ARDEN PARK
APARTMENTS

Condo-Built 37 Units
45% NOI Upside in Kent's East Hill

23817 108TH AVE SE, KENT | BUYARDENPARKAPARTMENTS.COM

$6,750,000

Kidder Mathews

Exclusively Listed by

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KIDDER.COM

Kidder Mathews

Section 01

EXECUTIVE SUMMARY

ARDEN PARK
APARTMENTS

Kidder
Mathews

ARDEN PARK
APARTMENTS

OFFERING DETAILS

PRICE	$6,750,000
OFFERS DATE	To be Announced

PROPERTY SUMMARY

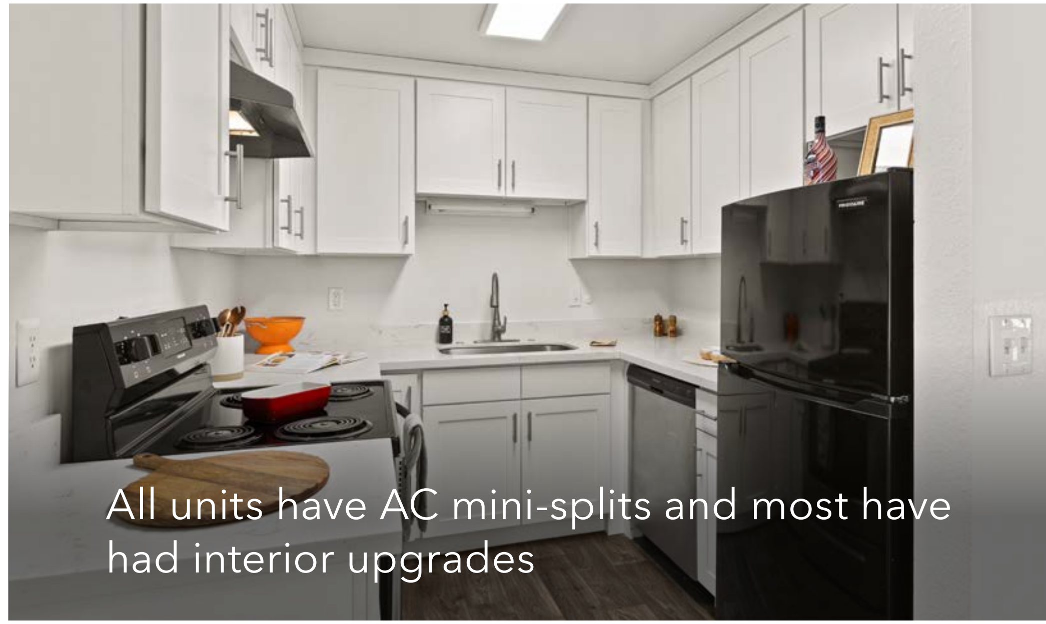
ADDRESS	23817 108th Ave SE
CITY	Kent
TOTAL UNITS	37
AVG. UNIT SIZE	1,039 SF
NET RENTABLE SF	38,428 SF
BUILDINGS	15
STORIES	2
YEAR BUILT	1968
PARCEL SIZE	48,352 SF
ZONING	NR-4A
PARKING	60 Stalls
LAUNDRY	In-unit Washer/Dryers

RESIDENTIAL UNIT MIX

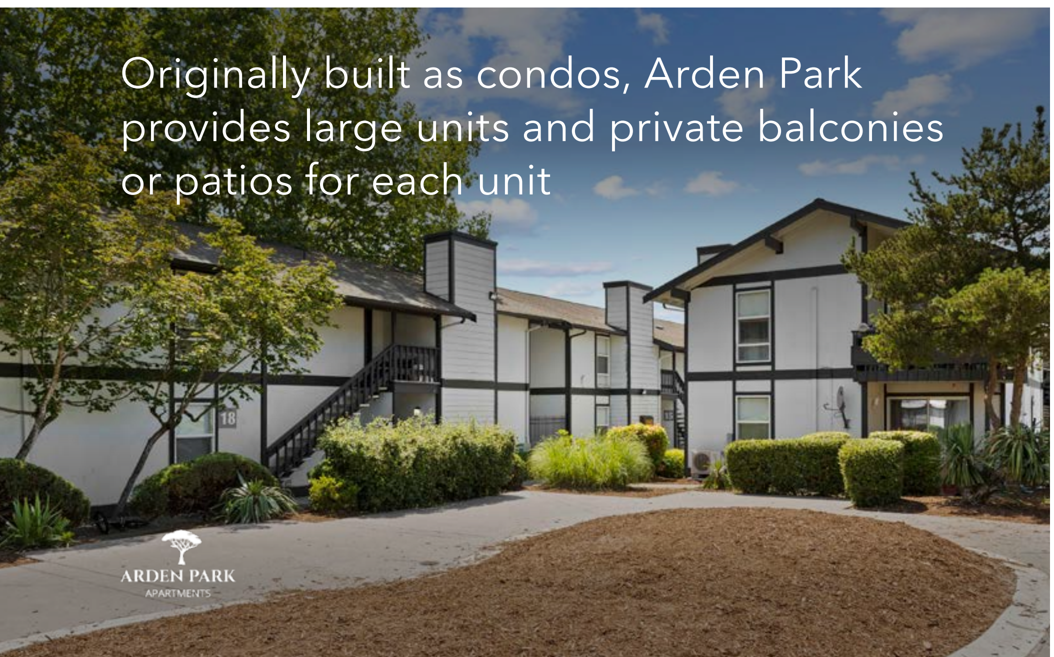
				IN-PLACE			MARKET		
Type	Units	Avg SF	Total SF	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent
1x1 Renovated	1	700	700	$1,680	$2.40	$20,160	$1,680	$2.40	$20,160
2x1	18	1,048	18,864	$1,556	$1.48	$336,109	$1,750	$1.67	$378,000
2x1 Renovated	16	1,048	16,768	$1,643	$1.57	$315,497	$1,875	$1.79	$360,000
3x1	1	1,048	1,048	$1,869	$1.78	$22,428	$1,900	$1.81	$22,800
3x2	1	1,048	1,048	$1,416	$1.35	$16,992	$1,900	$1.81	$22,800
Total/Avg	**37**	**1,039**	**38,428**	**$1,602**	**$1.54**	**$711,186**	**$1,810**	**$1.74**	**$803,760**

