

OFFERING MEMORANDUM

MADISON 2.0

1811 20TH AVE
SEATTLE, WA 98122

*44 Units, 2015 Build
\$102,273/Unit
Madison Valley*

KIDDER.COM



km Kidder
Mathews

Exclusively Listed by
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MULTIFAMILY TEAM**

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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.

EXECUTIVE SUMMARY

Madison 2.0

EXECUTIVE SUMMARY

MADISON 2.0

OFFERING SUMMARY

PRICE	\$4,500,000
OFFER DATE	To be Announced
PRICE PER UNIT	\$102,273
PRICE PER SF	\$413
CAP RATE	6.34%

PROPERTY SUMMARY

ADDRESS	1811 20th Ave, Seattle, WA 98122
NEIGHBORHOOD	Madison Valley
RESIDENTIAL UNITS	44
AVG. UNIT SIZE	247 SF
NET RENTABLE SF	10,885 SF
STORIES	5
PARCEL SIZE	4,800 SF
PARCEL NO.	304320-0175
YEAR BUILT	2015
LAUNDRY	Shared
ZONING	NC2-75 (M1)



RESIDENTIAL UNIT SUMMARY

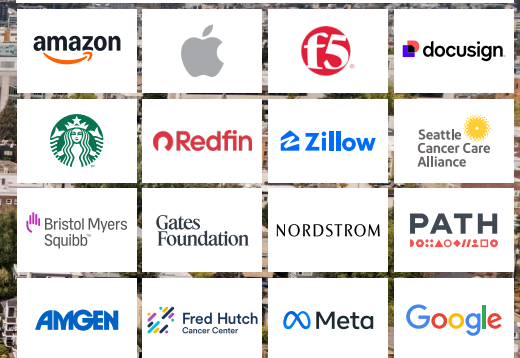
Type	Units	Avg SF	Total SF	In-Place Rent			Market Rent		
				Rent	\$/SF	Annual Rent	Rent	\$/SF	Annual Rent
SEDU	24	179	4,298	\$915	\$5.11	\$263,583	\$980	\$5.47	\$282,240
SEDU-MFTE	8	197	1,579	\$756	\$3.83	\$72,560	\$779	\$3.94	\$74,737
STUDIO	8	387	3,093	\$1,154	\$2.98	\$110,743	\$1,300	\$3.36	\$124,800
LIVE/WORK LOFTS	2	607	1,214	\$2,045	\$3.37	\$49,080	\$2,250	\$3.71	\$54,000
1X1	2	351	701	\$1,075	\$3.07	\$25,800	\$1,200	\$3.42	\$28,800
Total/Average	44	247	10,885	\$988	\$3.99	\$521,765	\$1,069	\$4.32	\$564,577

BENEFITING FROM A PRIME MADISON VALLEY LOCATION

BROADWAY RETAIL CORRIDOR



SEATTLE CBD & SOUTH LAKE UNION



MADISON 2.0



INVESTMENT HIGHLIGHTS



A+ Location

- Walkable to Seattle's best nightlife, dining, and retail
- Blocks from Capitol Hill Light Rail for a direct downtown commute



~\$102,000 Per Unit

- Priced well below replacement cost
- Attractive basis in a supply-constrained submarket



Diminishing Supply Pipeline

- Only 139 units delivering in Capitol Hill
- Limited supply supports rent growth and occupancy



