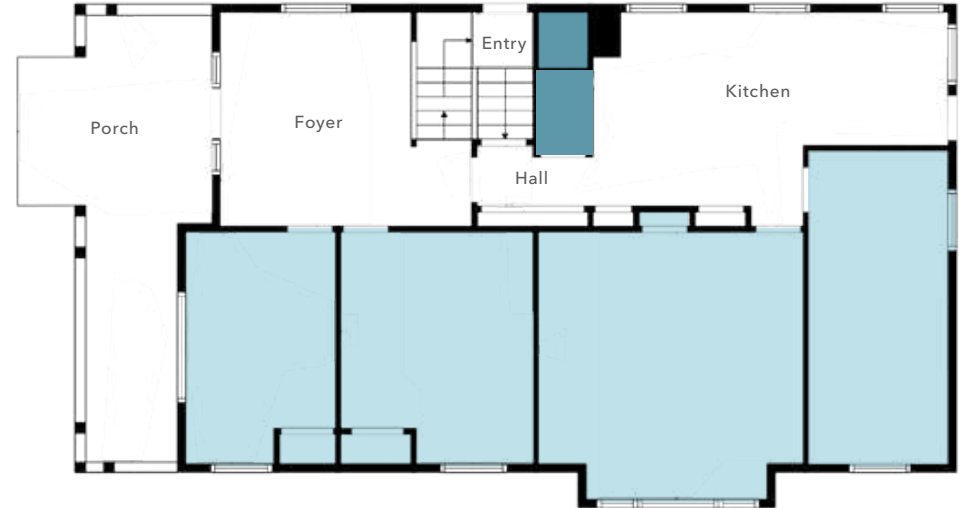
BEDROOM

FLOOR PLANS

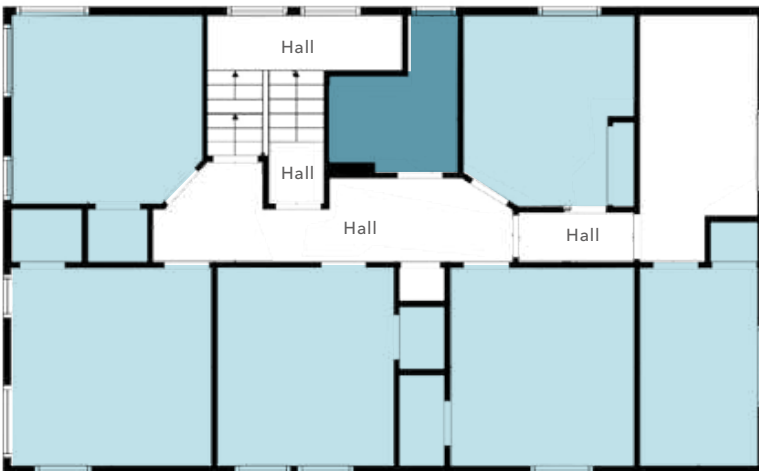
BASEMENT FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



■ Bedroom
■ Bathroom

Section 03

FINANCIALS

UW 17th Rooming Houses

RESIDENTIAL UNIT SUMMARY | 4714

4714 RESIDENTIAL UNIT SUMMARY

Type	Units	In-Place Rent	Monthly Rent	Annual Rent	Market Rent	Monthly Rent	Annual Rent
Bedroom	26	\$716	\$18,613	\$223,356	\$850	\$22,100	\$265,200
Total/Average	26	\$716	\$18,613	\$223,356	\$850	\$22,100	\$265,200

RESIDENTIAL UNIT SUMMARY | 4718

4718 RESIDENTIAL UNIT SUMMARY

Type	Units	In-Place Rent	Monthly Rent	Annual Rent	Market Rent	Monthly Rent	Annual Rent
Bedroom	19	\$724	\$13,760	\$165,120	\$850	\$16,150	\$193,800
Total/Average	19	\$724	\$13,760	\$165,120	\$850	\$16,150	\$193,800

