OFFERING MEMORANDUM

THE KENNETH

24 Unit One Block from Climate Pledge Arena

$179K/Unit | $317/SF | 6.02% Cap Rate | Lower Queen Anne



307 QUEEN ANNE AVE N, SEATTLE, WA 98109

Kidder Mathews

Exclusively Listed by

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



Section 01

EXECUTIVE SUMMARY



The Kenneth

Kidder Mathews

THE KENNETH

OFFERING SUMMARY

PRICE	$4,295,000
PRICE PER UNIT	$178,958
PRICE PER SF	$317
CAP RATE	6.02%
OFFER DATE	To be Announced

PROPERTY SUMMARY

ADDRESS	307 Queen Anne Ave N, Seattle, WA 98109
NEIGHBORHOOD	Lower Queen Anne
TOTAL UNITS	24
AVG. UNIT SIZE	564 SF
NET RENTABLE SF	13,545 SF
STORIES	3
YEAR BUILT	1925
YEAR RENOVATED	1991
PARKING	6 Surface Stalls ($175–$200/mo)
LAUNDRY	On-site
PARCEL SIZE	7,200 SF
PARCEL NO.	198920-1069
ZONING	SM-UP 85 (M)



RESIDENTIAL UNIT SUMMARY

				In-Place Rent			Market Rent		
Type	Units	Avg SF	Total SF	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent
Efficiency	3	300	900	$1,163	$3.88	$41,856	$1,275	$4.25	$45,900
Studio	9	525	4,725	$1,226	$2.33	$132,360	$1,475	$2.81	$159,300
1x1	12	660	7,920	$1,551	$2.35	$223,292	$1,795	$2.72	$258,480
Total/Average	**24**	**564**	**13,545**	**$1,380**	**$2.45**	**$397,508**	**$1,610**	**$2.85**	**$463,680**