INVESTMENT HIGHLIGHTS

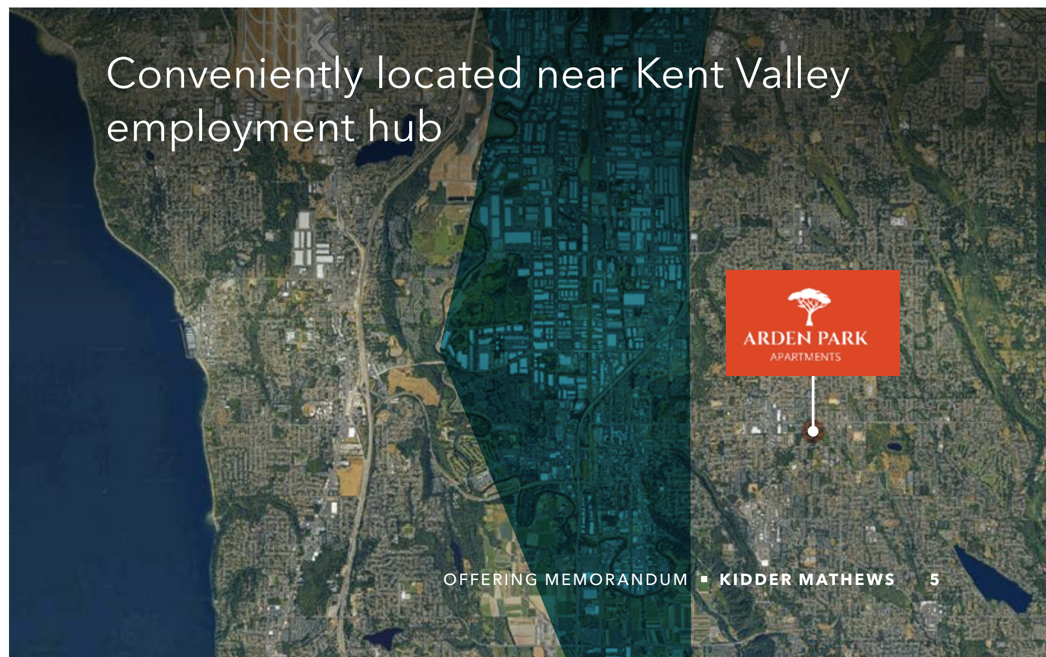
Day 1 operation upside – 45% NOI boost on stabilization



All units have AC mini-splits and most have had interior upgrades



Originally built as condos, Arden Park provides large units and private balconies or patios for each unit



Conveniently located near Kent Valley employment hub

UNIT CHARACTERISTICS

UNIT FEATURES

- Patio/Balconies
- Hardwood Floors
- Ceiling Fans
- Full Size Washer/Dryer in Every Unit
- Mini-split air conditioning
- Efficient Appliances
- Large Closets

COMMUNITY AMENITIES & FEATURES

- On-Site Management
- Off-Street Parking
- Online Rental Payments
- Courtyard
- Pet Friendly
- High-Speed Internet

RENTAL INCOME UPSIDE DEMONSTRATED THROUGH RECENT TRADEOUTS

Recent trade-outs demonstrate 11.5% upside over in-place rents.