FINANCIAL PERFORMANCE

	IN-PLACE OPERATIONS		MARKET OPERATIONS	
Income	May 2026 T-3 Income		Market Income	
Gross Potential Rent	368,079		459,000	
Vacancy	0	0.0%	(27,540)	6.0%
Bad Debt & Concessions	0	0.0%	(4,590)	1.0%
Net Rental Income	368,079		426,870	
Utility Fees	44,226	82/U/Mo	44,226	82/U/Mo
Parking	3,800	53/Stall	7,500	104/Stall
Laundry	1,803	40/U	2,250	50/U
Miscellaneous	1,060	24/U	9,000	200/U
Effective Gross Income	418,967		489,846	
Expenses	May 2026 T-12 Expenses		May 2026 T-12 Expenses + Adj. taxes	
Taxes	42,489	944/U	44,062	979/U
Insurance	18,094	402/U	18,094	402/U
Utilities	43,407	965/U	43,407	965/U
R&M	15,003	333/U	15,003	333/U
Contract Services	4,441	99/U	4,441	99/U
Turnover	400	9/U	400	9/U
Management	18,388	4% EGI	23,268	4.75% EGI
Marketing	158	4/U	158	4/U
Administration	4,560	101/U	4,560	101/U
Total Expenses	146,940	35% EGI	153,392	31% EGI
Expenses/U		3,265/U		3,409/U
Expenses/SF		13/SF		13/SF
Net Operating Income	272,027	6,045/U	336,454	7,477/U

\$4,500,000

PRICE

6.0%

CAP RATE

15%

CASH ON CASH RETURN

7.5%

CAP RATE

20%

CASH ON CASH RETURN

MARKET OPERATIONS NOTES & ASSUMPTIONS

INCOME

GROSS POTENTIAL RENT	Assumes all current leases have expired and are renewed or relet at market rents based on the Rent Comparable Study provided.
VACANCY	Based on market vacancy % seen at comparable rooming houses in the University District.
BAD DEBT & CONCESSIONS	Based on market operations seen at comparable properties.
UTILITY FEES	Based on T-3 trailing operations.
PARKING	Based on current rent roll annualized
LAUNDRY	Based on T-12 trailing operations.
MISCELLANEOUS	Based on market operations seen at comparable properties. Includes income from late fees, NSF fees, security deposit withholding, etc.

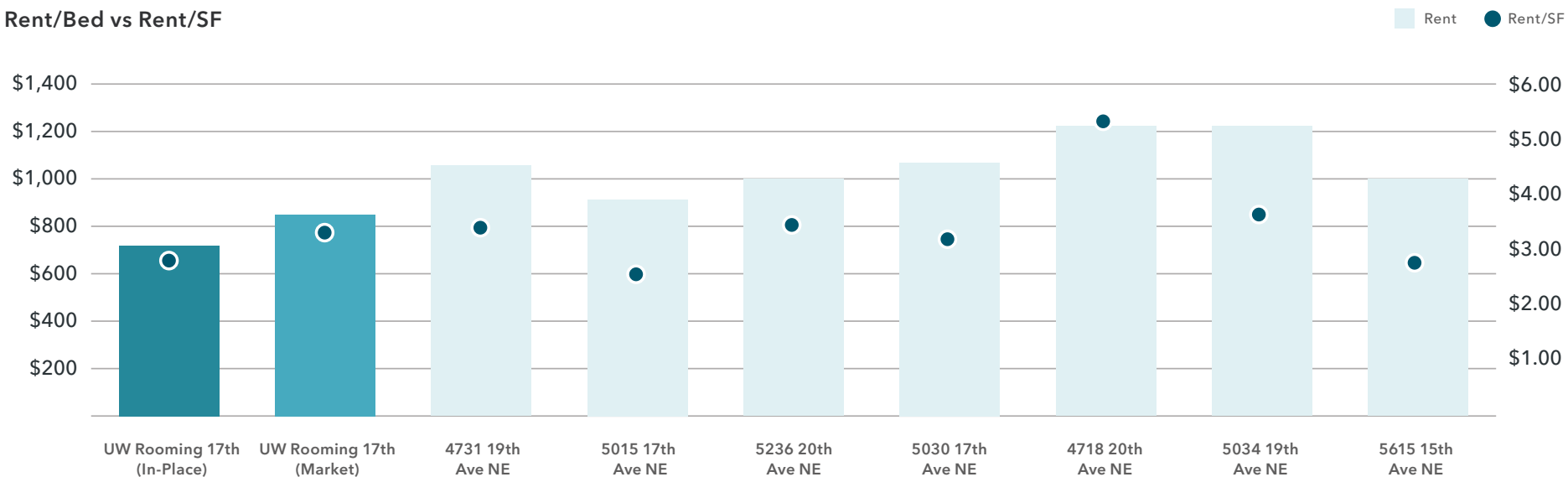
EXPENSES

TAXES	Based on 2026 tax bill.
INSURANCE	Based on T-12 trailing operations.
UTILITIES	Based on T-12 trailing operations.
R&M	Based on T-12 trailing operations.
CONTRACT SERVICES	Based on T-12 trailing operations.
TURNOVER	Based on T-12 trailing operations.
MANAGEMENT	Based on T-12 trailing operations.
MARKETING	Based on T-12 trailing operations.
ADMINISTRATION	Based on T-12 trailing operations.