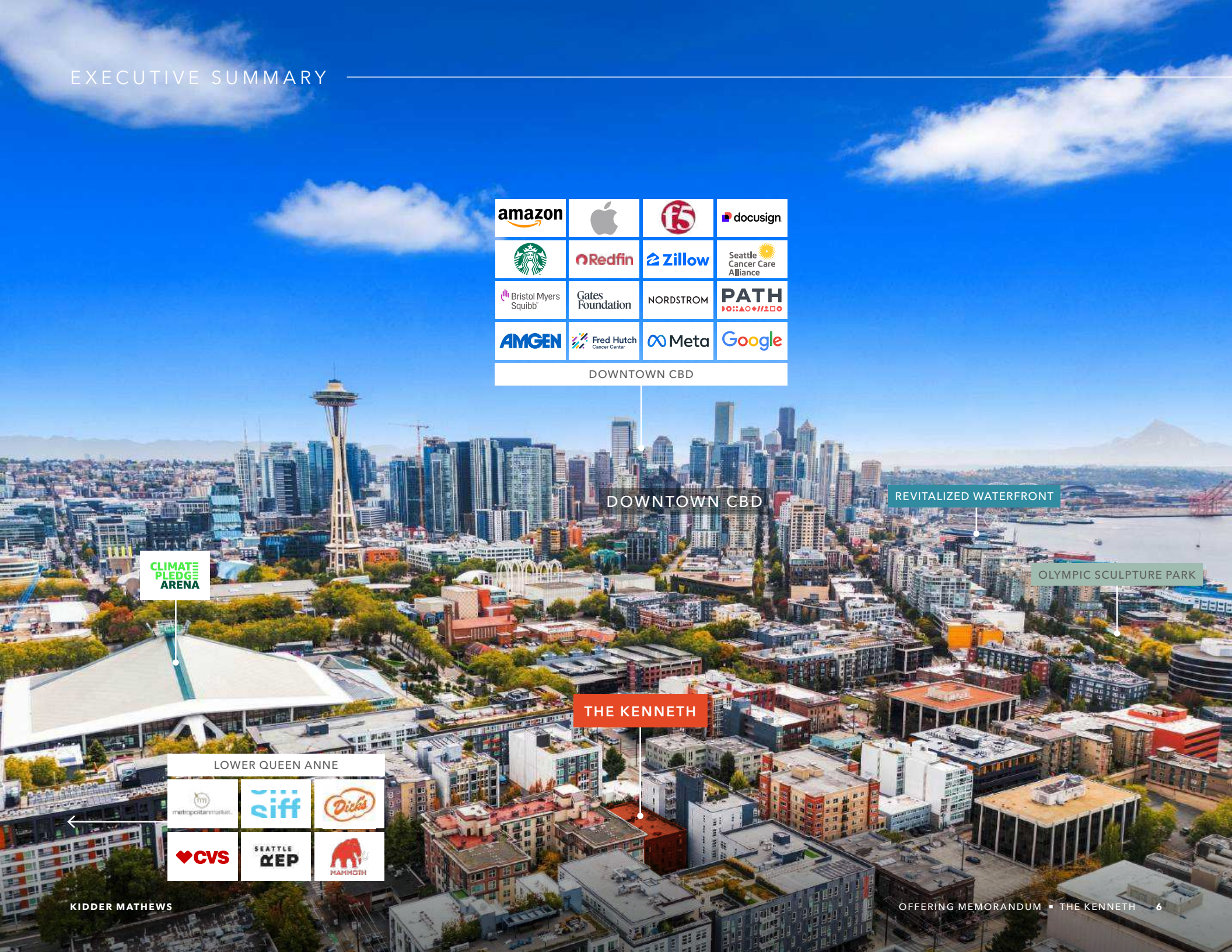
INTEREST ONLY ASSUMABLE LOAN

$2,685,000
LOAN BALANCE

6.85% FULL TERM I/O
RATE

AUGUST 2030
MATURITY




DOWNTOWN CBD
DOWNTOWN CBD
REVITALIZED WATERFRONT
OLYMPIC SCULPTURE PARK
CLIMATE PLEDGE ARENA
THE KENNETH
LOWER QUEEN ANNE

EXCEPTIONAL LOCATION & PROXIMITY TO MAJOR EMPLOYERS & AMENITIES

$1.9M
AVG. HOME PRICE
1-MILE RADIUS (PAST 12-MONTHS)

$187K
AVG. HOUSEHOLD INCOME
1-MILE RADIUS





INVESTMENT HIGHLIGHTS

Seattle's Entertainment Epicenter

One block from Climate Pledge Arena, home of the Kraken, Storm and a targeted 2028-29 NBA team.

Steps from Seattle Center and the Space Needle.

$317/SF & Sub-$200K/Unit

Below comp averages of $355/SF and $215,005/unit.

Original Gothic Collegiate brick and terra cotta, the kind Seattle doesn't build anymore.

The Heavy Lifting Is Done

Updated Square D electrical with breaker panels, no fuses.

Double-pane windows, new boiler (2023) and fire alarm panel (2018).

Primed for Period Renovations

Rents $230/unit below market as-is, about $66,000 a year in upside.

Original hardwoods, millwork and built-ins set up a renovation that pushes rents past market.

Section 02

PROPERTY OVERVIEW




MAGNOLIA
KERRY PARK
CENTENNIAL PARK
QUEEN ANNE
ELLIOT AVE W
THE KENNETH APARTMENTS
1ST AVE N
THOMAS ST
QUEEN ANNE AVE

CONSTRUCTION & MECHANICAL

- Brick veneer, wood-frame construction
- Double-pane windows
- Updated electrical with Square D equipment
- Breaker panels for all units (no fuses)
- Electric baseboard heat
- Separately metered gas
- Gas ranges
- Central hot water: boiler (replaced 2023) and hot water storage tank
- Mixed plumbing
- Fire alarm panel replaced 2018











EXTERIOR PHOTOS









INTERIOR PHOTOS









Section 03

FINANCIALS



The Kenneth

Kidder Mathews

UNIT MIX

RESIDENTIAL UNIT SUMMARY

				In-Place Rent			Market Rent		
Type	Units	Avg SF	Total SF	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent
Efficiency	3	300	900	$1,163	$3.88	$41,856	$1,275	$4.25	$45,900
Studio	9	525	4,725	$1,226	$2.33	$132,360	$1,475	$2.81	$159,300
1x1	12	660	7,920	$1,551	$2.35	$223,292	$1,795	$2.72	$258,480
Total/Average	**24**	**564**	**13,545**	**$1,380**	**$2.45**	**$397,508**	**$1,610**	**$2.85**	**$463,680**



