OFFERING MEMORANDUM

TWIN COURTS APARTMENTS

Well Performing Ballard Asset with Attractive Seller Financing Terms

2223-2225 NW 59TH ST, SEATTLE, WA 98107



$3,200,000
SALE PRICE

BUYTWINCOURTS.COM

Kidder Mathews

Exclusively Listed by

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Kidder Mathews

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TWIN COURTS

OFFERING SUMMARY

PRICE	$3,200,000
SELLER FINANCING	**Available - Contact Broker**
PRICE/UNIT	$228,571
PRICE/SF	$340
CAP RATE	5.9%
OFFER DATE	To Be Announced

PROPERTY DETAILS

ADDRESS	2223-2225 NW 59th St Seattle, WA 98107
UNITS	14
AVG. UNIT SIZE	672 SF
NET RENTABLE SF	9,408 SF
YEAR BUILT	1964
PARCEL SIZE	10,000 SF
ZONING	LR3(M)
PARCEL(S)	2767604120, 2767604115
BUILDINGS	2
PARKING	6 Covered and 10 Surface (6 Surface Stalls are Tandem with Covered Spaces)
LAUNDRY	On-Site
ELECTRICAL	All Panels Updated
ROOF	TPO – 2020 & 2016
PLUMBING	Copper (Buyer to Verify)



UNIT MIX

RESIDENTIAL UNIT SUMMARY

				IN-PLACE			RENOVATED		
Type	Units	Avg SF	Total SF	Rent	Rent/SF	Annual Rent	Rent	Rent/SF	Annual Rent
1X1	10	588	5,880	$1,654	$2.81	$198,533	$1,850	$3.15	$222,000
2X1	4	882	3,528	$1,875	$2.13	$90,000	$2,400	$2.72	$115,200
Total/Average	**14**	**672**	**9,408**	**$1,717**	**$2.56**	**$288,533**	**$2,007**	**$2.99**	**$337,200**

Note: Unit sizes are based on owner's rent roll



WHAT MAKES TWIN COURTS A *STANDOUT OPPORTUNITY*

- Strong Positive Leverage and Cash-on-Cash Returns
- Highly Walkable and Convenient Ballard Location
- Significant Capital Improvements in Recent Years
- Strong In-Place Rents with the Ability to Continue Renovations to Maximize Rents
- Two Parcels Allowing for Additional Exit Strategies





EXAMPLE SELLER FINANCING SCENARIO

$3,200,000 Purchase Price | 35% Down | 4.5% Interest-Only Rate | 3-Year Term

Purchase Price

$3,200,000

$3,200,000 TOTAL CONSIDERATION

Down Payment

$1,120,000

EQUITY AT CLOSE

Annual Debt Service

$93,600

$2,080,000 SELLER LOAN - 4.5% IO

IN-PLACE CASH FLOW

Based on Current Operations NOI

In-Place NOI	$188,981
Less: Annual Debt Service	($93,600)
Annual Cash Flow	**$93,825**

Cash-on-Cash Return *8.4%*

STABILIZED CASH FLOW

Based on Market (Stabilized) NOI

Stabilized In-Place NOI	$241,351
Less: Annual Debt Service	($93,600)
Annual Cash Flow	**$147,751**