RENT COMPARABLES | GROUP RENTAL HOUSES

Property	Neighborhood	Year	# of Beds	Total SF	Total Rent	Rent / Bed	\$/SF
UW ROOMING 17TH (IN-PLACE)	University District	1909 // 1911	45	11,560	\$32,373	\$719	\$2.80
UW ROOMING 17TH (MARKET)	University District	1909 // 1911	45	11,560	\$46,125	\$850	\$3.31
01 4731 19TH AVE NE	University District	1915	9	2,794	\$9,500	\$1,056	\$3.40
02 5015 17TH AVE NE	University District	1910	12	4,300	\$10,950	\$913	\$2.55
03 5236 20TH AVE NE	University District	1914	10	2,900	\$9,999	\$1,000	\$3.45
04 5030 17TH AVE NE	University District	1909	11	3,680	\$11,750	\$1,068	\$3.19
05 4718 20TH AVE NE	University District	1922	9	2,060	\$11,000	\$1,222	\$5.34
06 5034 19TH AVE NE	University District	1914	9	3,020	\$11,000	\$1,222	\$3.64
07 5615 15TH AVE NE	University District	1914	8	2,900	\$8,000	\$1,000	\$2.76
Average		1914				\$1,069	\$3.48

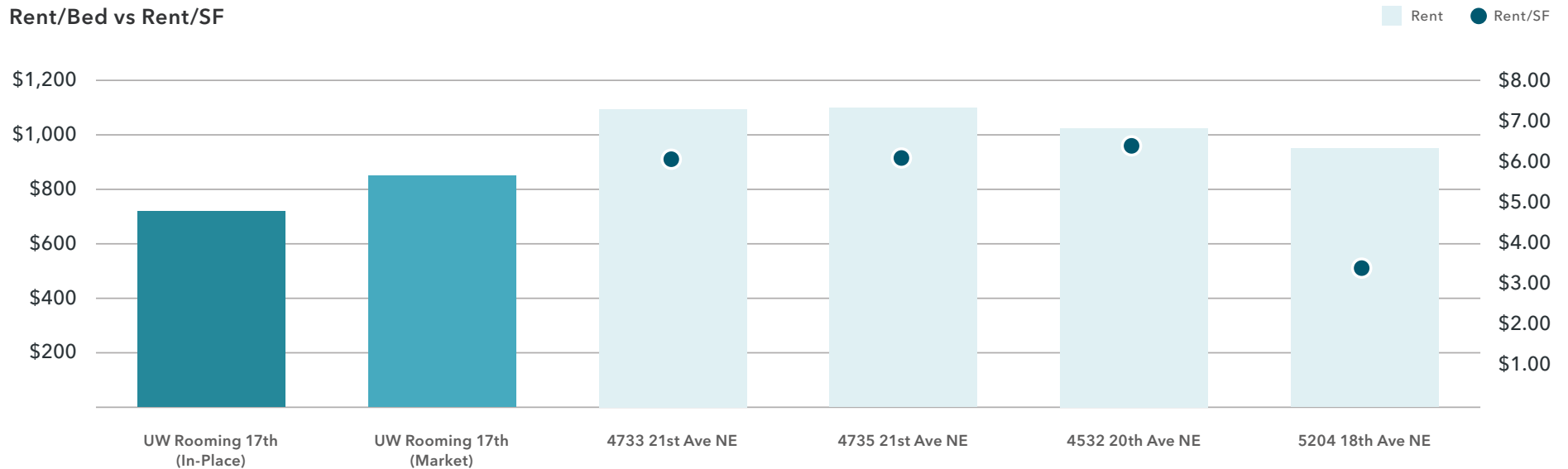
Rent/Bed vs Rent/SF



RENT COMPARABLES | MICRO / SINGLE ROOM

Address	Neighborhood	Year	Unit Sf	Rent	\$/SF
UW ROOMING 17TH (IN-PLACE)	University District	1909 // 1911	-	\$719	-
UW ROOMING 17TH (MARKET)	University District	1909 // 1911	-	\$850	-
01 4733 21ST AVE NE	University District	2002	180	\$1,095	\$6.08
02 4735 21ST AVE NE	University District	2014	180	\$1,099	\$6.11
03 4532 20TH AVE NE	University District	2016	160	\$1,025	\$6.41
04 5204 18TH AVE NE	University District	1910	280	\$950	\$3.39
Average		1986		\$1,042	\$5.50