CASHFLOW ANALYSIS

	CURRENT OPERATIONS		MARKET OPERATIONS	
Income	CURRENT RENT + T-12 OTHER INCOME		MARKET INCOME	
Gross Potential Rent	397,508	2.45/SF/Mo	463,680	2.85/SF/Mo
Vacancy	(15,900)	4.0%	(18,547)	4.0%
Bad Debt & Concessions	(3,975)	1.0%	(4,637)	1.0%
Net Rental Income	**377,632**		**440,496**	
Utility Fees	29,750	103/U/Mo	31,206	108/U/Mo
Parking	5,550	231/U	5,717	238/U
Laundry	1,997	83/U	2,057	86/U
Pet	840	35/U	865	36/U
Miscellaneous	5,916	247/U	6,094	254/U
Effective Gross Income	**421,685**		**486,434**	
Expenses	T-12 EXPENSE		T-12 EXPENSE (TRENDED)	
Taxes	52,505	2,188/U	54,080	2,253/U
Insurance	16,165	674/U	16,650	694/U
Utilities	31,891	1,329/U	32,848	1,369/U
R&M	6,107	254/U	6,290	262/U
Contract Services	3,495	146/U	3,599	150/U
Management & Payroll	35,229	8% EGI	36,286	7% EGI
Marketing	1,625	68/U	1,673	70/U
Administration	16,146	673/U	16,630	693/U
Total Expenses	**163,163**	**39% EGI**	**168,058**	**35% EGI**
Expenses/U		6,798/U		7,002/U
Expenses/SF		12/SF		12/SF
Net Operating Income	**258,522**	**10,772/U**	**318,376**	**13,266/U**

MARKET OPERATIONS NOTES & ASSUMPTIONS

INCOME

GROSS POTENTIAL RENT	**Current Income:** Stabilized income reflects vacancies are assumed to be filled at average in-place rates of like-kind units. **Market Income:** Assumes all current leases are renewed or relet at market rents based on the Rent Comparable Study (RCS) Provided.
VACANCY	As of September 14, 2026 the property was 96% occupied.
UTILITY FEES	**Current Income:** Based on T12 Operations. **Market Income:** Analysis assumes a 95% recapture rate.
PARKING	Based on T-12 trailing operations; in-line with operations at comparable properties in the Queen Anne submarket.
MISCELLANEOUS	Based on T-12 trailing operations; in-line with operations at comparable properties in the Queen Anne submarket.

EXPENSES

TAXES	Reflects the 2026 tax bill.
INSURANCE	Based on T-12 trailing operations; in-line with operations at comparable properties in the Queen Anne submarket.
UTILITIES	Based on T-12 trailing operations; in-line with operations at comparable properties in the Queen Anne submarket.
R&M	Based on T-12 trailing operations; in-line with operations at comparable properties in the Queen Anne submarket.
CONTRACT SERVICES	Based on T-12 trailing operations; in-line with operations at comparable properties in the Queen Anne submarket.
MANAGEMENT	Based on T-12 trailing operations; in-line with operations at comparable properties in the Queen Anne submarket.
MARKETING	Based on T-12 trailing operations; in-line with operations at comparable properties in the Queen Anne submarket.
ADMIN	Based on T-12 trailing operations; in-line with operations at comparable properties in the Queen Anne submarket.