Cash-on-Cash Return *13.2%*

VALUE-ADD STORY

UPGRADED SYSTEMS & UNIT RENOVATIONS

Updated Electrical Panels in All Units

Roofs Approx. 10 Years Old

Value-Add Plan Already Underway

RENOVATIONS

5 of 14 units have been renovated







COMPLETE THE VALUE ADD

9 units left to complete value add







TWIN COURTS IS POSITIONED FOR *SIGNIFICANT RENTAL GROWTH*

ONE BEDROOM



TWO BEDROOM



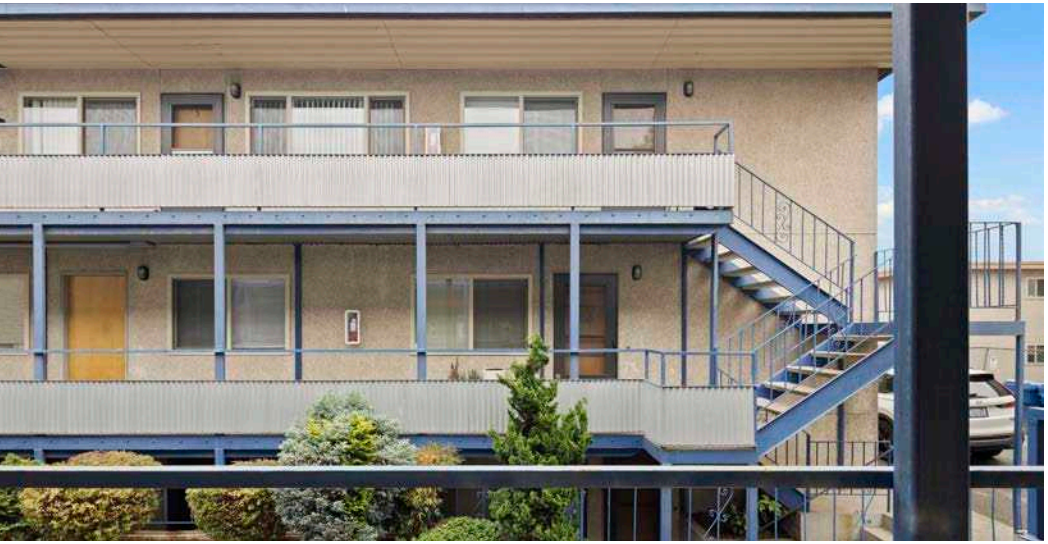
$288,533
TOTAL CURRENT RENT

17%

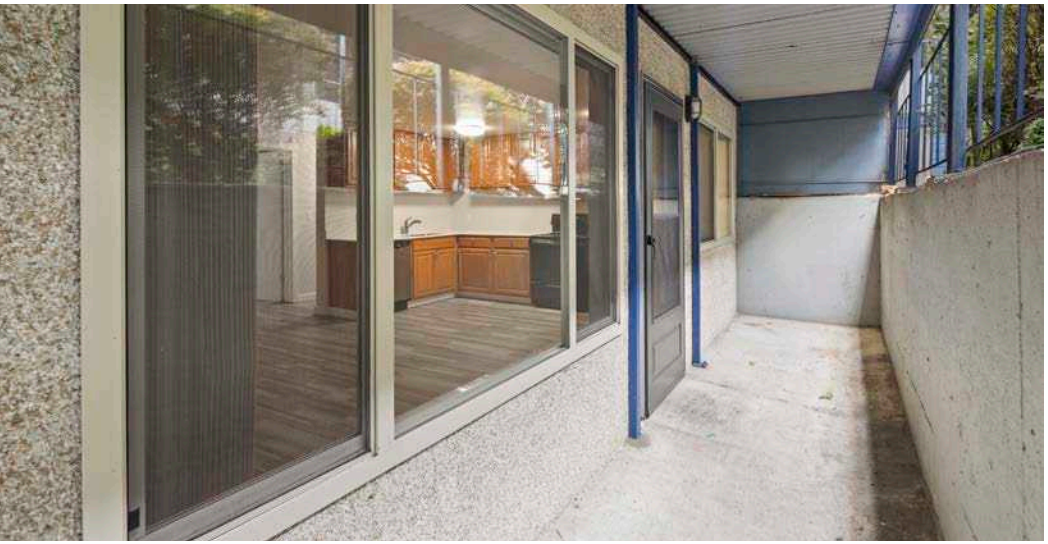
$337,200
TOTAL RENOVATED RENT


SEATTLE CBD
BREWERY DISTRICT
OLD STOVE
BALE BREAKER BREWING COMPANY
STOUP BREWING
LUCKY ENVELOPE BREWING
Obec
Reuben's BREWS
FAIR ISLE
URBAN FAMILY BREWING Co.
BALLARD
DOWNTOWN BALLARD
BARTELL DRUGS
QFC Quality Food Centers
PIE BAR
BALLARD COFFEE WORKS
MAJESTIC BAY THEATRES
SONIC BOOM RECORDS & CDS
BECU
SWEDISH
Buffalo Exchange
The Seattle Public Library
town & country MARKETS
UMPQUA BANK
TWIN COURTS
DINING AND ENTERTAINMENT DISTRICT
BALLARD PIZZA COMPANY
ASADERO
King's HARDWARE
THE MATADOR
shelter LOUNGE
the SUNSET
STONEBURNER
tractor
HATTIE'S HAT
SALT & STRAW
The Walrus and the Carpenter
THE NOBLE FIR