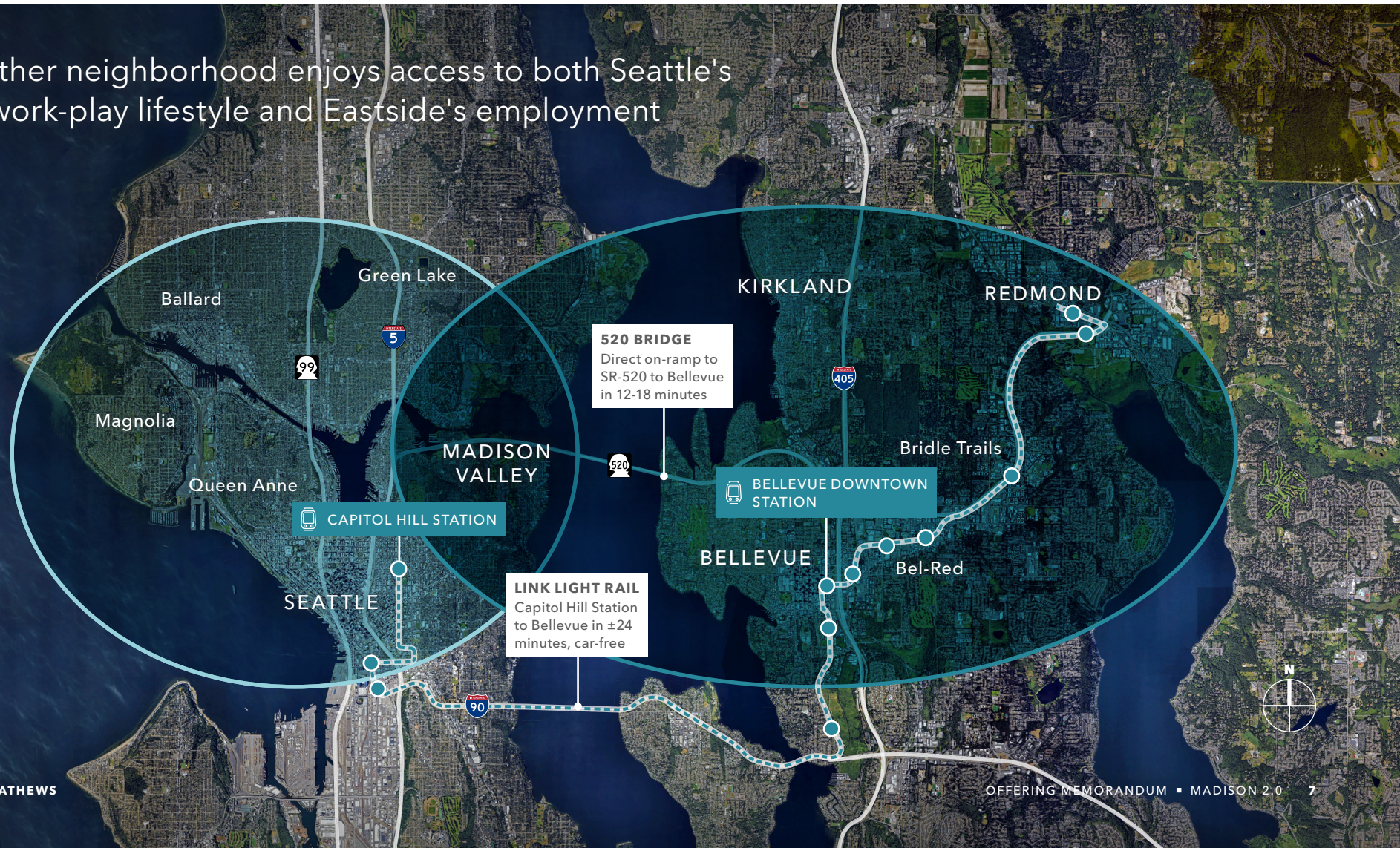
6.34% Cap on Current Operations

- Strong day-one cash flow on in-place income
- 7.42% market cap achievable through lease trade-outs

THE ONLY NEIGHBORHOOD AT THE INTERSECTION OF ALL JOB MARKETS

Madison Valley is the only Seattle neighborhood where a tech worker can live in a quiet, residential neighborhood, walk up to Capitol Hill for brunch on Saturday, and be at their Eastside desk in under 20 minutes on Monday.