Rent/Bed vs Rent/SF



SALE COMPARABLES

	Address	Built	Beds	Residential SF	Sale Date	Price	\$/Bed	\$/SF
01	4738 17TH AVE NE	1909	23	5,186	Pending	\$2,600,000	\$113,043	\$501
02	5026 20TH AVE NE	1920	9	3,430	Pending	\$1,450,000	\$161,111	\$423
03	5037 21ST AVE NE	1926	9	2,820	2/2/2026	\$1,250,000	\$138,889	\$443
04	4733 19TH AVE NE	1916	11	3,320	9/30/2025	\$1,596,000	\$145,091	\$481
05	4715 19TH AVE NE	1928	13	4,298	9/26/2025	\$1,755,000	\$135,000	\$408
06	4721 17TH AVE NE	1921	9	3,704	6/4/2025	\$1,600,000	\$177,778	\$432
07	4723 21ST AVE NE	1950	8	3,996	5/30/2025	\$1,620,000	\$202,500	\$405
08	4720 17TH AVE NE	1912	14	4,200	5/12/2025	\$1,906,000	\$136,143	\$454
09	5261 18TH AVE NE	1910	9	3,060	6/25/2024	\$1,700,000	\$188,889	\$556
10	4760 20TH AVE NE	1919	8	2,600	8/11/2023	\$1,600,000	\$200,000	\$615
11	5023 19TH AVE NE	1922	8	2,630	8/11/2023	\$1,400,000	\$175,000	\$532
	Average	1921	11				\$161,222	\$477

	4718 - 4714 17TH AVE NE	1909 // 1911	45	11,560	--	\$4,500,000	\$100,000	\$389
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Section 04

LOCATION OVERVIEW

UW 17th Rooming Houses

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UNIVERSITY DISTRICT

The University District is experiencing a renaissance. The University of Washington's rapid expansion over the last decade, especially in the fields of engineering, computer science, and life sciences, is drawing top talent to the university and the surrounding area.

The neighborhood is thriving thanks to the University's growth, offering a vibrant and diverse atmosphere with a range of amenities and job opportunities. Public transportation is well-established with the addition of a new light rail station on "The Ave" and new developments continue to increase the density in the area. The U-District has always been a favorite destination for students seeking books, coffee, and food, but it is now transforming into Seattle's next technology and life science hub.

THE U-DISTRICT IS EXPERIENCING UNPRECEDENTED GROWTH

14.4%

INCREASE IN NEIGHBORHOOD
JOBS SINCE 2019

47%

POPULATION GROWTH
SINCE 2010

25+

PROPOSED HIGH-RISE TOWERS

150K+ SF

OF BIOTECH/LIFE SCIENCE LABS



UNIVERSITY OF WASHINGTON



THE AVE



UW's Master plan approved by Seattle City Council calls for up to 6,000,000 SF in new construction over the next 10 years, including a high-rise "innovation district"

32 GRADUATE PROGRAMS PLACED IN THE TOP 10 NATIONALLY ACCORDING TO US NEWS & WORLD REPORT 2026



FED. RESEARCH FUNDING
Among U.S. Public Universities



U.S. PUBLIC INSTITUTIONS
U.S. News & World Report, 2025



GLOBAL UNIVERSITY RANKING
US News & World Report 2025

52,316 TOTAL STUDENT ENROLLMENT 2025
Seattle Campus, Autumn 2025

76% OF STUDENTS LIVE IN OFF-CAMPUS HOUSING
Seattle Campus, Autumn 2025

APPROX. 49% OF ENROLLED STUDENTS ARE STEM MAJORS
2024-25

90,479 PREDICTED POPULATION 2028

UW GENERATED \$20.9B IN FY 2023 & SUPPORTED +110K JOBS

UNIVERSITY OF WASHINGTON
CAMPUS MASTER PLAN &
INNOVATION DISTRICT FRAMEWORK

THE NEW TECHNOLOGY HUB

Major companies are invested in the growth & future of the University of Washington and the University District.