EXTERIOR PHOTOS

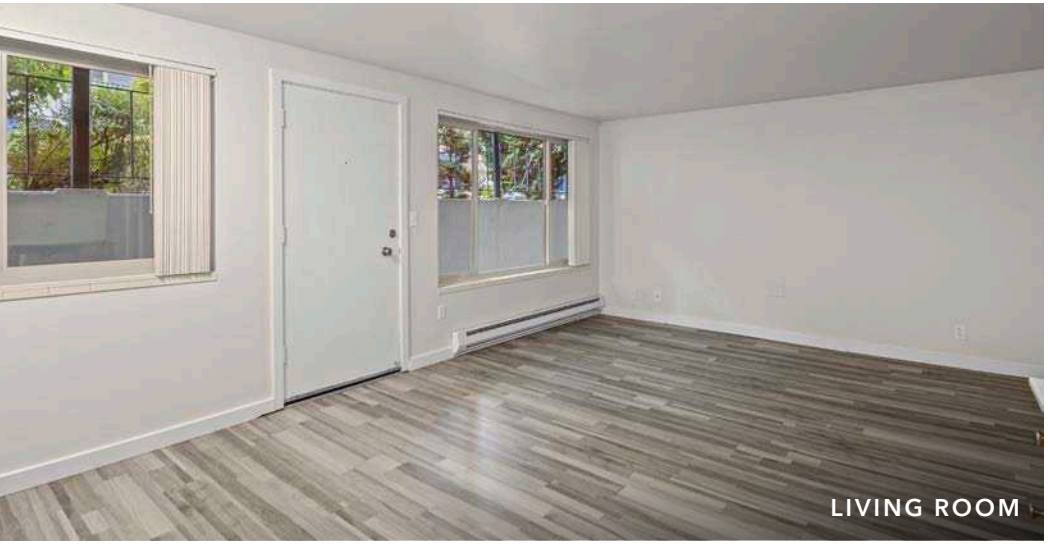


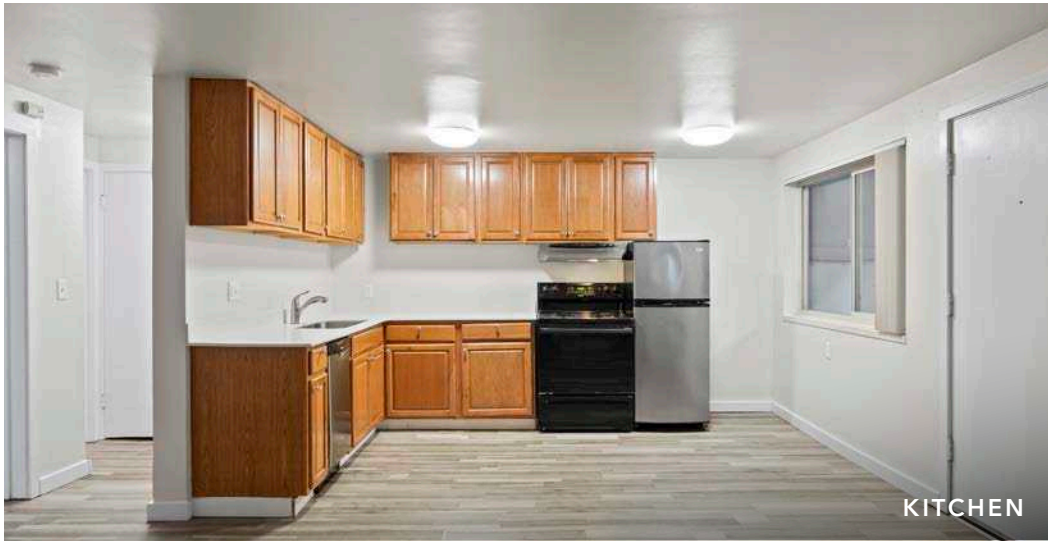


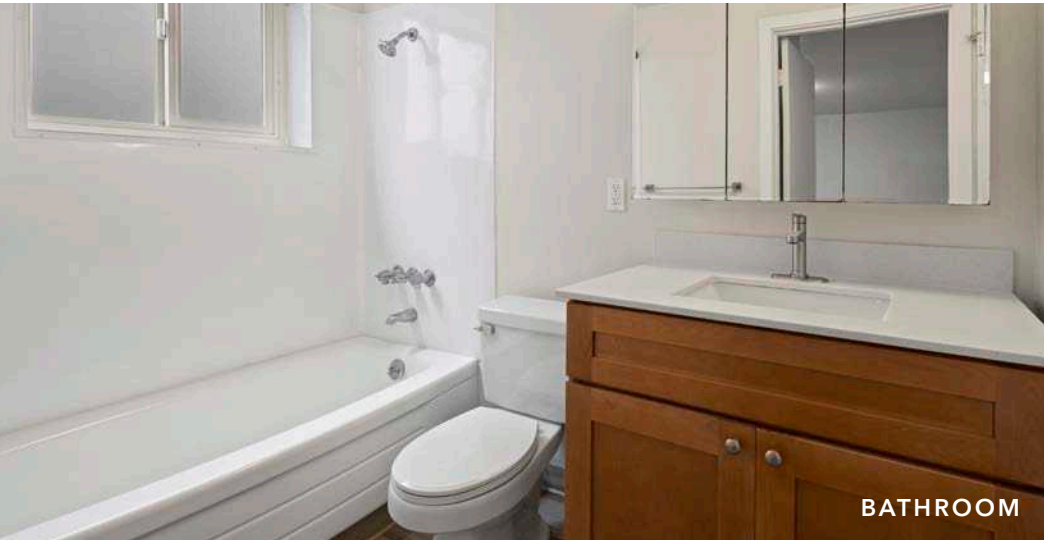




INTERIOR PHOTOS


LIVING ROOM


KITCHEN


BATHROOM


BEDROOM

UNIT MIX

RESIDENTIAL UNIT SUMMARY

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Total/Average	**14**	**672**	**9,408**	**$1,717**	**$2.56**	**$288,533**	**$2,007**	**$2.99**	**$337,200**



FINANCIAL PERFORMANCE

Income	TRAILING OPERATIONS T-7 Income Annualized		MARKET OPERATIONS Renovated Income	
Gross Potential Rent	272,837	2.42/SF/Mo	337,200	2.99/SF/Mo
Vacancy	0	0.0%	(13,488)	4.0%
Bad Debt & Concessions	0	0.0%	(3,372)	1.0%
Net Rental Income	**272,837**		**320,340**	
Utility Fees	16,218	97/U/Mo	19,205	114/U/Mo
Parking	7,457	533/U	10,800	771/U
Laundry	3,590	256/U	3,590	256/U
Pet	814	58/U	814	58/U
Miscellaneous	0	0/U	4,200	300/U
Effective Gross Income	**300,917**		**358,950**	
Expense	T-12 Expense		T-12 Expense	
Taxes	33,533	2,395/U	35,776	2,555/U
Insurance	10,298	736/U	10,298	736/U
Utilities	21,339	1,524/U	21,339	1,524/U
R&M	13,240	946/U	13,240	946/U
Contract Services	4,001	286/U	4,001	286/U
Turnover	3,622	259/U	3,622	259/U
Management	14,527	5% EGI	17,948	5% EGI
Payroll	9,415	672/U	9,415	672/U
Marketing	911	65/U	911	65/U
Administration	1,050	75/U	1,050	75/U
Total Expenses	**111,936**	**37% EGI**	**117,599**	**33% EGI**
Expenses/U		7,995/U		8,400/U
Expenses/SF		12/SF		12/SF
Net Operating Income	**188,981**	**13,499/U**	**241,351**	**17,239/U**

$3,200,000
PRICE

5.91%
CAP RATE

7.54%
CAP RATE

NOTES & ASSUMPTIONS

INCOME

GROSS POTENTIAL RENT	Market: $2,007/unit/mo per the Ballard rent comps; the spread reflects loss-to-lease on units that have not turned recently.
VACANCY	Market assumption. 4.0% of gross potential rent in both scenarios, consistent with stabilized occupancy in the Ballard submarket.
BAD DEBT & CONCESSIONS	Market assumption. 1.0% of gross potential rent in both scenarios, applied as a market-level allowance.
UTILITY FEES	Market: Normalized to a 90% recapture, $19,205, reflecting a fully implemented utility billback program.
PARKING	Market: Normalized to $150/space/mo, $10,800, in line with achievable Ballard parking rates.
LAUNDRY	T-7 annualized, $3,590. Held flat at market; no identified upside to the current laundry arrangement.
PET	T-7 annualized, $814. Held flat at market; no change to the pet policy or fee schedule underwritten.
MISCELLANEOUS	Market: Normalized to $300/unit, $4,200, covering customary ancillary fees collected at professionally managed comparables.

EXPENSE

TAXES	2026 tax obligation of $35,776 ($2,555/unit) rather than a trailing figure, so the underwriting reflects the current assessed value and levy.
INSURANCE	T-12 actual of $10,298 ($736/unit). Held flat in both scenarios.
UTILITIES	T-12 actual of $21,339 ($1,524/unit) for water, sewer, garbage and common-area electric; the market upside is captured through higher fee recapture rather than a lower gross cost.
R&M	T-12 actual of $13,240 ($946/unit), reviewed for one-time and capital items and considered representative of routine maintenance.
CONTRACT SERVICES	T-12 actual of $4,001 ($286/unit) for recurring vendor contracts. Held flat in both scenarios.
TURNOVER	T-12 actual of $3,622 ($259/unit). Held flat in both scenarios; no elevated allowance added for the lease-up to market rents.
MANAGEMENT	5.0% of effective gross income, consistent with the T-12; scales with the market rent assumption.
PAYROLL	T-12 actual of $9,415 ($672/unit). Held flat in both scenarios; off-site administration is covered by the management fee above.
MARKETING	T-12 actual of $911 ($65/unit). Held flat in both scenarios.
ADMINISTRATION	T-12 actual of $1,050 ($75/unit) for legal, accounting, licenses and office costs.