No other neighborhood enjoys access to both Seattle's live-work-play lifestyle and Eastside's employment



PROPERTY OVERVIEW

Madison 2.0

PROPERTY OVERVIEW

MADISON 2.0

PROPERTY FEATURES

Large Windows with Great Natural Light

Stainless Steel Appliances

Open Floorplans with Efficient Kitchenettes

Modern Finishes (LVP Flooring & Quartz Countertops)

Lofted Layouts with Ladder Access*

Rooftop Deck with City Views

Communal Kitchen with Full-Size Appliances

Live/Work Lofts with Full Kitchens*

*In select units



PROPERTY OVERVIEW

SPACIOUS LIVE/WORK LOFTS WITH FLOOR TO CEILING WINDOWS



EXTERIOR PHOTOS



INTERIOR PHOTOS



KIDDER MATHEWS



COMMON AREA PHOTOS



FINANCIALS

Madison 2.0

UNIT MIX

RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF	Total SF	In-Place Rent			Market Rent		
				Rent	\$/SF	Annual Rent	Rent	\$/SF	Annual Rent
SEDU	24	179	4,298	\$915	\$5.11	\$263,583	\$980	\$5.47	\$282,240
SEDU-MFTE	8	197	1,579	\$756	\$3.83	\$72,560	\$779	\$3.94	\$74,737
STUDIO	8	387	3,093	\$1,154	\$2.98	\$110,743	\$1,300	\$3.36	\$124,800
LIVE/WORK LOFTS	2	607	1,214	\$2,045	\$3.37	\$49,080	\$2,250	\$3.71	\$54,000
1X1	2	351	701	\$1,075	\$3.07	\$25,800	\$1,200	\$3.42	\$28,800
Total/Average	44	247	10,885	\$988	\$3.99	\$521,765	\$1,069	\$4.32	\$564,577

CASHFLOW ANALYSIS

	CURRENT OPERATIONS		MARKET OPERATIONS	
INCOME	Current Income		Market Income	
Gross Potential Rent	521,765	3.99/SF/Mo	564,577	4.32/SF/Mo
Vacancy	(26,088)	5.0%	(28,229)	5.0%
Bad Debt & Concessions	(20,871)	4.0%	(22,583)	4.0%
Net Rental Income	474,807		513,765	
Utility Fees	29,807	56/U/Mo	33,068	63/U/Mo
Laundry	3,509	80/U	3,614	82/U
Miscellaneous	1,552	35/U	13,200	300/U
Effective Gross Income	509,674		563,648	
EXPENSES	T-12 Expense + 2026 Taxes		Market Expense	
Taxes	34,987	795/U	36,036	819/U
Insurance	14,919	339/U	15,367	349/U
Utilities	42,807	973/U	44,091	1,002/U
R&M	44,060	1,001/U	45,382	1,031/U
Contract Services	13,675	311/U	14,085	320/U
Management	23,355	5% EGI	22,546	4% EGI
Payroll	36,075	820/U	37,157	844/U
Marketing	5,465	124/U	5,629	128/U
Administration	8,990	204/U	9,260	210/U
Total Expenses	224,334	46% EGI	229,554	41% EGI
Expenses/U		5,098/U		5,217/U
Expenses/SF		21/SF		21/SF
Net Operating Income	285,341	6,485/U	334,094	7,593/U

\$4.5M

LIST PRICE

\$102,273

PRICE PER UNIT

6.34%

CAP RATE

7.42%

CAP RATE

MARKET OPERATIONS NOTES & ASSUMPTIONS

INCOME

GROSS POTENTIAL RENT	Current Income Stabilized income: 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	Based on operations at comparable properties in the Capitol Hill submarket, supported by market data from providers such as CoStar, Yardi, etc.
BAD DEBT & CONCESSIONS	Assumes a rate of 4.0% to reflect typical market operations in the Capitol Hill submarket for properties of this size, vintage, and location.
UTILITY FEES	Market Income: Assumes utility recapture rate of 75%
LAUNDRY	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket.
MISCELLANEOUS	Current Income Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket.
	Market Income Based on operations seen at comparable properties in this submarket.