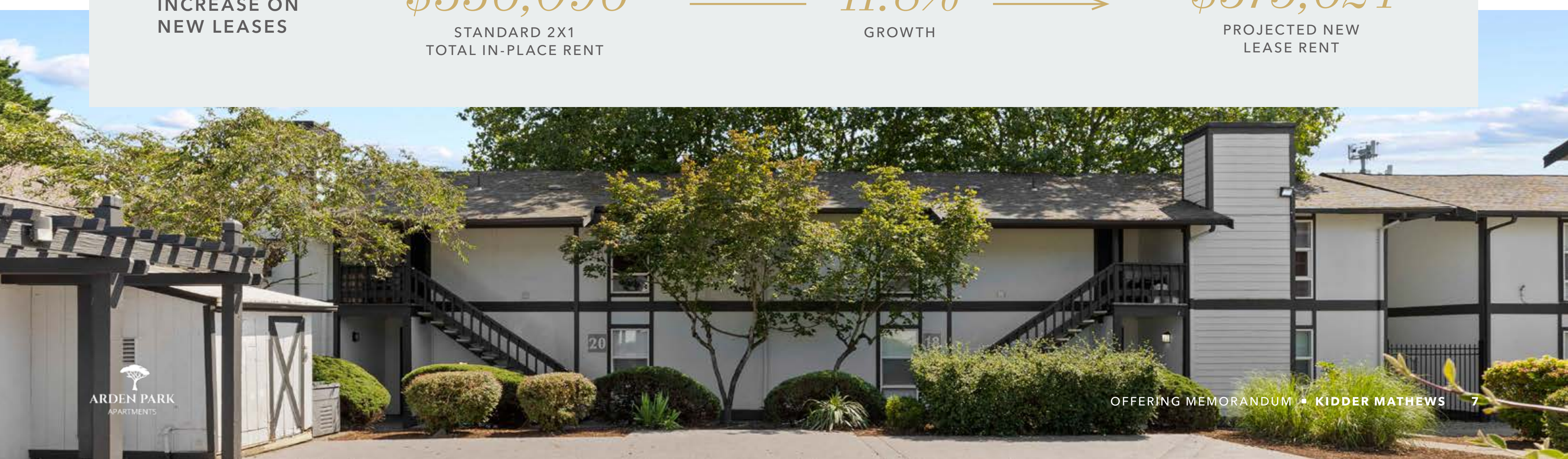
2X1

EXPECTED RENT INCREASE ON NEW LEASES

$336,096
STANDARD 2X1 TOTAL IN-PLACE RENT

11.8%
GROWTH

$375,624
PROJECTED NEW LEASE RENT



CONVENIENT ACCESS TO KENT VALLEY'S *THRIVING INDUSTRIAL HUB*

ARDEN PARK APARTMENTS

Section 02

PROPERTY PHOTOS

ARDEN PARK
APARTMENTS

Kidder Mathews


01
02
03
04
05
14
15
06
13
09
11
12
10
08
07
108TH AVE SE
SE 238TH ST
N
ARDEN PARK
APARTMENTS

EXTERIOR

INTERIOR

LIVING ROOM

KITCHEN

BEDROOM

BATHROOM

Section 03

FINANCIALS

	T-12 OPERATIONS		CURRENT OPERATIONS		MARKET OPERATIONS	
Income	T-12 INCOME		CURRENT INCOME		MARKET INCOME	
Gross Potential Rent	737,929	1.60/SF/Mo	761,526	1.65/SF/Mo	803,760	1.74/SF/Mo
Vacancy	(91,697)	12.4%	(38,076)	5.0%	(40,188)	5.0%
Bad Debt & Concessions	(10,391)	1.4%	(15,231)	2.0%	(16,075)	2.0%
Net Rental Income	**635,841**		**708,219**		**747,497**	
Utility Fees	69,709	157/U/Mo	73,815	166/U/Mo	73,815	166/U/Mo
Parking	4,916	133/U	4,916	133/U	5,063	137/U
Pet	840	23/U	840	23/U	865	23/U
Miscellaneous	20,917	565/U	20,917	565/U	20,917	565/U
Effective Gross Income	**732,223**		**808,707**		**848,157**	
Expenses	T-12 EXPENSES		CURRENT EXPENSES		MARKET EXPENSES	
Taxes	89,421	2,417/U	88,600	2,395/U	91,258	2,466/U
Insurance	56,133	1,517/U	29,600	800/U	30,488	824/U
Utilities	52,123	1,409/U	52,123	1,409/U	53,686	1,451/U
R&M	9,069	245/U	9,069	245/U	9,341	252/U
Contract Services	68,707	1,857/U	36,000	973/U	37,080	1,002/U
Turnover	8,720	236/U	8,720	236/U	8,982	243/U
Management	21,416	3% EGI	24,261	3% EGI	25,445	3% EGI
Payroll	56,855	1,537/U	84,000	2,270/U	86,520	2,338/U
Marketing	12,202	330/U	12,202	330/U	12,568	340/U
Administration	19,103	516/U	19,103	516/U	19,676	532/U
Legal	24,929	674/U	10,000	270/U	10,300	278/U
Total Expenses	**418,679**	**57% EGI**	**373,679**	**46% EGI**	**385,345**	**45% EGI**
Expenses/U		11,316/U		10,099/U		10,415/U
Expenses/SF		11/SF		10/SF		10/SF
Net Operating Income	**313,544**	**8,474/U**	**435,028**	**11,758/U**	**462,813**	**12,508/U**
Reserves		0/U	9,250	250/U	9,250	250/U
Adjusted Net Operating Income	**313,544**	**8,474/U**	**425,778**	**11,508/U**	**453,563**	**12,258/U**

FINANCIAL 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 have expired and are renewed or relet at market rate rents based on the Rent Comparable Study (RCS) provided.
VACANCY	As of July 9th, 2026 the property was 90% occupied and 92% leased. Analysis assumes a stabilized occupancy rate of 95% throughout the hold period.
BAD DEBT & CONCESSIONS	Based on operations at comparable properties in the East Hill-Meridian submarket, supported by market data from providers such as CoStar, Yardi, etc.
UTILITY FEES	Based on T-12 trailing operations; in-line with operations at comparable properties in the East Hill-Meridian submarket.
PARKING	Based on T-12 trailing operations; in-line with operations at comparable properties in the East Hill-Meridian submarket.
MISC	Based on T-12 trailing operations; in-line with operations at comparable properties in the East Hill-Meridian submarket.

EXPENSES

TAXES	Reflects the 2026 tax bill.
INSURANCE	Assumes market expense of $800 per unit; in-line with operations at comparable properties in the East Hill-Meridian submarket.
UTILITIES	Based on T-12 trailing operations; in-line with operations at comparable properties in the East Hill-Meridian submarket.
R&M	Based on T-12 trailing operations; in-line with operations at comparable properties in the East Hill-Meridian submarket.
CONTRACT SERVICES	Reduction in contract services following increased payroll for on site maintenance staff.
TURNOVER	Based on T-12 trailing operations; in-line with operations at comparable properties in the East Hill-Meridian submarket.
MANAGEMENT	Based on T-12 trailing operations; in-line with operations at comparable properties in the East Hill-Meridian submarket.
PAYROLL	Increased payroll expense reflects addition of on-site maintenance staff. In-line with operations at comparable properties in the East Hill-Meridian submarket.
MARKETING	Based on T-12 trailing operations; in-line with operations at comparable properties in the East Hill-Meridian submarket.
ADMIN	Based on T-12 trailing operations; in-line with operations at comparable properties in the East Hill-Meridian submarket.
LEGAL	Reflects reduction in eviction costs upon property stabilization.