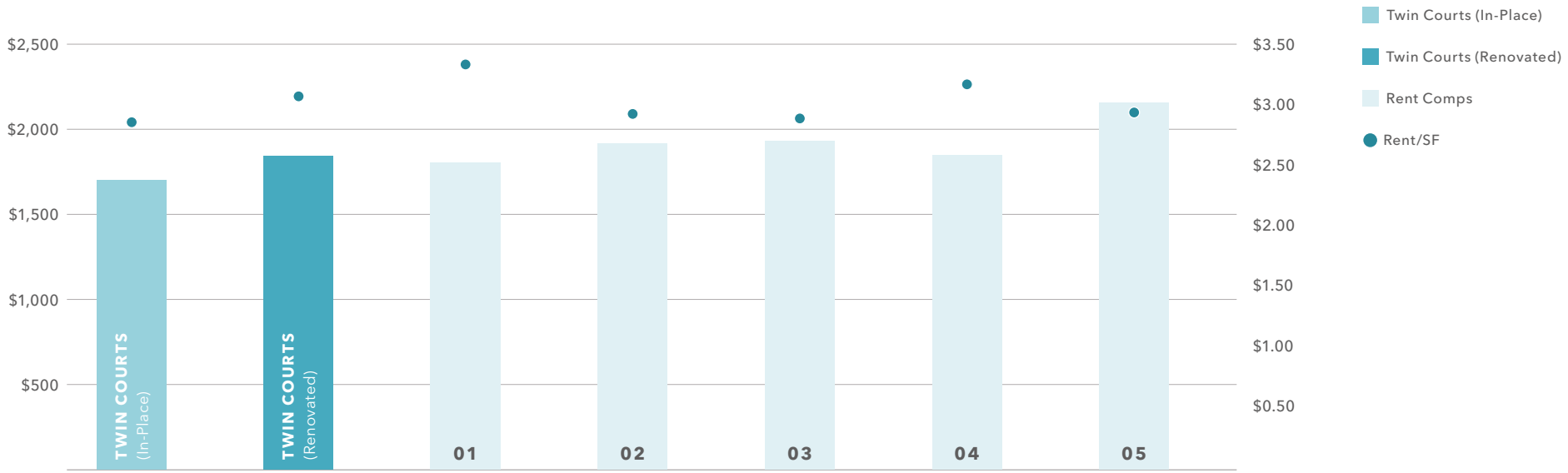
SALE COMPARABLES

	Property	Neighborhood	Built	Units	Residential SF	Avg. Unit Size	Sale Date	Price	$/Unit	$/SF	Cap
01	THE PENRITH APARTMENTS 4704-4708 22nd Ave NE	University District	1956	15	6,720	448	7/14/2026	$2,996,000	$199,733	$446	5.6%
02	3828 WHITMAN AVE	Fremont	1968	9	7,404	823	6/1/2026	$2,500,000	$277,778	$338	5.0%
03	7919 WALLINGFORD AVE N	Green Lake	1969	12	8,800	733	5/8/2026	$3,025,000	$252,083	$344	4.8%
04	THE WESTWIND 4500 1st Ave	Fremont	1968	18	13,767	765	2/23/2026	$5,000,000	$277,778	$363	5.2%
05	EASTLAKE MANOR APARTMENTS 1925 Eastlake Ave E	Eastlake	1977	18	15,072	837	2/23/2026	$4,450,000	$247,222	$295	4.0%
06	TERRA APARTMENTS 730 N 85th St	Greenwood	1971	17	14,578	858	1/8/2026	$4,742,350	$278,962	$325	5.8%
07	ELSKAN APARTMENTS 8500 16th Ave NW	Crown Hill	1976	18	14,892	827	12/19/2025	$4,000,000	$222,222	$269	-
08	608 W EMERSON ST	Queen Anne	1972	10	7,698	770	12/12/2025	$2,850,000	$285,000	$370	-
09	HARBOR TOWN APARTMENTS 1653 21st Ave	Minor	1966	17	11,988	705	11/21/2025	$3,900,000	$229,412	$325	6.2%
10	BALLARD 18 1430 NW 64th St	West Woodland	1963	18	16,977	943	11/3/2025	$4,900,000	$272,222	$289	5.4%
11	SUNSET PLAZA 8500 32nd Ave NW	North Beach/ Blue Ridge	1957	10	8,765	877	10/31/2025	$2,499,000	$249,900	$285	5.4%
12	CHERRY STREET APARTMENTS 1402 E Cherry St	Minor	1981	10	6,080	608	9/16/2025	$2,750,000	$275,000	$452	4.0%
13	1521 NW 65TH ST	Ballard	1959	9	6,224	692	9/12/2025	$2,300,000	$255,556	$370	5.7%
14	CORLISS CREST 4411 Corliss Ave N	Wallingford	1958	8	4,190	524	5/1/2025	$1,865,000	$233,125	$445	5.5%
	Average		**1967**	**14**		**743**			**$253,999**	**$351**	**5.2%**
	TWIN COURTS **2223-2225 NW 59th St, Seattle, WA 98107**	**Ballard**	**1964**	**14**	**9,408**	**672**		**$3,200,000**	**$228,571**	**$340**	**5.9%**

RENT COMPARABLES | 1X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
	Twin Courts (In-Place)	2223-2225 NW 59th St	Ballard	1964	588	$1,654	$2.81
	Twin Courts (Renovated)	2223-2225 NW 59th St	Ballard	1964	588	$1,850	$3.15
01	**Artemis**	1436 NW 60th St	Ballard	1961	552	$1,825	$3.31
02	**Palm Court**	2410 NW 57th St	Ballard	1957	655	$1,895	$2.89
03	**Ballard 6**	1757 NW 61st	Ballard	1989	650	$1,895	$2.92
04	**Bal-K**	1531 NW 61st	Ballard	1989	589	$1,870	$3.17
05	**Ballard 13**	1432 NW 61st St	Ballard	1970	725	$2,145	$2.96
	Average			**1973**	**634**	**$1,926**	**$3.05**