RENT COMPARABLES

EFFICIENCY

Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
The Kenneth (In-Place)	307 Queen Anne Ave N	Lower Queen Anne	1925	300	$1,163	$3.88
The Kenneth (Market)	307 Queen Anne Ave N	Lower Queen Anne	1925	300	$1,275	$4.25
Centerview	3016 1st Ave	Belltown	1910	350	$1,883	$5.38
Gordon	527 1st Ave N	Lower Queen Anne	1929	370	$1,457	$3.94
306 Queen Anne	306 Queen Anne Ave N	Lower Queen Anne	2014	386	$1,611	$4.17
Arkona	107 1st Ave N	Lower Queen Anne	1900	350	$1,351	$3.86
Averages			**1938**	**364**	**$1,576**	**$4.34**

STUDIO

Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
The Kenneth (In-Place)	307 Queen Anne Ave N	Lower Queen Anne	1925	525	$1,226	$2.33
The Kenneth (Market)	307 Queen Anne Ave N	Lower Queen Anne	1925	525	$1,475	$2.81
Centerview	3016 1st Ave	Belltown	1910	600	$1,857	$3.10
306 Queen Anne	306 Queen Anne Ave N	Lower Queen Anne	2014	524	$1,912	$3.65
Dalmasso	26 Harrison St	Lower Queen Anne	1930	450	$1,225	$2.72
Fionia	109 John St	Lower Queen Anne	1922	470	$1,525	$3.24
Arkona	107 1st Ave N	Lower Queen Anne	1900	475	$1,383	$2.91
Averages			**1935**	**504**	**$1,580**	**$3.12**

RENT COMPARABLES

1X1

Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
The Kenneth (In-Place)	307 Queen Anne Ave N	Lower Queen Anne	1925	660	$1,551	$2.35
The Kenneth (Market)	307 Queen Anne Ave N	Lower Queen Anne	1925	660	$1,795	$2.72
Centerview	3016 1st Ave	Belltown	1910	550	$1,984	$3.61
Gordon	527 1st Ave N	Lower Queen Anne	1929	600	$1,734	$2.89
306 Queen Anne	306 Queen Anne Ave N	Lower Queen Anne	2014	562	$2,046	$3.64
Dalmasso	26 Harrison St	Lower Queen Anne	1930	750	$1,725	$2.30
Fionia	109 John St	Lower Queen Anne	1922	605	$1,795	$2.97
Arkona	107 1st Ave N	Lower Queen Anne	1900	550	$1,624	$2.95
Averages			**1934**	**603**	**$1,818**	**$3.06**