Major Recent Contributions to UW's Computer Science + Engineering Department



UW Computer Science + Engineering Department



#1

REQUESTED MAJOR AMONG UW FRESHMAN APPLICANTS



2,500

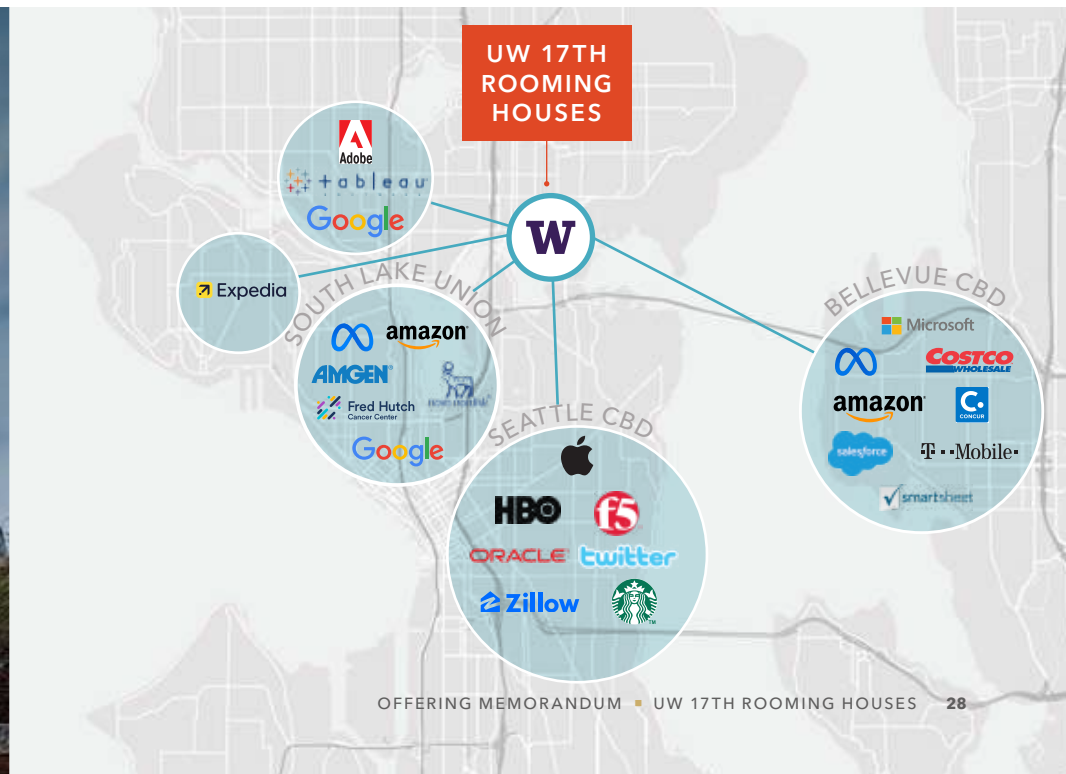
UNDERGRADUATE & GRADUATE MAJORS ENROLLED, 2023



\$32M

IN RESEARCH GRANTS & CONTRACTS IN FY2023

Over two-thirds of graduates remain in Washington State – with most staying in Seattle



LOCATION OVERVIEW

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

\$142B Light Rail Expansion by 2046

SEATTLE	20 MIN LIGHT RAIL
Current Office Space	108.1M SF
Office Space Under Dev.	3.0M SF
<hr/>	
ACCESS TO BELLEVUE	45 MIN LIGHT RAIL
Current Office Space	30.9M SF
Office Space Under Dev.	2.8M SF
<hr/>	
ACCESS TO REDMOND	60 MIN LIGHT RAIL
Current Office Space	17.1M SF
Office Space Under Dev.	3.0M SF
<hr/>	
ACCESS TO SOUTH END	34 MIN DRIVE
Current Office Space / Industrial	16.6M SF
Industrial Space Under Dev.	674K SF

Source: CoStar, US Census Bureau



SEATTLE IS A NATIONAL LEADER IN AI INNOVATION

The AI wave is real—and it's anchored in Seattle.

Seattle's AI economy is a structural tailwind for long-term multifamily value.



TIER 1 AI METRO

Seattle is 1 of 28 "Star Hubs" per Brookings, excelling in talent, innovation, and adoption.



TOP RESEARCH & TALENT

Amazon, Microsoft, UW, and Ai2 lead AI research and employment.



VENTURE-FUNDED MOMENTUM

Seattle AI startups are growing rapidly across enterprise sectors.