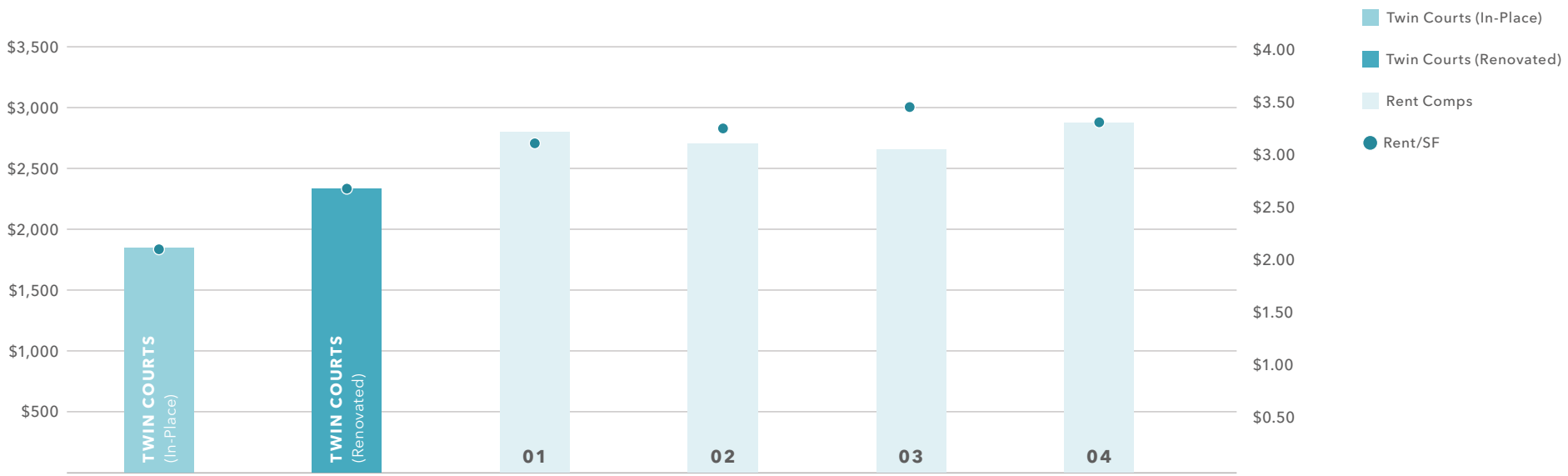
RENT VS RENT/SF



RENT COMPARABLES | 2X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
	Twin Courts (In-Place)	2223-2225 NW 59th St	Ballard	1964	882	$1,875	$2.13
	Twin Courts (Renovated)	2223-2225 NW 59th St	Ballard	1964	882	$2,400	$2.72
01	**The Fitz**	6100 24th Ave NW	Ballard	1958	900	$2,795	$3.11
02	**Nordic Plaza**	6714 24th Ave NW	Ballard	1967	845	$2,750	$3.25
03	**Karina Place**	2213 NW 59th St	Ballard	1967	775	$2,650	$3.42
04	**The Noreg**	2600 NW 58th St	Ballard	1989	875	$2,895	$3.31
	Average			**1970**	**849**	**$2,773**	**$3.27**