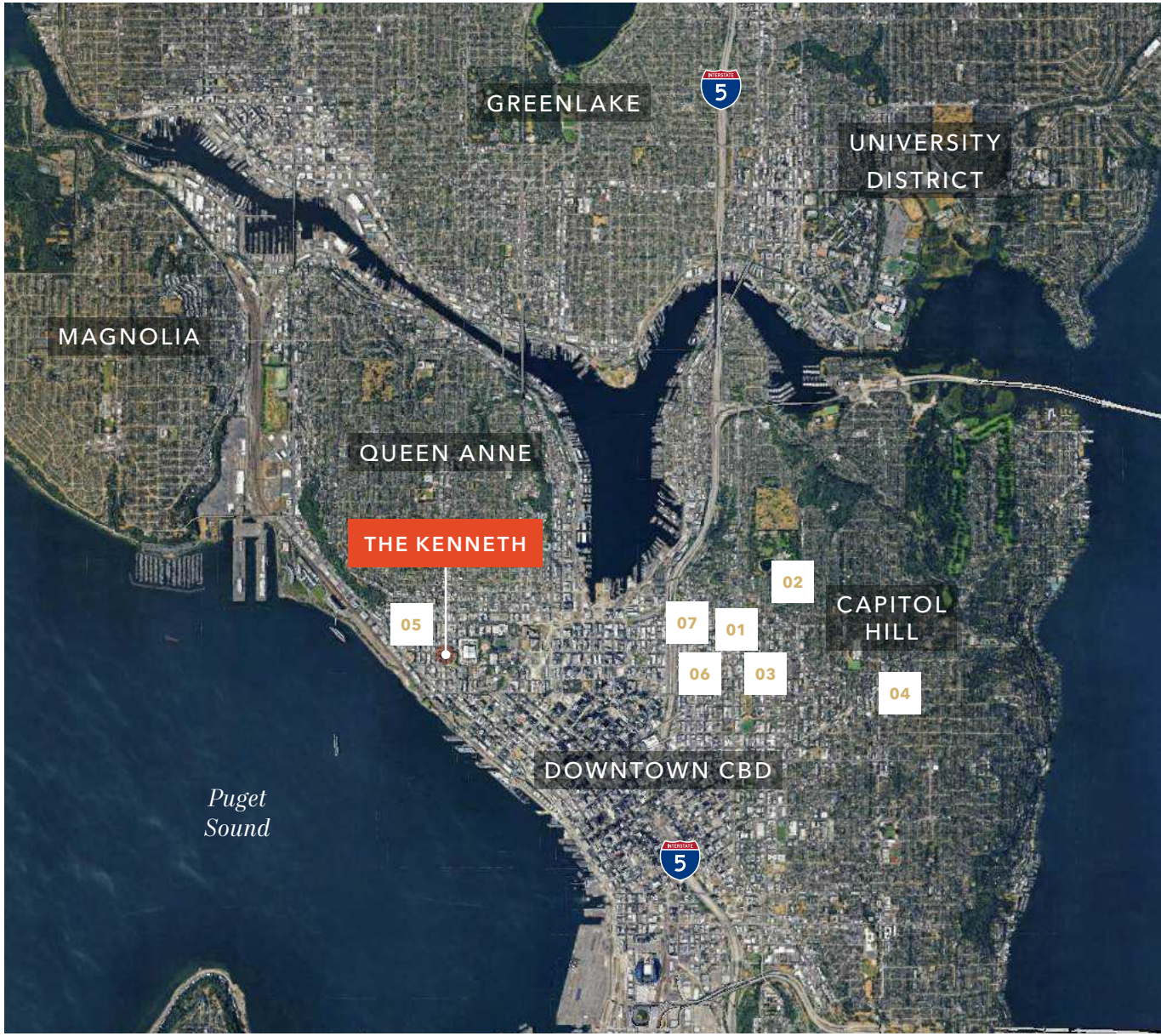
SALE COMPARABLES

	Property Name	Neighborhood	Built	Units	Avg. Unit Size	Sale Date	Price	$/Unit	$/SF
01	**AUSTIN** 409 10th Ave E	Capitol Hill	1928	22	505	3/6/2026	$4,650,000	$211,364	$419
02	**1425 E PROSPECT ST** 1425 E Prospect St	Capitol Hill	1908	10	681	12/19/2025	$2,220,000	$222,000	$326
03	**THE DUBLIN** 1052 E Thomas St	Capitol Hill	1909	29	577	12/9/2025	$6,250,000	$215,517	$373
04	**DENNY** 2424 E Denny Way	Capitol Hill	1950	18	611	9/26/2025	$3,250,000	$180,556	$295
05	**REGAN LEE** 603 3rd Ave W	Lower Queen Anne	1929	24	522	5/20/2025	$5,140,000	$214,167	$411
06	**CARLYLE** 320 Summit Ave E	Capitol Hill	1908	19	769	2/7/2025	$5,000,000	$263,158	$342
07	**MARWOOD** 531 Bellevue Ave E	Capitol Hill	1927	29	619	11/22/2024	$5,750,000	$198,276	$320
	Average		**1923**	**22**	**612**			**$215,005**	**$355**
	THE KENNETH 307 Queen Anne Ave N	Lower Queen Anne	1925	24	564	--	$4,295,000	$178,958	$317

The closest comparable, Regan Lee, sold at $411/SF, 30% above The Kenneth's offering price.



01	AUSTIN	409 10th Ave E
02	1425 E PROSPECT ST	1425 E Prospect St
03	THE DUBLIN	1052 E Thomas St
04	DENNY	2424 E Denny Way
05	REGAN LEE	603 3rd Ave W
06	CARLYLE	320 Summit Ave E
07	MARWOOD	531 Bellevue Ave E



Section 04

LOCATION OVERVIEW



QUEEN ANNE

Queen Anne is one of Seattle's most desirable neighborhoods, located just minutes away from Seattle's downtown core, offering unparalleled access to the city's premier amenities, entertainment, and major employers.

Situated at the heart of Seattle, the Queen Anne neighborhood stands as a vibrant and prestigious community, seamlessly blending historical charm with modern urban living. With landmarks such as the Seattle Center, Climate Pledge Arena, and Kerry Park, Queen Anne emerges as a cultural and entertainment hub, attracting both locals and visitors alike.