Section 04

COMPARABLES

ARDEN PARK
APARTMENTS

km Kidder Mathews

SALE COMPARABLES

	Property	Built	Units	Residential SF	Avg. Unit Size	Sale Date	Price	$/Unit	$/SF	Cap
01	THE CLIFF APARTMENTS 21833 7th Ave S, Des Moines	1962	23	16,100	700	2/12/2026	$3,260,000	$141,739	$202	4.7%
02	SOUTHWOOD APARTMENTS 121 S 174th St, Burien	1983	99	77,103	779	1/22/2026	$18,125,000	$183,081	$235	4.5%
03	SWISS GABLES APARTMENTS 4620 S 254th Pl, Kent	1969	108	93,520	866	8/28/2025	$23,000,000	$212,963	$246	6.3%
04	DESIE NORTH APARTMENTS 608 S 152nd St, Burien	1988	66	55,878	847	8/14/2025	$13,200,000	$200,000	$236	5.5%
05	STATION FLATS 631 3rd Ave S, Kent	1962	21	15,987	761	6/10/2025	$4,710,000	$224,286	$295	6.0%
06	KENT 5TH AVE APARTMENTS 723 5th Ave S, Kent	1966	25	17,417	697	4/4/2025	$4,950,000	$198,000	$284	6.5%
07	VILLAGE MONTRACHET APARTMENTS 400-500 S 152nd St, Burien	1988	57	48,125	844	2/25/2025	$12,400,000	$217,544	$258	5.7%
	Average	**1974**	**57**		**785**			**$196,802**	**$251**	**5.6%**

COMPARABLES

01 **THE CLIFF APARTMENTS**
21833 7th Ave S, Des Moines

02 **SOUTHWOOD APARTMENTS**
121 S 174th St, Burien

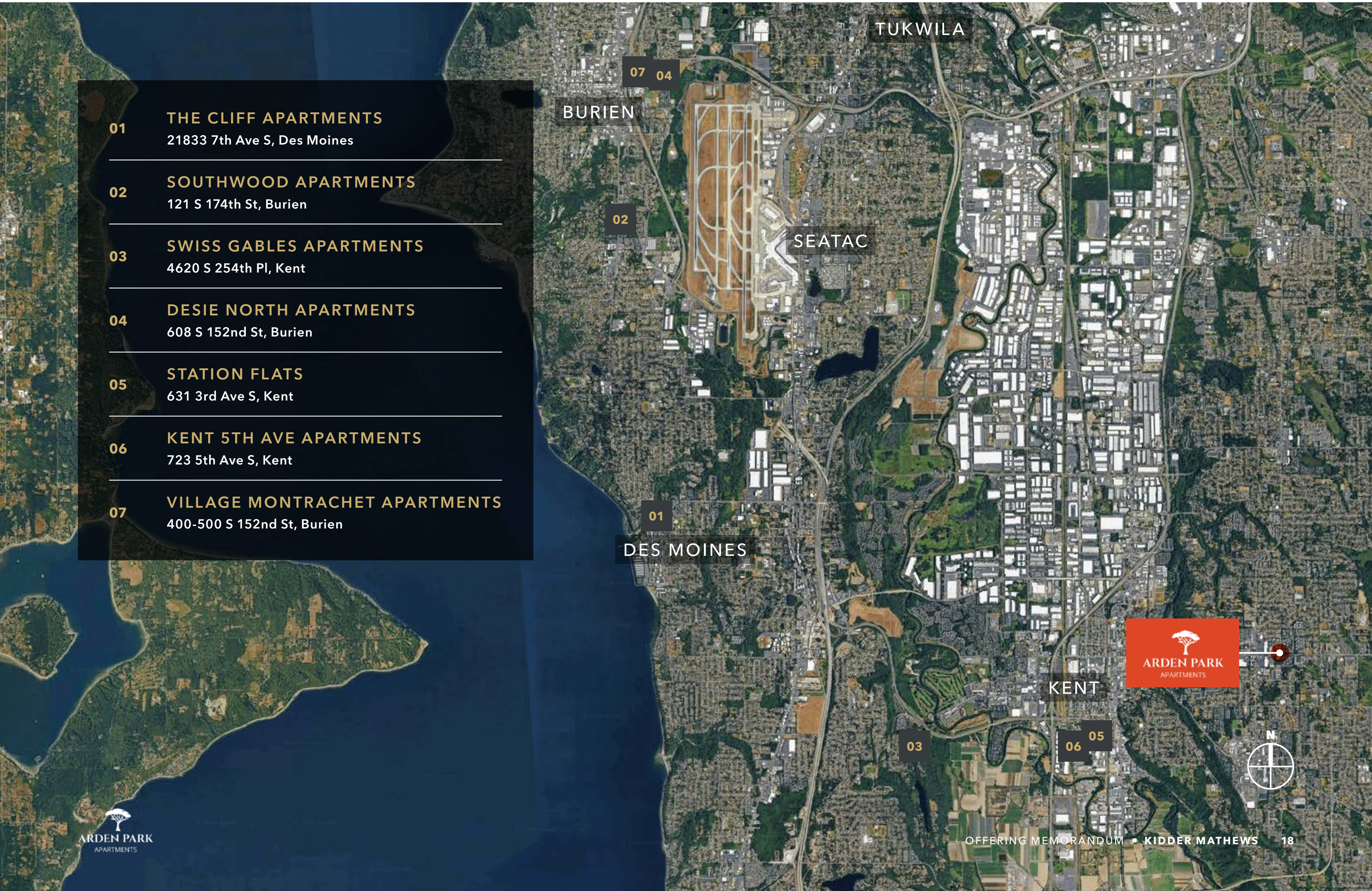
03 **SWISS GABLES APARTMENTS**
4620 S 254th Pl, Kent