RENT VS RENT/SF



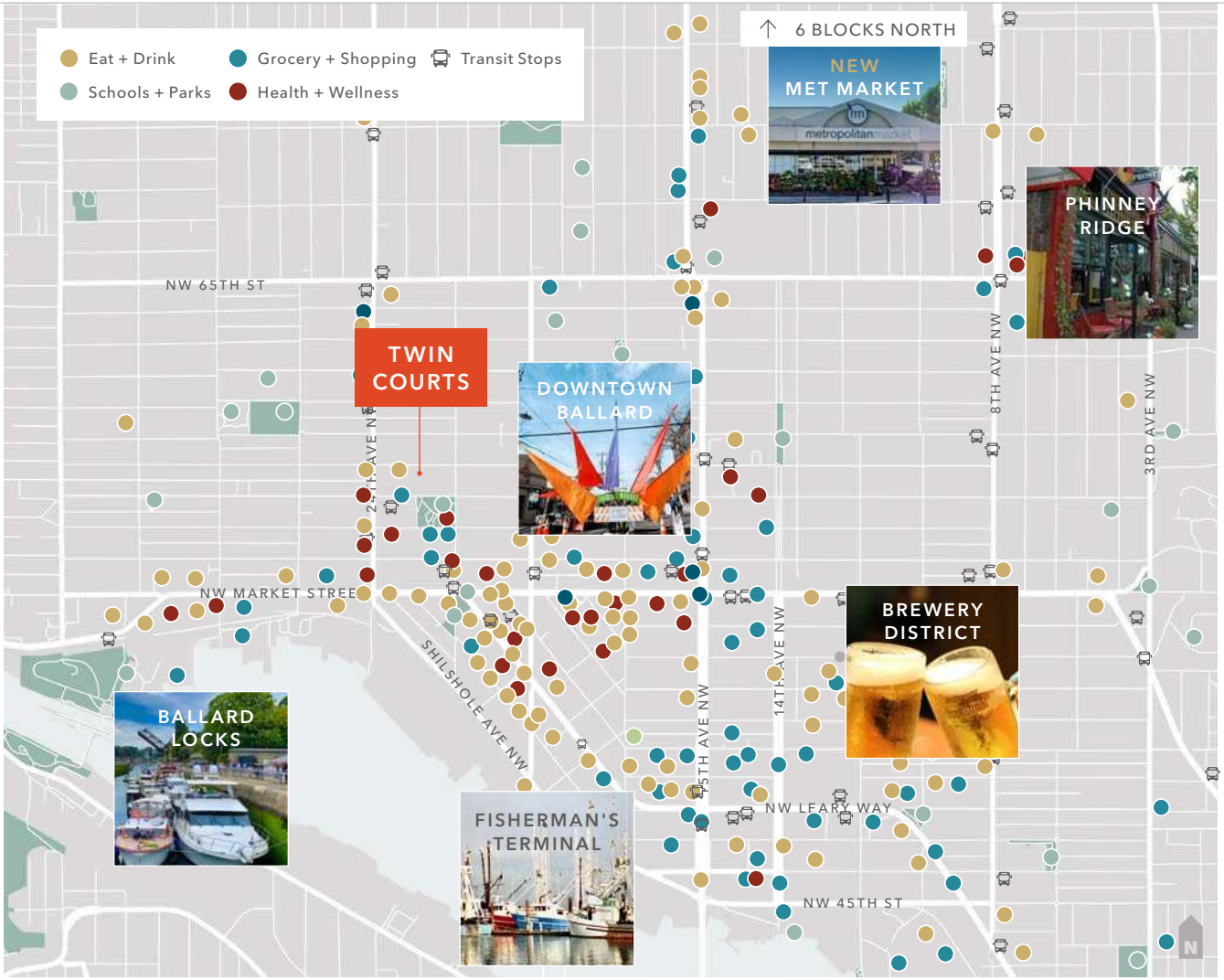
BALLARD

Originally a quiet fishing community located just 15 minutes from Downtown Seattle, Ballard is now one of Seattle's most sought after neighborhoods.

Ballard's beautiful architecture and landmarks reflect its rich history, while its thriving arts and culture scene adds a vibrant and modern touch.

The neighborhood's stunning waterfront views and nearby parks provide ample opportunity for outdoor recreation, and its numerous restaurants, cafes, bars, and breweries make it a foodie's paradise.

The strong community spirit in Ballard creates a sense of belonging and leads to longer-term tenants and lower turnover rates. With a thriving food and drink scene, excellent schools, libraries, healthcare facilities, and outdoor activities, tenants enjoy a high quality of life, making it an attractive location to live and rent.







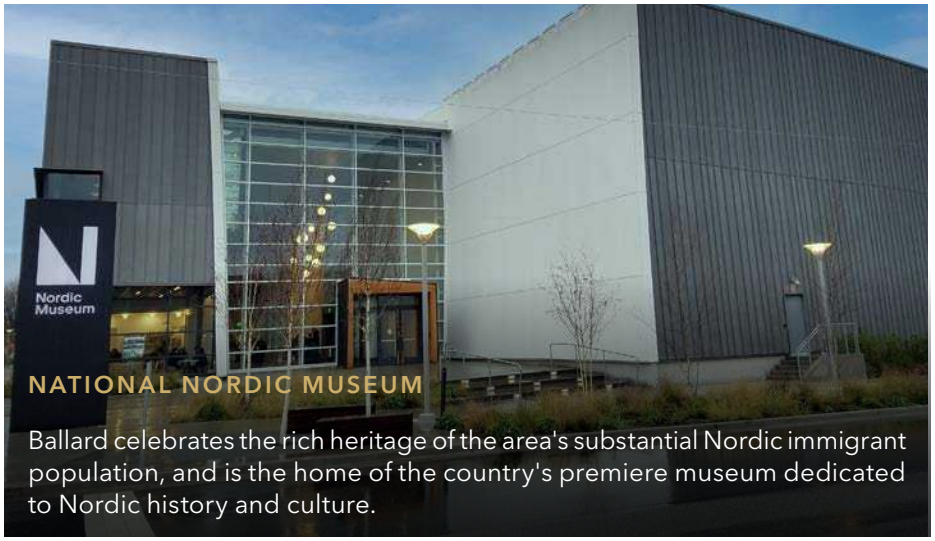


WHAT MAKES BALLARD *SPECIAL*



FARMERS MARKET

On Sundays, Ballard hosts one of Seattle's only year-round neighborhood farmers markets. Vendors sell local produce, meat, dairy, baked goods, crafts and more in a festive, community-centric atmosphere.



NATIONAL NORDIC MUSEUM

Ballard celebrates the rich heritage of the area's substantial Nordic immigrant population, and is the home of the country's premiere museum dedicated to Nordic history and culture.



17TH OF MAY CELEBRATION PARADE

For Norwegian Constitution Day, Syttende Mai, Ballard comes together to enjoy a parade featuring marching bands, performers, community organizations, and displays of Nordic culture.



BALLARD SEAFOOD FEST

The neighborhood's annual summer festival is full of live music, activities for kids, and offerings from local restaurants, vendors and brewers. Fresh seafood, which the area is famous for, is abundant and well-enjoyed.

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

ACCESS TO SEATTLE	**15 MIN DRIVE**
Current Office Space	**108.1M SF**
Office Space Under Dev.	**3.0M SF**
ACCESS TO BELLEVUE	**20 MIN DRIVE**
Current Office Space	**30.9M SF**
Office Space Under Dev.	**2.8M SF**
ACCESS TO REDMOND	**25 MIN DRIVE**
Current Office Space	**17.1M SF**
Office Space Under Dev.	**3.0M SF**
SOUTH END	**30 MIN DRIVE**
Current Office Space / Industrial	**16.6M SF**
Industrial Space Under Dev.	**674K SF**

Source: CoStar, US Census Bureau

$142B Light Rail Expansion by 2046



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.



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

amazon | Microsoft | Ai2 | OCTO | GitHub
UNIVERSITY of WASHINGTON | NVIDIA | Overland AI | WellSaid | Roboto
EDGE DELTA | Clarify | PICTORY | stealthwriter | tableau from Salesforce
muir ai | Outreach | Cimba.ai | gradial | CopyCat
yoodli | symbl.ai | CarbonAI | EDERA | OLERIA
PROTECT AI | Hyphen | ClearlyAI | dexcare | Outbound AI
lexion | ozette | TalusBio | Groundlight | envive
Casium | Outpace | AIGEN | NoxuData | Augmodo

MAJOR EMPLOYERS

Seattle

108,690,376
TOTAL OFFICE SF

511,688
TOTAL EMPLOYEES

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. · F5 · Disney · Russell Investments · Bristol Myers Squibb · Mossadams · Avalara · Big Fish · Vulcan · HBO · Uber · tableau · Port of Seattle · Seattle Cancer Care Alliance · Safeco Insurance · Trident Seafoods · SEATTLEU · Booking.com · Porch · Filson Since 1897 · Rover · Holland America Line · BlackRock · Dropbox · PATH · Brooks · nanoString · Kaiser Permanente · blue nile · Virginia Mason Franciscan Health · PayScale · moderna · Tommy Bahama · ISB · Fortive · trupanion · Funko · PitchBook · zumiez · PEMCO Insurance · xealth · gettyimages · Seattle Children's · A12