Just five minutes north of downtown, Queen Anne provides convenient access to Seattle's bustling downtown core and the major employers in South Lake Union, all supported by excellent public transportation options. The neighborhood offers a superlative quality of life, highlighted by outstanding schools, abundant recreational amenities, and breathtaking panoramic views of the Seattle skyline. Residents enjoy easy access to a myriad of upscale dining, shopping, and entertainment options, making Queen Anne a highly sought-after place to live.

The recent $1.2 billion renovation of Climate Pledge Arena has greatly enhanced the neighborhood, attracting major events and boosting local businesses. As a state-of-the-art venue for sports, concerts, and other large-scale events, it has revitalized the area around the Seattle Center, drawing more visitors and stimulating economic growth.









THE SONICS ARE COMING HOME

An NBA franchise is on track to return to Climate Pledge Arena — one block from The Kenneth.

EXPANSION VOTE PENDING - POTENTIAL 2028-29 DEBUT

2028-29	*41+*	*240+*	*3*	*6 MIN*
TARGET RETURN SEASON	ADDED NBA HOME GAMES	EVENT DAYS A YEAR WITH THE SONICS	MAJOR LEAGUE TEAMS NHL - WNBA - NBA	WALK TO THE ARENA



SEATTLE'S $806M WATERFRONT TRANSFORMATION: A GAME-CHANGER FOR THE CITY

$288M
ONGOING ANNUAL ECONOMIC IMPACT

8M
VISITORS ANNUALLY

2,385
PERMANENT NEW JOBS

Seattle's $806 million Waterfront Seattle Project has reshaped the city's connection to Elliott Bay, creating a world-class public space that links Belltown, Downtown, and the waterfront.

This revitalization includes new parks, cultural attractions, and pedestrian-friendly infrastructure, making it a major draw for residents, businesses, and tourists.

With enhanced walkability, waterfront dining, and year-round public programming, the area has become more vibrant and accessible. The removal of the Alaskan Way Viaduct has opened waterfront views, improved connectivity, and increased urban appeal.

This investment is driving higher foot traffic, tourism, and retail demand, all of which strengthen the multifamily housing market. As Seattle's urban core evolves, the Waterfront Seattle project cements the city as a top-tier destination for living, working, and investing.



EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

DOWNTOWN SEATTLE	**5 MIN DRIVE**
Current Office Space	**108.1M SF**
Office Space Under Dev.	**3.0M SF**
ACCESS TO BELLEVUE	**30 MIN DRIVE**
Current Office Space	**30.9M SF**
Office Space Under Dev.	**2.8M SF**
ACCESS TO REDMOND	**35 MIN DRIVE**
Current Office Space	**17.1M SF**
Office Space Under Dev.	**3.0M SF**
ACCESS TO SOUTH END	**35 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	16.5K	3.3K
2024 REVENUE	EMPLOYEES	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	333K+	21.5K
2024 REVENUE	EMPLOYEES	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	54K+	6.5K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