04 **DESIE NORTH APARTMENTS**
608 S 152nd St, Burien

05 **STATION FLATS**
631 3rd Ave S, Kent

06 **KENT 5TH AVE APARTMENTS**
723 5th Ave S, Kent

07 **VILLAGE MONTRACHET APARTMENTS**
400-500 S 152nd St, Burien



RENT COMPARABLES

1X1 RENOVATED

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
	ARDEN PARK (IN-PLACE)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**700**	**$1,680**	**$2.40**
	ARDEN PARK (MARKET)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**700**	**$1,680**	**$2.40**
01	KENT MEADOWS	10609 248th Street	Kent	1978	703	$1,550	$2.20
02	TWINCREST	10545 SE 238th Street	East Hill	1978	725	$1,800	$2.48
03	VILLAGE GREEN	10433 SE Kent-Kangley Road	Kent	1967	676	$1,600	$2.37
	Average			**1974**	**701**	**$1,650**	**$2.35**

2X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
	ARDEN PARK (IN-PLACE)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**1,048**	**$1,556**	**$1.48**
	ARDEN PARK (MARKET)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**1,048**	**$1,750**	**$1.67**
01	HIDDEN RIDGE	23810 100th Ave SE	East Hill	1960	750	$1,825	$2.43
02	KENT MEADOWS	10609 248th Street	Kent	1978	825	$1,695	$2.05
03	SUNRISE ESTATES	23612 100th Avenue SE	East Hill	1966	800	$1,625	$2.03
	Average			**1968**	**792**	**$1,715**	**$2.17**

2X1 RENOVATED

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
	ARDEN PARK (IN-PLACE)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**1,048**	**$1,643**	**$1.57**
	ARDEN PARK (MARKET)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**1,048**	**$1,875**	**$1.79**
01	BROOKSIDE	10841 SE Kent-Kangley Road	Kent	1979	900	$1,850	$2.06
02	MERIDIAN GARDEN	13101 SE 240th St	Kent	1989/2018	867	$1,986	$2.29
03	ASHLEY TERRACE	23704 100th Avenue Southeast	East Hill	1991	1,098	$2,025	$1.84
	Average			**1985**	**955**	**$1,954**	**$2.06**

RENT COMPARABLES

3X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
	ARDEN PARK (IN-PLACE)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**1,048**	**$1,869**	**$1.78**
	ARDEN PARK (MARKET)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**1,048**	**$1,900**	**$1.81**
01	ASHLEY TERRACE	23704 100th Avenue Southeast	East Hill	1991	1,406	$2,205	$1.57
02	SUN VISTA	1255 Weiland Street	Kent	1968/1985	1,138	$1,710	$1.50
03	THE LIGHTHOUSE	10710 256th Street	Kent	2002	1,198	$2,466	$2.06
04	VILLAGE GREEN	10433 SE Kent-Kangley Road	Kent	1967	1,026	$2,200	$2.14
	Average			**1987**	**1,192**	**$2,145**	**$1.82**

3X2

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
	ARDEN PARK (IN-PLACE)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**1,048**	**$1,416**	**$1.35**
	ARDEN PARK (MARKET)	**23817 108th Avenue Southeast**	**East Hill**	**1968**	**1,048**	**$1,900**	**$1.81**
01	ASHLEY TERRACE	23704 100th Avenue Southeast	East Hill	1991	1,406	$2,205	$1.57
02	SUN VISTA	1255 Weiland Street	Kent	1968/1985	1,138	$1,710	$1.50
03	VILLAGE GREEN	10433 SE Kent-Kangley Road	Kent	1967	1,026	$2,200	$2.14
	Average			**1979**	**1,190**	**$2,038**	**$1.74**