LOCATION OVERVIEW

Why Seattle's AI Ecosystem Matters for Multifamily Investors

TOP 5 U.S. METRO FOR AI READINESS

Seattle ranks in the top tier nationally for AI research and industry activity (Brookings, 2024).

HOME TO AI POWERHOUSES

Amazon, Microsoft, and the Allen Institute for AI anchor the region's AI economy.

UNMATCHED TALENT PIPELINE

The University of Washington and global recruiting funnel top-tier engineers into the local market.









































VENTURE CAPITAL MAGNET

Billions in AI VC funding drive job creation, new startups, and long-term population growth.

STABILITY IN A SHIFTING MARKET

As AI transforms industries, Seattle's diversified tech base offers resilient demand for housing.

SEATTLE ENTERPRISE AI MARKET

LOCATION OVERVIEW

MAJOR EMPLOYERS

Seattle

108,690,376 **511,688**
 TOTAL OFFICE SF TOTAL EMPLOYEES

A grid of logos for major employers in Seattle, including Amazon, Expedia Group, Starbucks, Nordstrom, Expeditors, Weyerhaeuser, Bill & Melinda Gates Foundation, Fred Hutch Cancer Center, UW Medicine, Meta, Allen Institute for Brain Science, Google, Adobe, DocuSign, Redfin, Remitly, Zillow, Qualtrics, Snapchat, Oracle, Deloitte, IBM, Disney, Russell Investments, Apple, Bristol Myers Squibb, Mossadams, Avalara, Big Fish, Vulcan, HBO, Uber, Tableau, Port of Seattle, Seattle Cancer Care Alliance, Safeco Insurance, Trident, SeattleU, Booking.com, Porch, Filson, Rover, Holland America Line, BlackRock, Dropbox, Path, Brooks, NanoString, Kaiser Permanente, Blue Nile, Virginia Mason Franciscan Health, PayScale, Moderna, Tommy Bahama, ISB, Fortive, Trupanion, Furlow, PitchBook, Zumiez, CZ, Pemco Insurance, Xhealth, Gettyimages, Seattle Children's, and A12.

Eastside

77,834,835 **259,322**
 TOTAL OFFICE SF TOTAL EMPLOYEES

A grid of logos for major employers in the Eastside area, including T-Mobile, Paccar, Amazon, Eddie Bauer, Microsoft, Concur, Smartsheet, Bungie, Roku, eBay, Samsung, Salesforce, Meta, Valve, Kaiser Permanente, Overlake Medical Center & Clinics, Google, Tableau, GoDaddy, Astronics, Nabtesco, Luxoft, EvergreenHealth, Pfizer, AGC Biologics, Philips, General Dynamics, Delta, Nintendo, Oculus, AT&T, SpaceX, Accenture, Honeywell, Kymeta, Symetra, Terex, Costco Wholesale, KREI, Sanmar, Lakeside Industries, Siemens, Swedish, GE Healthcare, Darigold, Lakeside Industries, NAES, and Chewy.

Kent Valley

114,094,059 **279,560**
 TOTAL INDUSTRIAL SF TOTAL EMPLOYEES

A grid of logos for major employers in the Kent Valley area, including Alaska, Boeing, SEA (Seattle-Tacoma International Airport), Blue Origin, Amazon, Hexcel, Exotic Metals Forming, Sysco, Providence Health & Services, and World Vision (Proud Supporter).

HEADQUARTERED IN THE PUGET SOUND



\$638B

2024 REVENUE

1.5M+

EMPLOYEES

87K

WA EMPLOYEES

Amazon, ranked #2 on the Fortune 500 list, has a market capitalization of \$1.61 trillion. The company has invested over \$225.6B in Washington State, contributing \$205B to the state's GDP. Amazon employs over 87,000 people directly in Washington and supports more than 487,200 indirect jobs. Its footprint in the state consists of 54 buildings with a total of 12M square feet of office space.



\$245B

2024 REVENUE

228K

EMPLOYEES

58.4K

WA EMPLOYEES

Ranked #13 on the Fortune 500, Microsoft is a global leader in technology and boasts a \$2.96 trillion market cap. Microsoft is expanding its Redmond World HQ with a multibillion-dollar project, adding 17 buildings and 6.7M SF of renovated space by 2025. Microsoft's influence in the region is highlighted by its more than 58,400 employees in Washington and its status as the 2024 World's Most Valuable Company.