EXPENSES

TAXES	2026 tax bill. Grown at 3% to reflect inflationary pressures during stabilization.
INSURANCE	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket. Grown at 3% to reflect inflationary pressures during stabilization.
UTILITIES	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket. Grown at 3% to reflect inflationary pressures during stabilization.
R&M	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket. Grown at 3% to reflect inflationary pressures during stabilization.
CONTRACT SERVICES	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket. Grown at 3% to reflect inflationary pressures during stabilization.
MANAGEMENT	Market expense reflects a 4% management fee. In-line with operations at comparable properties in the Capitol Hill submarket.
PAYROLL	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket. Grown at 3% to reflect inflationary pressures during stabilization.
MARKETING	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket. Grown at 3% to reflect inflationary pressures during stabilization.
ADMINISTRATION	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket. Grown at 3% to reflect inflationary pressures during stabilization.

RENT COMPARABLES - SEDU

	Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
01	Madison 2.0 (In-Place)	1811 20th Ave	Madison Valley	2015	179	\$915	\$5.11
02	Madison 2.0 (Market)	1811 20th Ave	Madison Valley	2015	179	\$980	\$5.47
03	The Redwood	111 21st Ave E	Madison Valley	2017	248	\$1,175	\$4.74
04	Marion	1305 E Marion St	Capitol Hill	2024	249	\$1,350	\$5.42
05	Vitality on Howell	1420 E Howell St	Capitol Hill	2017	272	\$1,234	\$4.54
06	Avant Apartments	2112 E Denny Way	Madison Valley	2019	280	\$1,320	\$4.71
07	Thomas Street Lofts	308 12th Avenue E	Capitol Hill	2018	255	\$1,250	\$4.90
	Averages			2019	261	\$1,266	\$4.86

RENT COMPARABLES - STUDIO

	Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
01	Madison 2.0 (In-Place)	1811 20th Ave	Madison Valley	2015	387	\$1,154	\$2.98
02	Madison 2.0 (Market)	1811 20th Ave	Madison Valley	2015	387	\$1,300	\$3.36
03	TOD Apartments	120 10th Ave E	Capitol Hill	2018	335	\$1,195	\$3.57
04	The Fifteen	605 15th Ave E	Capitol Hill	2015	391	\$1,550	\$3.96
05	Avant Apartments	2112 E Denny Way	Madison Valley	2019	406	\$1,550	\$3.82
06	Betula House	355 15th Ave E	Capitol Hill	2023	321	\$1,245	\$3.88
	Averages			2019	363	\$1,385	\$3.81

RENT COMPARABLES - 1X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
01	Madison 2.0 (In-Place)	1811 20th Ave	Madison Valley	2015	351	\$1,075	\$3.07
02	Madison 2.0 (Market)	1811 20th Ave	Madison Valley	2015	351	\$1,200	\$3.42
03	The Fifteen	605 15th Ave E	Capitol Hill	2015	558	\$1,995	\$3.58
04	Avant Apartments	2112 E Denny Way	Madison Valley	2019	531	\$1,772	\$3.34
05	Betula House	355 15th Ave E	Capitol Hill	2023	415	\$1,625	\$3.92
06	Thomas Street Lofts	308 12th Avenue E	Capitol Hill	2018	370	\$1,695	\$4.58
07	119 22nd	119 22nd Avenue E	Madison Valley	2023	482	\$1,550	\$3.22
	Averages			2020	471	\$1,727	\$3.72