Section 05

LOCATION OVERVIEW

ARDEN PARK
APARTMENTS

Kidder
Mathews

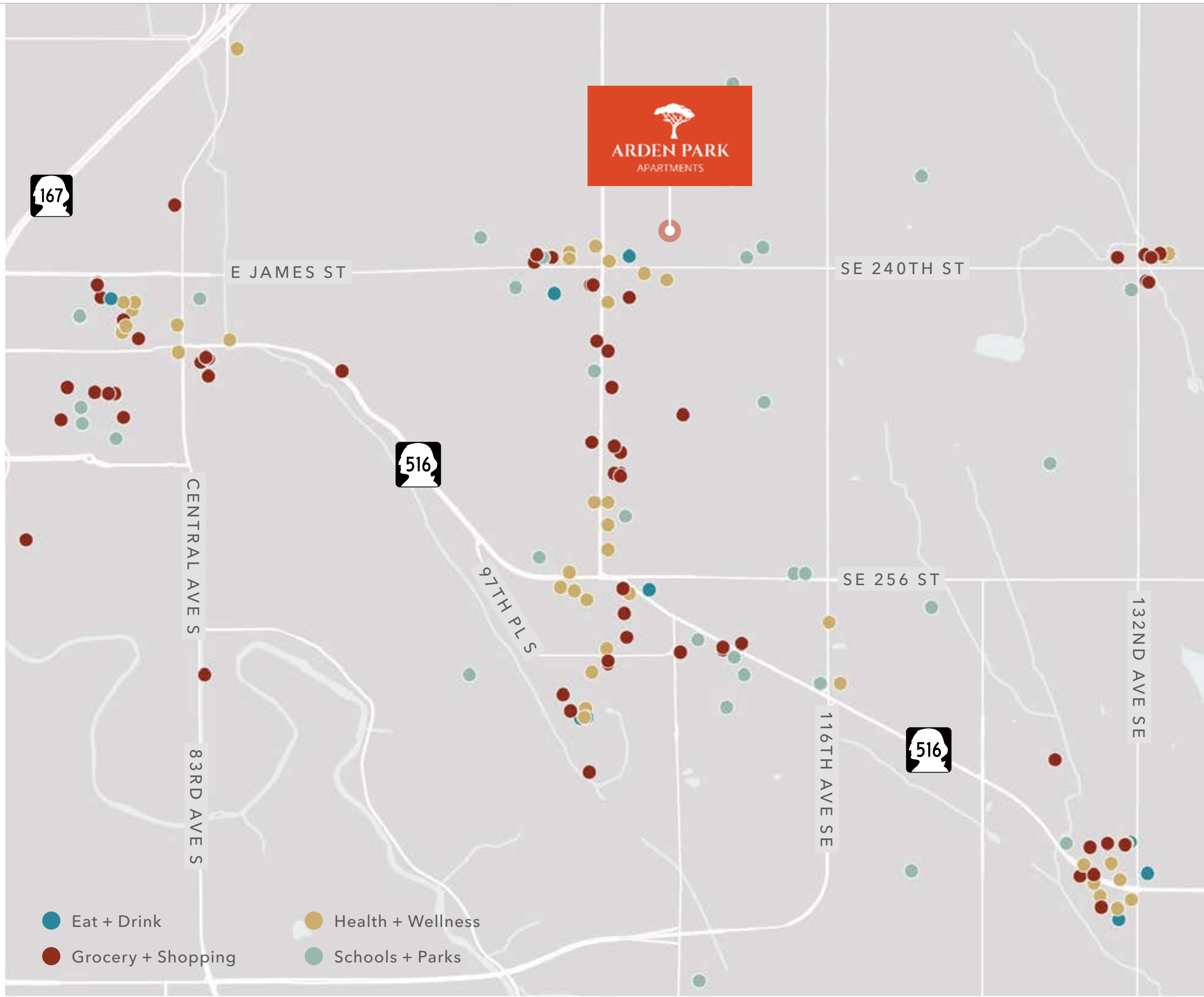
KENT

Kent's economy thrives with global aerospace leaders & key logistics partners fueling its growth.

Kent is a rapidly growing city located in the heart of the Puget Sound region, approximately 20 miles south of Seattle. As the sixth-largest city in the state, Kent is a dynamic economic and industrial hub, known for its strong manufacturing, distribution, and logistics sectors.

Kent has a robust and diversified economy, with a strong presence in aerospace, advanced manufacturing, and technology. Major employers include Blue Origin, Boeing, Amazon, and REI, along with numerous logistics and distribution companies leveraging Kent's strategic location near major highways, rail lines, and the Port of Seattle. The city's Kent Valley Industrial District is one of the largest manufacturing and distribution centers on the West Coast, attracting businesses seeking cost-effective alternatives to Seattle.

Kent boasts a high quality of life with diverse cultural attractions, parks, and recreational opportunities. The city is home to Kent Station, a popular retail and entertainment district, and ShoWare Center, which hosts sporting events and concerts. Outdoor enthusiasts enjoy access to the Green River Trail and Lake Meridian.