\$81.4B

2024 REVENUE

70K

EMPLOYEES

7.6K

WA EMPLOYEES

T-Mobile recently completed a \$160M renovation of its Bellevue headquarters. The company employs around 7,600 people in Washington and occupies 1.5M SF of real estate in the Puget Sound region. This includes its national technology lab and Tech Experience 5G Hub, demonstrating its dedication to innovation in the telecommunications industry.



STARBUCKS

\$36.2B

2024 REVENUE

361K

EMPLOYEES

10.7K

WA EMPLOYEES

Starbucks is the leading roaster and retailer of specialty coffee worldwide, with over 38,000 stores globally. Headquartered in Seattle, it employs 10,700 people in Washington State and occupies over 1M SF of office space, driving economic growth and development in Seattle.

HEADQUARTERED IN THE PUGET SOUND

expedia group™

\$13.7B
2024 REVENUE

16.5K
EMPLOYEES

3.3K
WA EMPLOYEES

Expedia Group ranks among the world's largest online travel companies, with major consumer brands including Expedia, Hotels.com, and VRBO. In 2021, the company opened a new \$900M headquarters in Seattle's Interbay neighborhood, which spans 1.38M SF across a 40-acre campus. The facility is designed to accommodate up to 6,500 employees, underscoring Expedia's commitment to the Puget Sound region.

(Image Source: ZGF)

COSTCO
WHOLESALE

\$255B
2024 REVENUE

333K+
EMPLOYEES

21.5K
WA EMPLOYEES

Ranked #12 on the Fortune 500, Costco's global HQ is in Issaquah. In 2023, it opened a nine-story, 625K SF office building. With 876+ locations worldwide, serving 132M cardholders, Costco employs around 21,500 in WA. Known for community engagement, it ranks 6th among the state's top corporate philanthropists.

NORDSTROM

\$15.1B
2024 REVENUE

54K+
EMPLOYEES

6.5K
WA EMPLOYEES

Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate philanthropy in the Puget Sound area, donating over \$3M to Washington State in 2022.