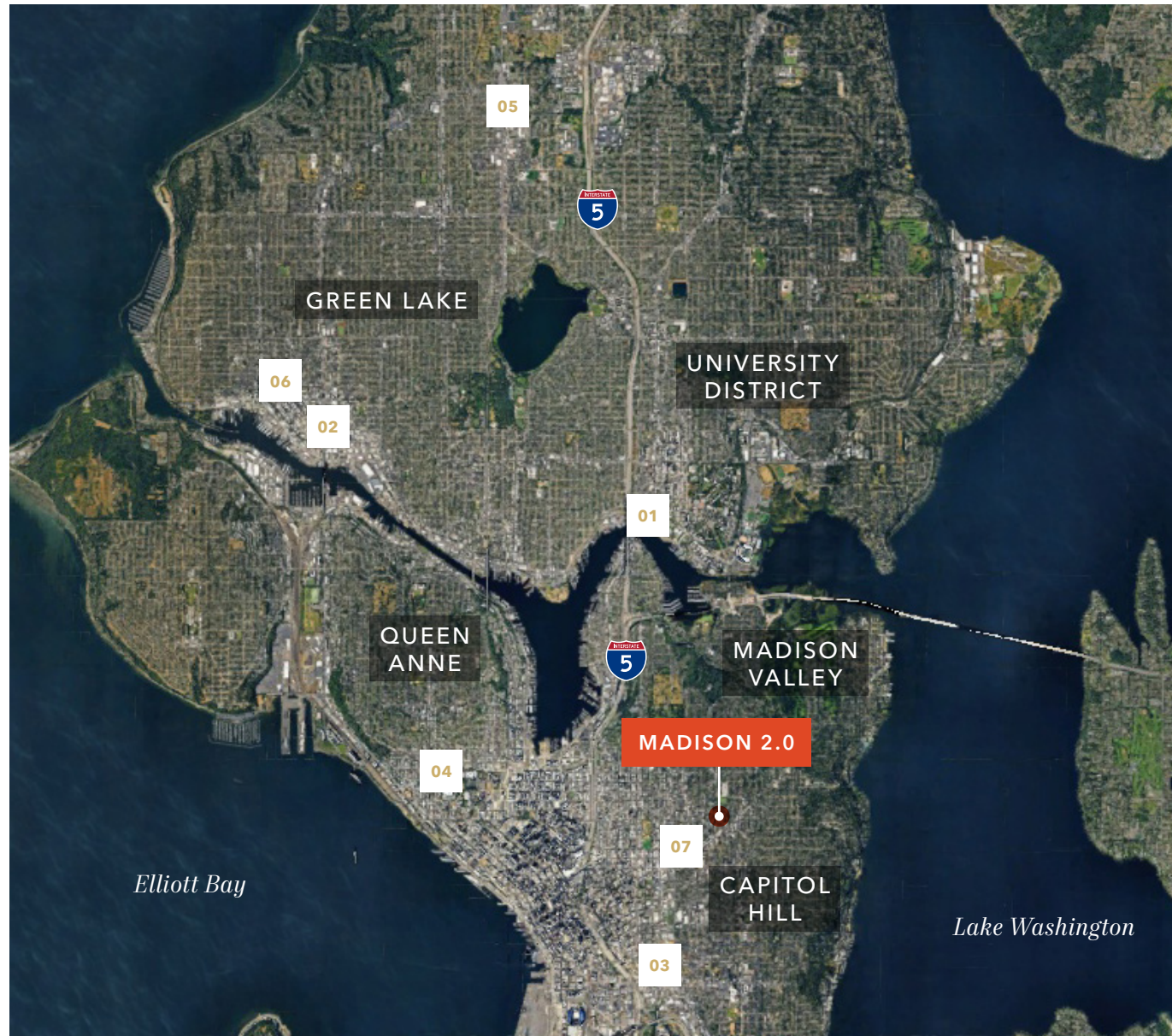
SALE COMPARABLES

	Property Name	Neighborhood	Built	Units	Rentable SF	Avg. Unit Size	Sale Date	Price	\$/Unit	\$/SF
01	U - STUDIOS 4046 8th Ave NE	U-District	2018	24	5,688	237	6/23/2026	\$2,995,200	\$124,800	\$527
02	CHINOOK 1446 NW 53rd St	Ballard	2022	56	19,754	353	6/30/2025	\$10,600,000	\$189,286	\$537
03	SOUND ON 12TH 157 12th Ave	Central District	2025	93	34,168	349	4/15/2025	\$29,000,000	\$311,828	\$849
04	LIVE 801 801 1st Ave N	Queen Anne	2024	36	9,400	261	2/13/2025	\$6,100,000	\$169,444	\$649
05	TURIN APODMENTS 10501 Midvale Ave N	Northgate	2024	65	11,570	178	5/24/2024	\$10,000,000	\$153,846	\$864
06	5902 BALLARD 5902 22nd Ave NW	Ballard	2015	35	5,460	156	12/17/2023	\$4,100,000	\$117,143	\$751
07	OLIVE MICROS 1720 E Olive St	Madison Valley	2013	60	9,660	161	11/30/2023	\$8,200,000	\$136,667	\$849
Average			2020	53		242			\$171,859	\$718
MADISON 2.0 1811 20th Avenue		Madison Valley	2015	44	10,885	247	--	\$4,500,000	\$102,273	\$413

COMPARABLES



- 01 **U - STUDIOS**
4046 8th Ave NE
- 02 **CHINOOK**
1446 NW 53rd St
- 03 **SOUND ON 12TH**
157 12th Ave
- 04 **LIVE 801**
801 1st Ave N
- 05 **TURIN APODMENTS**
10501 Midvale Ave N
- 06 **5902 BALLARD**
5902 22nd Ave NW
- 07 **OLIVE MICROS**
1720 E Olive St