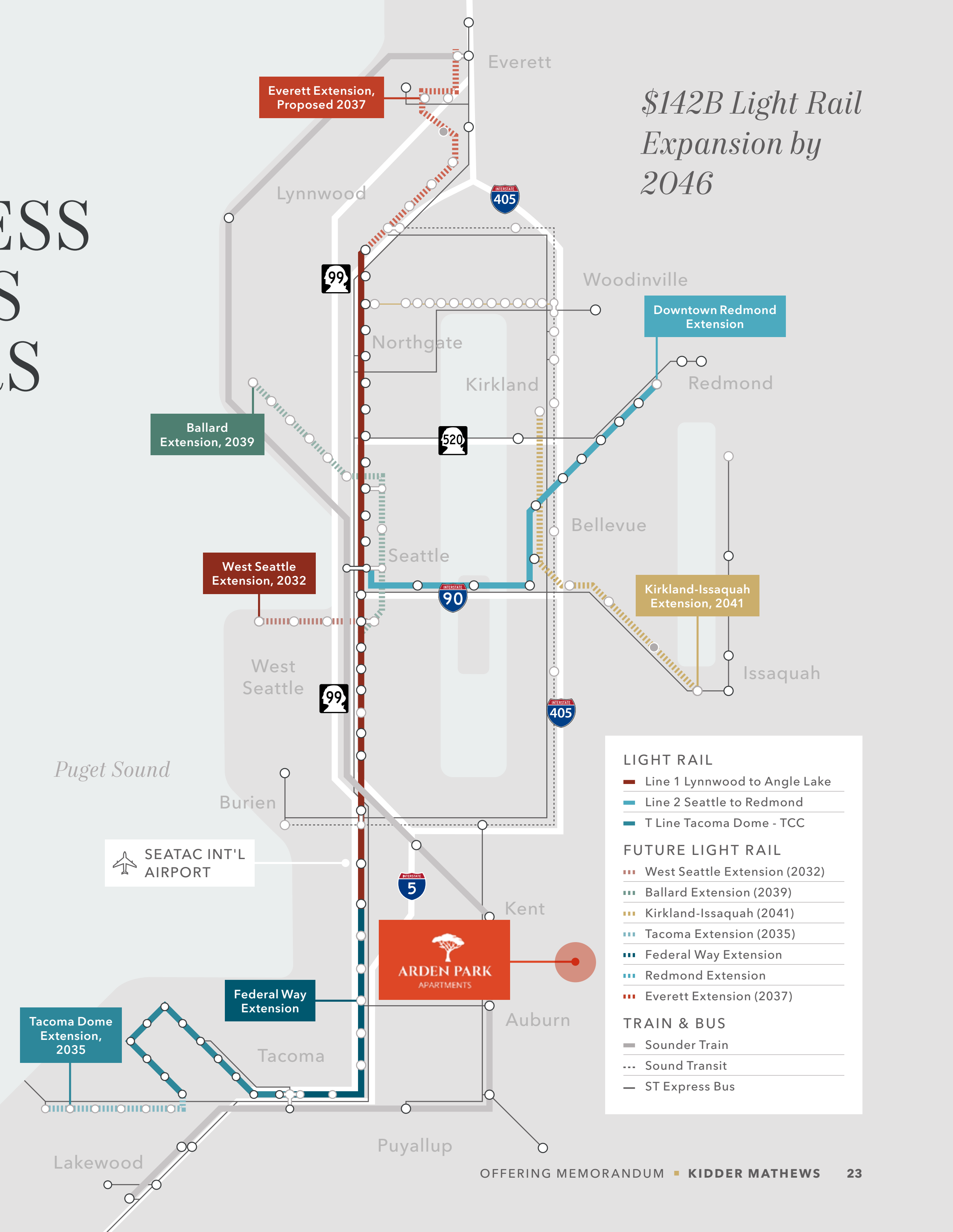
ARDEN PARK
APARTMENTS

LOCATION OVERVIEW

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

ACCESS TO SEATTLE	25 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
ACCESS TO SOUTH END	**5 MIN DRIVE**
Current Office Space / Industrial	16.6M SF
Industrial Space Under Dev.	674K SF

Source: CoStar, US Census Bureau



ARDEN PARK APARTMENTS

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, Apple, Bristol Myers Squibb, Moss Adams, 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, Getty Images, Seattle Children's, AI2

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

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. In January 2025, Amazon reinstated full-time in-office work.

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

LUMEN FIELD

68,740

SEATING CAPACITY

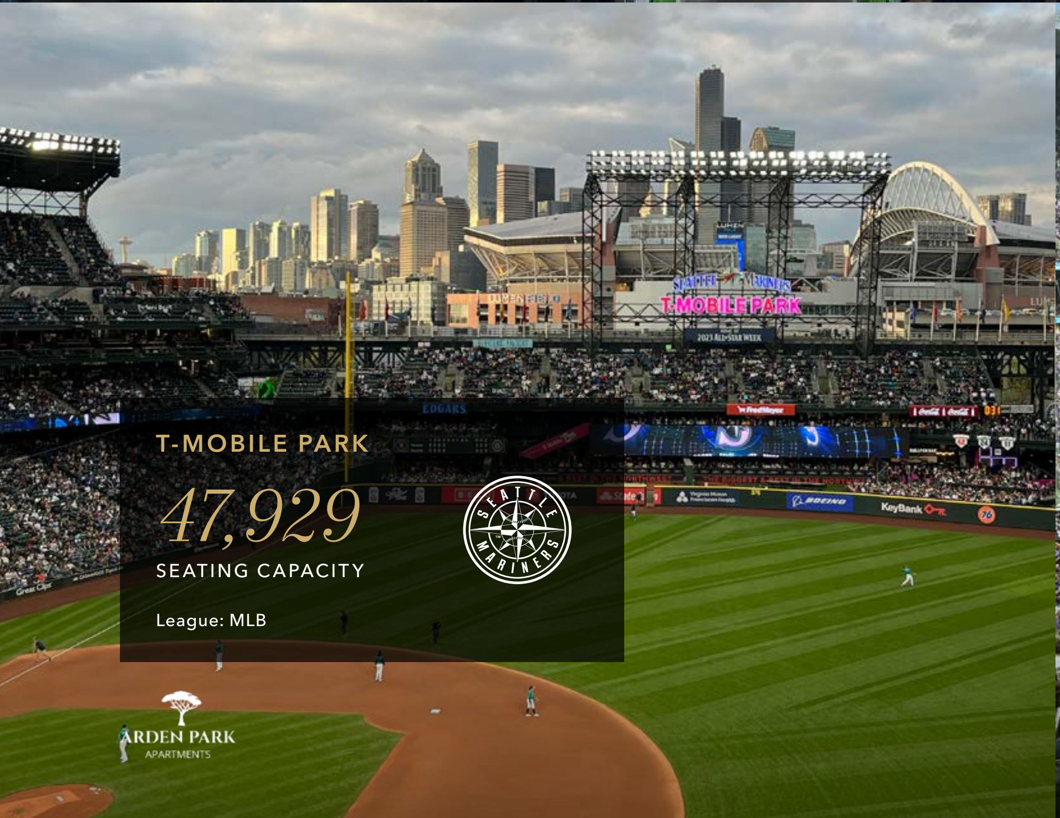
League: NFL, MLS

CLIMATE PLEDGE ARENA

18,100

SEATING CAPACITY

League: NHL, WNBA



T-MOBILE PARK

47,929

SEATING CAPACITY

League: MLB

HUSKY STADIUM

70,138

SEATING CAPACITY

League: NCAA | Big Ten Conference

ARDEN PARK APARTMENTS

LOCATION OVERVIEW

INSTITUTIONS OF HIGHER EDUCATION

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

#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 MOST FUTURE-READY CITY IN THE COUNTRY