Alaska

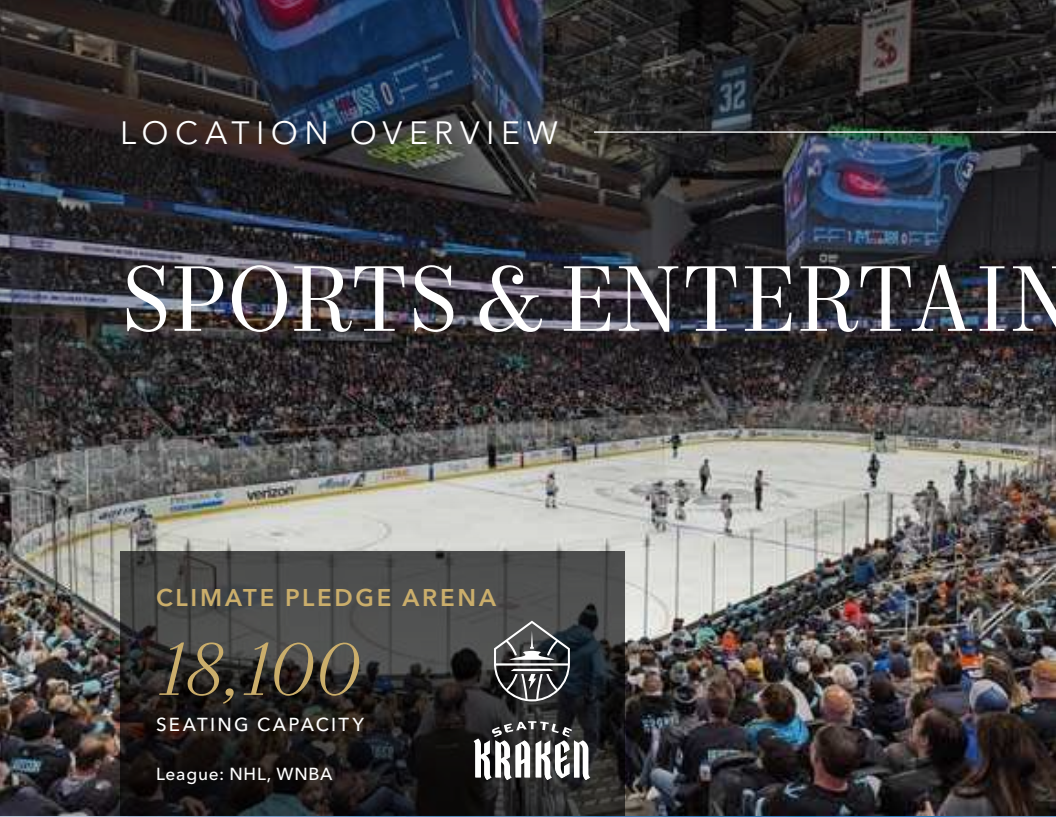
\$11.7B
2024 REVENUE

26K+
EMPLOYEES

11.4K
WA EMPLOYEES

Alaska Airlines is one of the largest airline carriers in the United States, serving a broad network of destinations across North America and beyond. The recent opening of "The Hub 2020" office facility at SeaTac enhances its regional operations. Alaska Airlines announced its plan to acquire Hawaiian Airlines for \$1.9B in December 2023, aiming to integrate the airlines' operations & loyalty programs.

SPORTS & ENTERTAINMENT



CLIMATE PLEDGE ARENA
18,100
SEATING CAPACITY
League: NHL, WNBA



LUMEN FIELD
68,740
SEATING CAPACITY
League: NFL, MLS



HUSKY STADIUM
70,138
SEATING CAPACITY
League: NCAA | Big Ten Conference



T-MOBILE PARK
47,929
SEATING CAPACITY
League: MLB



INSTITUTIONS OF HIGHER EDUCATION

Sources: U.S. News & World Report, U.S. Census, WalletHub

#3
IN HIGHER EDUCATION RANKINGS IN U.S.

#1
MOST EDUCATED BIG CITY IN THE U.S.

#1
METRO IN THE U.S. FOR STEM PROFESSIONALS

37%
WITH A BACHELOR'S OR HIGHER IN WA

68%
OF SEATTLE RESIDENTS AGED 25+ WITH A DEGREE

#1
U.S. CITY FOR HIGHLY VALUED TECH SKILLS

W
UNIVERSITY of WASHINGTON



MOST INNOVATIVE
Among U.S. Public Universities, Reuters



FED. RESEARCH FUNDING
Among U.S. Public Universities



U.S. PUBLIC INSTITUTIONS
Times Higher Education, 2025



GLOBAL UNIVERSITY RANKING
U.S. News & World Report, 2025

60,690+ student body

Best in the nation programs, with 41 programs placed in the top 10

75% of students call Washington home after graduation, most staying in Seattle

\$1.87 billion in research awards

UW Medical Center ranked #1 hospital in WA for 12 years running

5th Largest Employer in the State, supporting 1 out of every 34 jobs in the state, with an annual economic impact of \$21 billion



Global Innovation Exchange (GIX), located in Bellevue, is a graduate-level institute for interdisciplinary engineering, business, and design. Founded by the UW, Tsinghua University (China's leading university), and Microsoft, GIX brings together top faculty and learners worldwide to work closely with industry, non-profit, and government partners.

PUGET SOUND REGION UNIVERSITIES



7,172 Students



2,662 Students



2,600 Students



2,100 Students



19,134 Students



723 Students



1,288 Students



742 Students

LIFE SCIENCES & HEALTHCARE

Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical



Medical Research & Innovation



Healthcare Providers



Nonprofit & Philanthropic



LIFE SCIENCES

1,100+ life science organizations

46,540+ individuals employed directly in life science jobs

112,810+ jobs supported by WA life science industry

\$39 billion total economic impact

\$22 billion added to WA's GDP

\$49 billion record high WA life science M&A activity in 2023

HEALTHCARE

1,365+ healthcare organizations

218,515+ individuals employed directly in healthcare jobs

\$46 billion total revenues

LOCATION OVERVIEW

SEA Seattle-Tacoma
International
Airport

THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

151K+

JOBS GENERATED

\$3.6B+

DIRECT EARNINGS

50.8M

PASSENGERS IN 2023

\$12.4B+

IN BUSINESS OUTPUT

58.4K

JOBS GENERATED

\$4B+

IN LABOR INCOME

SeaTac Airport has a 4-star skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.

35 total airlines connecting to 93 non-stop domestic and 30 international destinations

More than 87,300 direct jobs

\$3.6B+ direct earnings

\$442M+ state/local taxes

50.8 MM passengers in 2023, 10% up from 2022

2024 cargo on track for four-year high (up 6.5% YTD)

The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.

20,100 of direct jobs

Over \$70 BB of waterborne trade

\$4B+ labor income

\$136M+ state and local taxes

180 global trading partners (2022)

1.9x job multiplier

Full international exports up 4.9% for 2023

Exclusively listed by the Simon | Anderson Multifamily Team

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