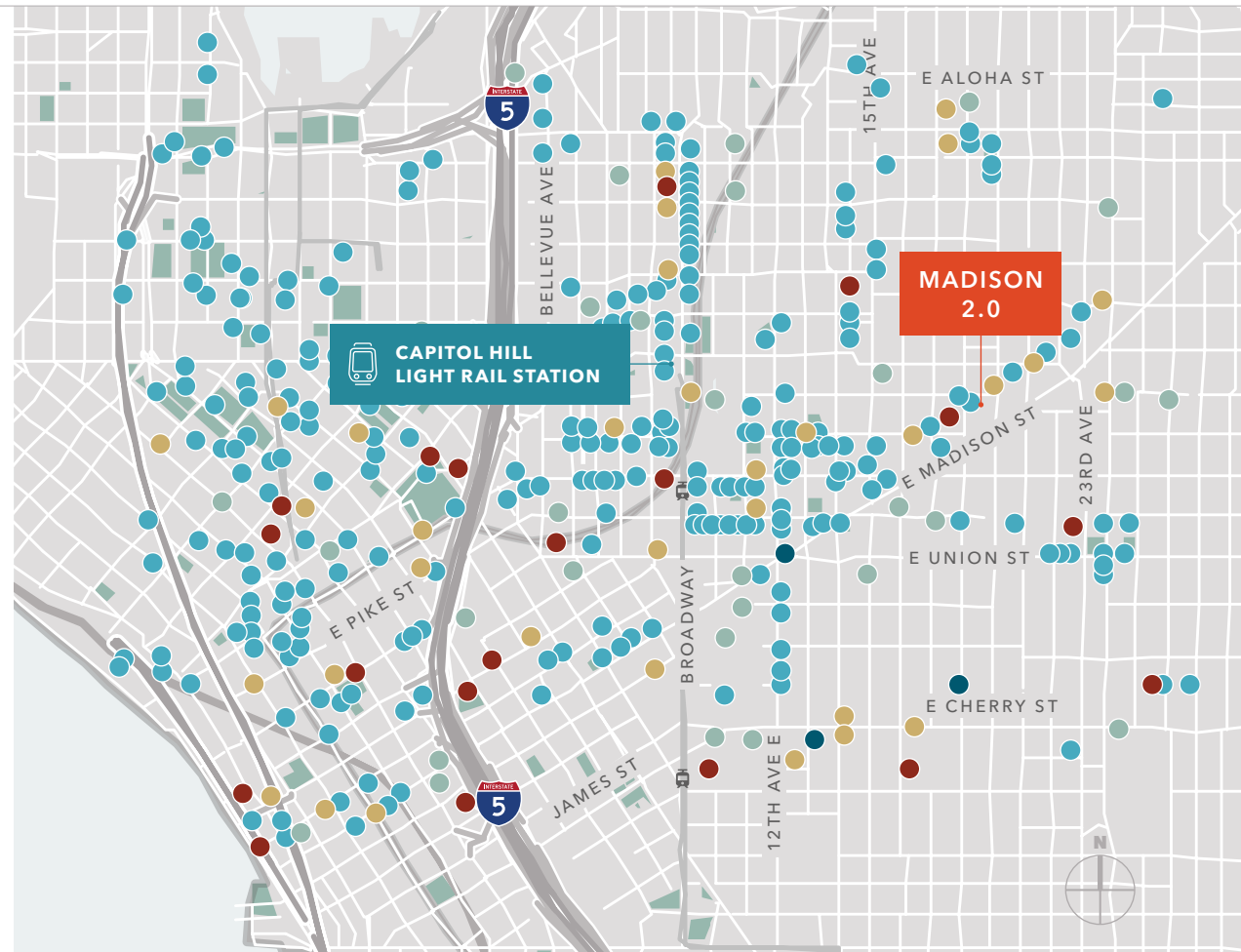
LOCATION OVERVIEW

Madison 2.0

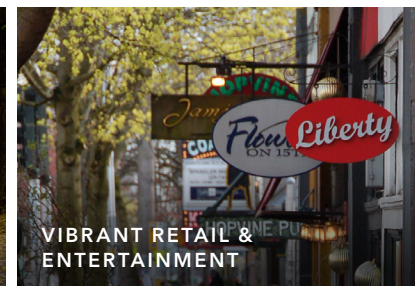
MADISON VALLEY & CAPITOL HILL ARE A PREMIER URBAN LIVING DESTINATION

Renowned for their vibrant culture and dynamic energy, these neighborhoods stand as some of Seattle's most desirable places to live.

This submarket boasts a near-perfect Walk Score, surrounded by eclectic dining, craft breweries, lively music venues, and trendy boutiques—all within easy reach. Its proximity to major employers such as Amazon, Google, Meta, Nordstrom, and the First Hill medical corridor (Swedish, Virginia Mason, and Harborview) fuels strong renter demand and consistently high occupancy rates. Convenient light rail access directly connects tenants to Downtown Seattle and the University of Washington, making this neighborhood equally attractive to students and professionals. As one of Seattle's most resilient rental markets, both neighborhoods continue to benefit from strong rent growth, ensuring long-term investment stability.



● Eat + Drink ● Grocery + Shopping ● Schools + Parks ● Health + Wellness



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.