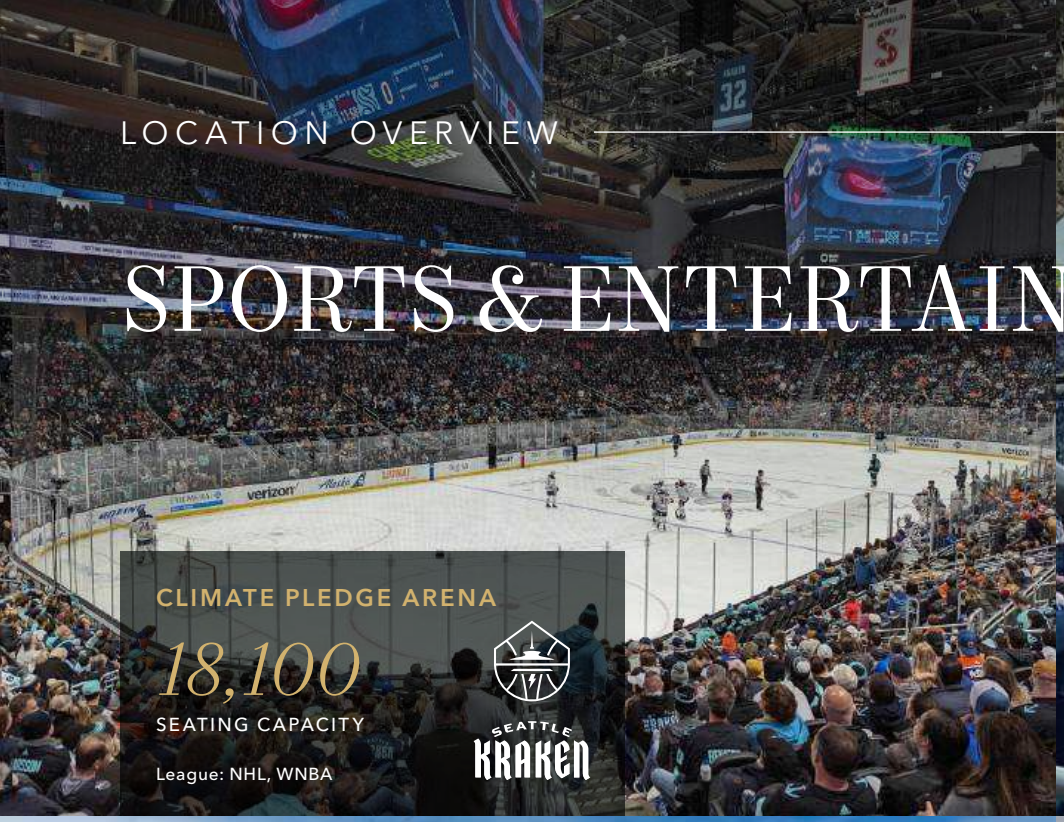
Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate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

Alaska®

$11.7B	26K+	11.4K
2024 REVENUE	EMPLOYEES	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