Eastside

77,834,835
TOTAL OFFICE SF

259,322
TOTAL EMPLOYEES

T-Mobile · PACCAR · amazon · Eddie Bauer · Microsoft · Concur · smartsheet · BUNGIE · Pokémon · 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 · REI · SanMar · Lakeside Industries · SIEMENS · SWEDISH · GE Healthcare · Darigold · Lakeside Industries · NAES · chewy

Kent Valley

114,094,059
TOTAL INDUSTRIAL SF

279,560
TOTAL EMPLOYEES

Alaska · BOEING · SEA Seattle-Tacoma International Airport · BLUE ORIGIN · amazon · HEXCEL · Exotic Metals Forming · Sysco · Providence Health & Services · World Vision Proud Supporter

HEADQUARTERED IN THE PUGET SOUND

amazon

$638B	1.5M+	87K
2024 REVENUE	EMPLOYEES	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.

Microsoft

$245B	228K	55.1K
2024 REVENUE	EMPLOYEES	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.

T-Mobile

$81.4B	70K	6.6K
2024 REVENUE	EMPLOYEES	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	361K	10K
2024 REVENUE	EMPLOYEES	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 21,000 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

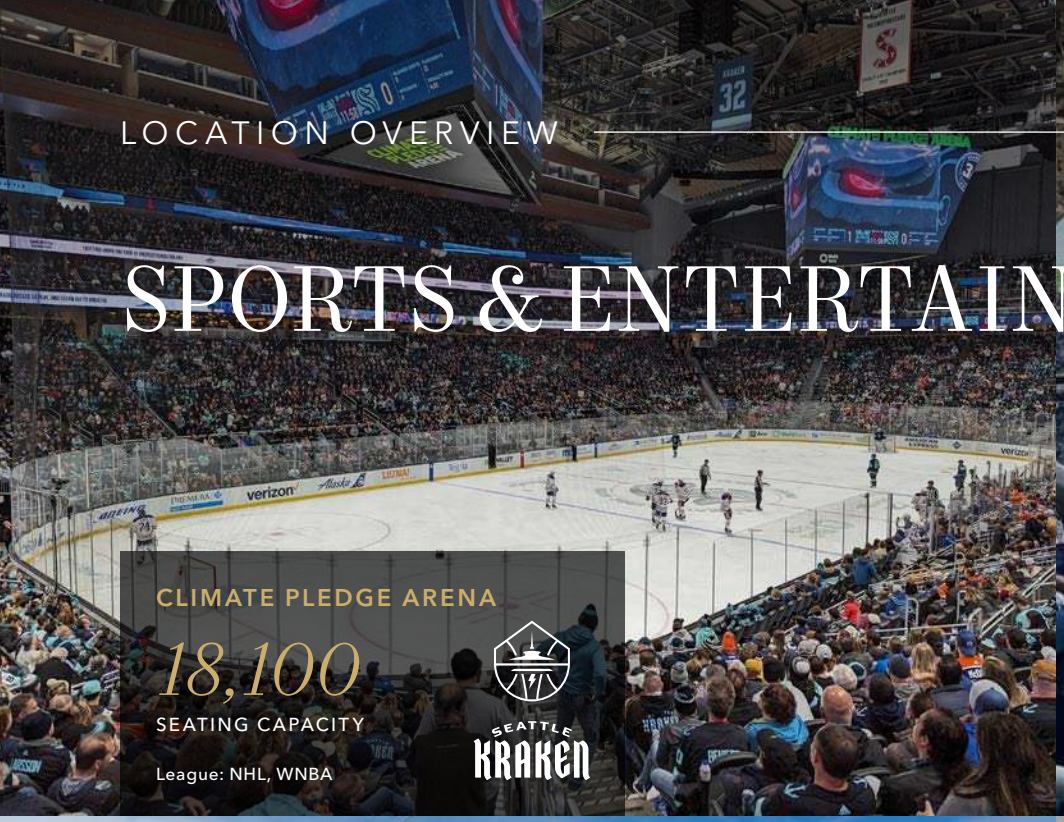
Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate 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

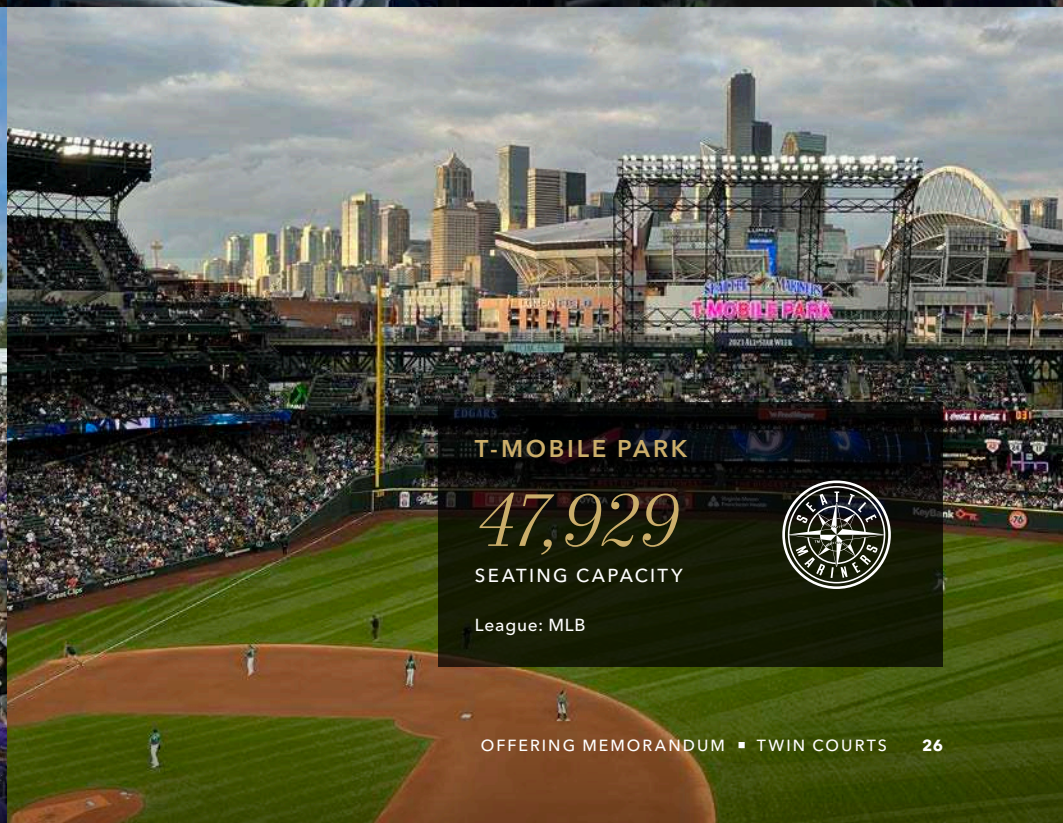


HUSKY STADIUM

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

UNIVERSITY of WASHINGTON

#1	#1	#4	#7
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
UNIVERSITY of WASHINGTON