UNIVERSITY of WASHINGTON

#1 MOST INNOVATIVE
Among U.S. Public Universities, Reuters

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

#3 U.S. PUBLIC INSTITUTIONS
U.S. News & World Report, 2023

#7 GLOBAL UNIVERSITY RANKING
U.S. News & World Report, 2024

- 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
- Supports or sustains 100,520 jobs – 1 out of every 37 jobs in the state, with an annual economic impact of $15.7B

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

University	Students
Seattle U	7,172 Students
Seattle Pacific	2,662 Students
PLU Pacific Lutheran University	2,600 Students
University of Puget Sound	2,100 Students
Bellevue College	19,134 Students
Northwest University	723 Students
DigiPen Institute of Technology	1,288 Students
Bastyr University	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 Hospital · Research · Foundation
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

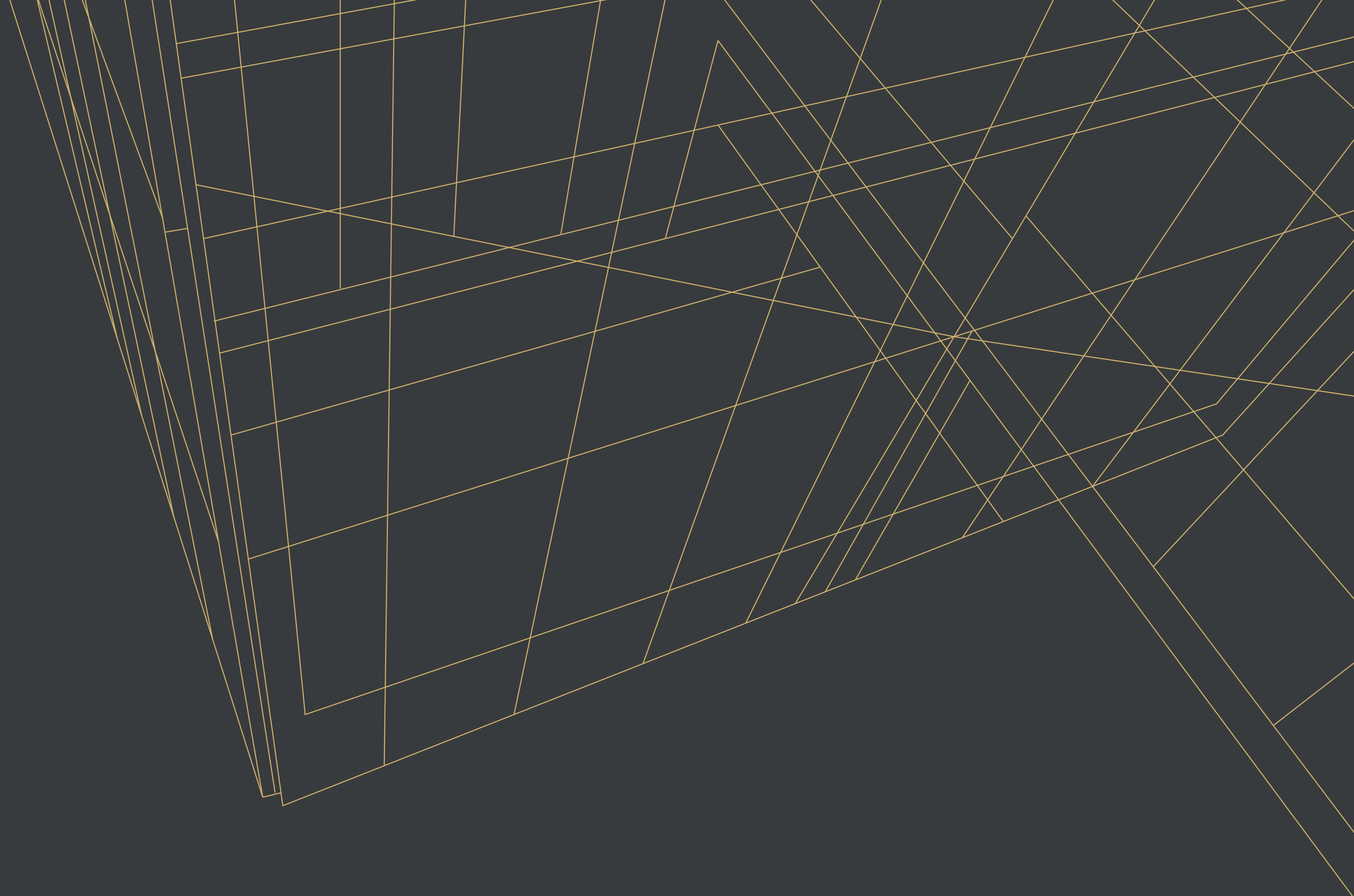
$12.4B+	58.4K	$4B+
IN BUSINESS OUTPUT	JOBS GENERATED	IN LABOR INCOME

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



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