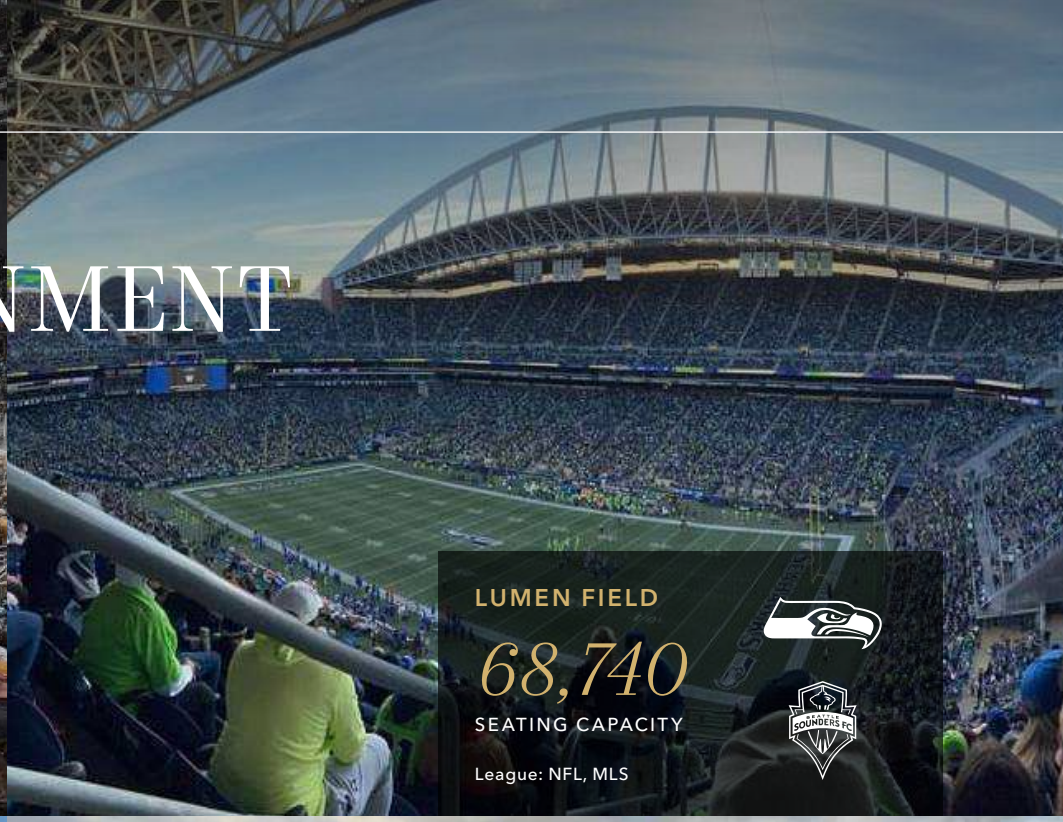


CLIMATE PLEDGE ARENA

18,100

SEATING CAPACITY

League: NHL, WNBA



LUMEN FIELD

68,740

SEATING CAPACITY

League: NFL, MLS

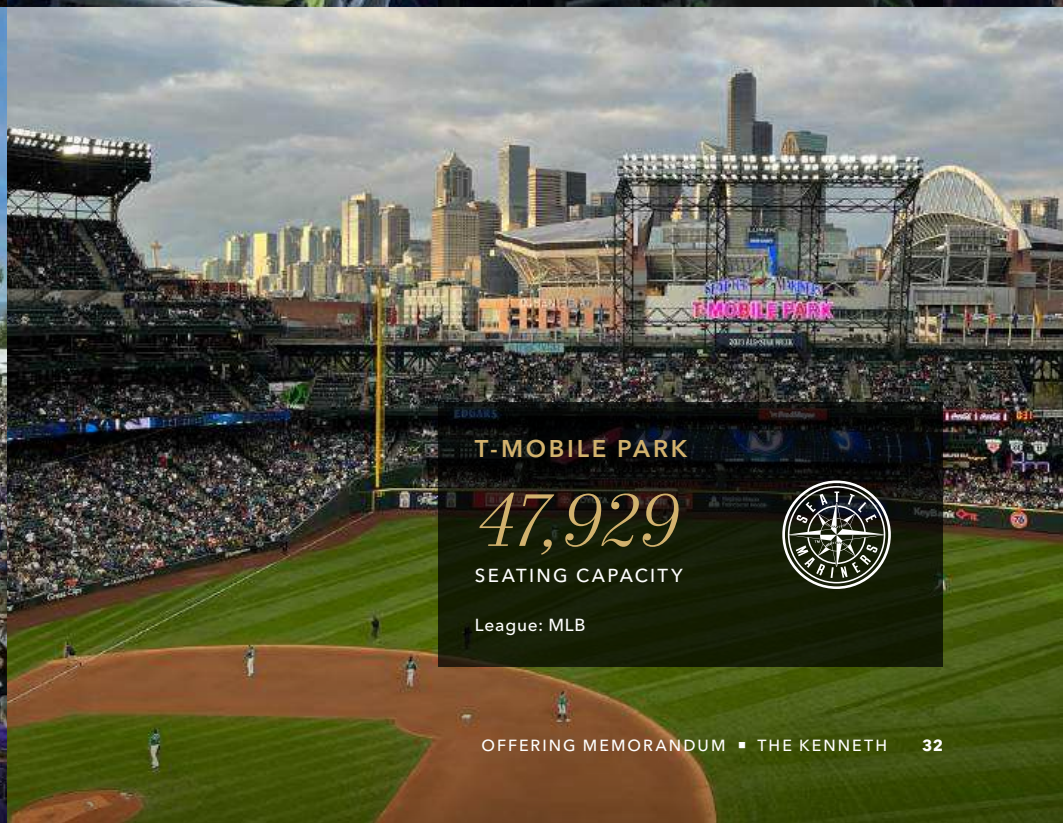


HUSKY STADIUM

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 MOST INNOVATIVE
Among U.S. Public Universities, Reuters

#1 FED. RESEARCH FUNDING
Among U.S. Public Universities

#4 U.S. PUBLIC INSTITUTIONS
Times Higher Education, 2025

#7 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

LOCATION OVERVIEW



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

Exclusively listed by the Simon | Anderson Multifamily Team

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