LOCATION OVERVIEW

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

SEATTLE

10 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

25 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

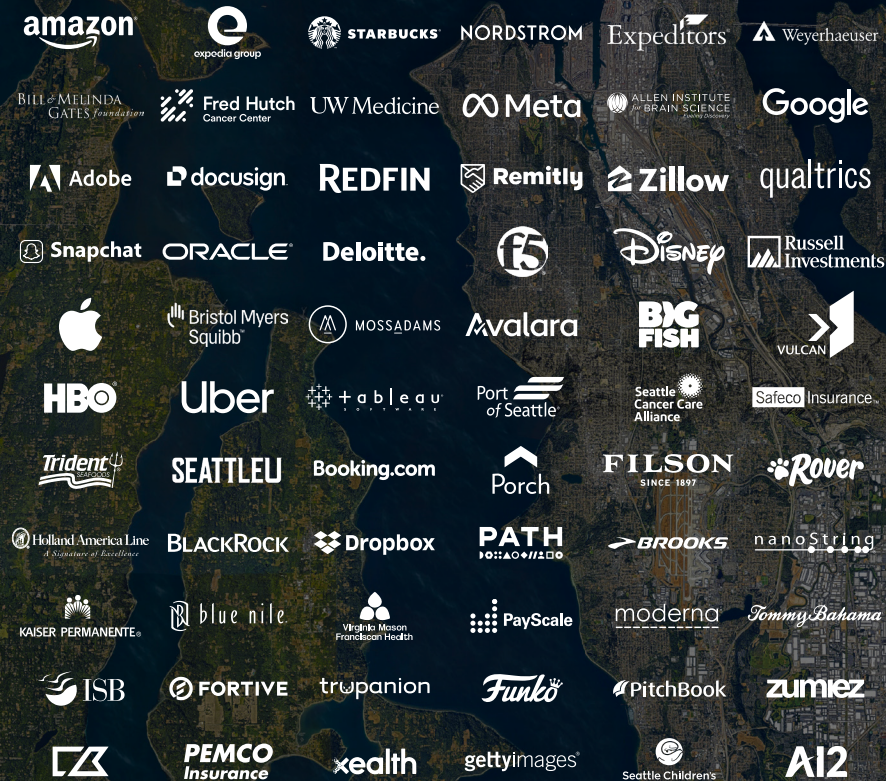
Seattle

108,690,376

TOTAL OFFICE SF

511,688

TOTAL EMPLOYEES



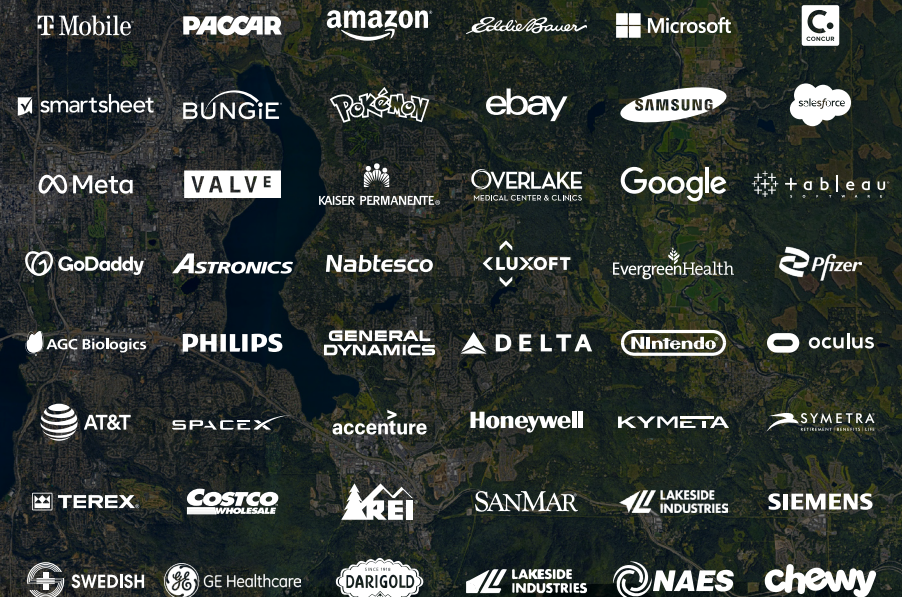
Eastside

77,834,835

TOTAL OFFICE SF

259,322

TOTAL EMPLOYEES



Kent Valley

114,094,059

TOTAL INDUSTRIAL SF

279,560

TOTAL EMPLOYEES



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.



Microsoft

\$245B

2024 REVENUE

228K

EMPLOYEES

55.1K

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

2024 REVENUE

70K

EMPLOYEES

6.6K

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

10K

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.

KIDDER MATHEWS

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.

LOCATION OVERVIEW

SPORTS & ENTERTAINMENT

CLIMATE PLEDGE ARENA

18,100

SEATING CAPACITY

League: NHL, WNBA



SEATTLE
KRACKEN

LUMEN FIELD

68,740

SEATING CAPACITY

League: NFL, MLS



HUSKY STADIUM

70,138

SEATING CAPACITY

League: NCAA | Big Ten Conference



KIDDER MATHEWS

T-MOBILE PARK

47,929

SEATING CAPACITY

League: MLB



LOCATION OVERVIEW

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
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

SEATTLEU

7,172 Students

SEATTLE PACIFIC

2,662 Students

PIU | 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%.

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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