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

SEATTLE U	SEATTLE PACIFIC	PLU PACIFIC LUTHERAN UNIVERSITY	UNIVERSITY of PUGET SOUND	BELLEVUE COLLEGE	Northwest UNIVERSITY	DigiPen INSTITUTE OF TECHNOLOGY	BASTYR UNIVERSITY
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%.

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

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical

Pfizer · AGC Biologics · nanoString · Bristol Myers Squibb

Medical Research & Innovation

UW Medicine · Fred Hutch Cancer Center · Seattle Children's · Pacific Northwest National Laboratory

Healthcare Providers

Providence · MultiCare · Kaiser Permanente · Virginia Mason Franciscan Health · Swedish Medical Group

Nonprofit & Philanthropic

Gates Foundation · Allen Institute · ISB



151K+	$3.6B+	50.8M
JOBS GENERATED	DIRECT EARNINGS	PASSENGERS IN 2023

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.

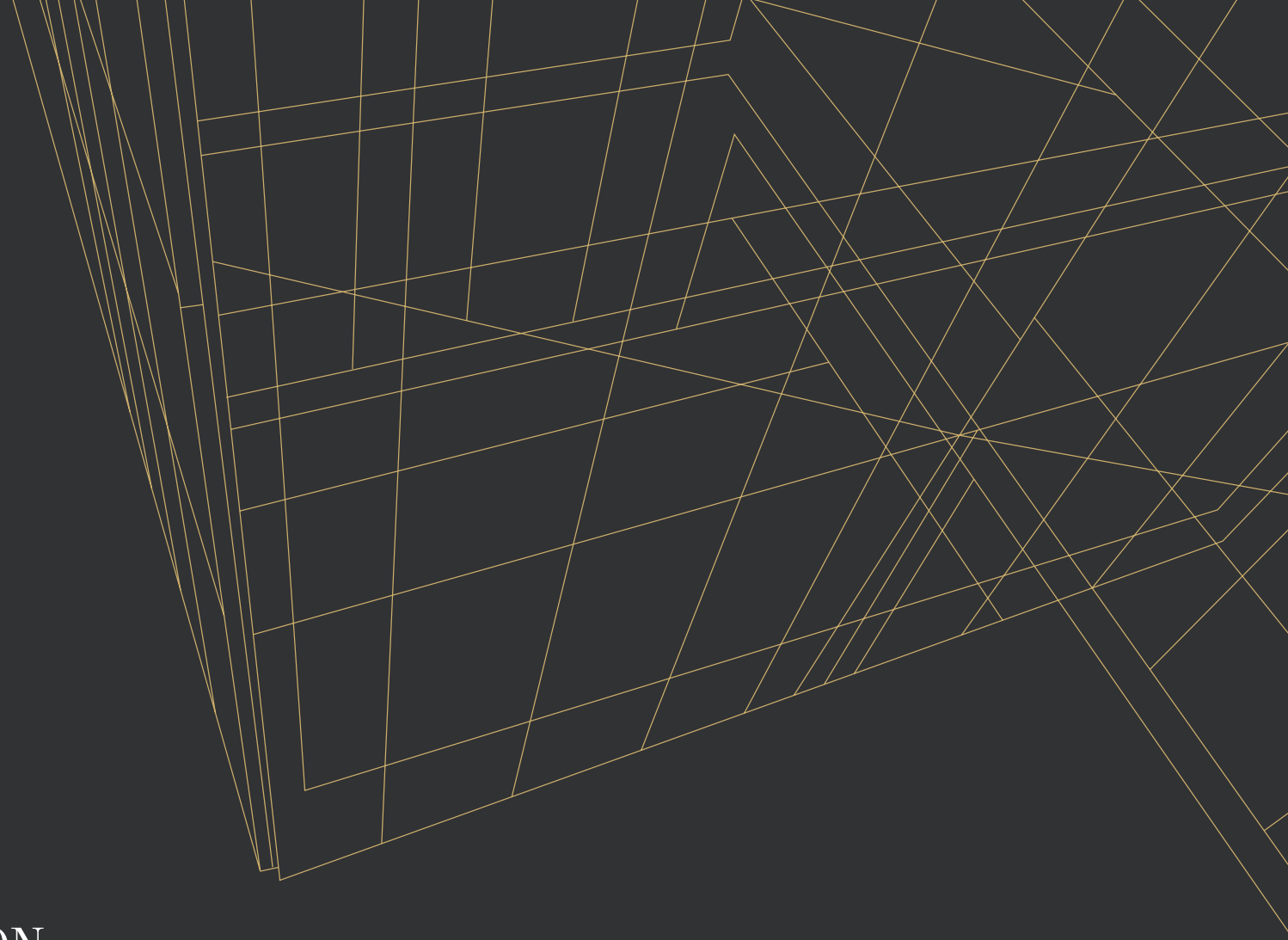
- 35 total airlines connecting to 93 non-stop domestic and 30 international destinations
- More than 87,300 direct jobs
- $3.6B+ direct earnings
- $442M+ state/local taxes
- 50.8 MM passengers in 2023, 10% up from 2022
- 2024 cargo on track for four-year high (up 6.5% YTD)



$12.4B+	58.4K	$4B+
IN BUSINESS OUTPUT	JOBS GENERATED	IN LABOR INCOME

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



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