OFFERING MEMORANDUM

THE REPUBLICAN

1819 E REPUBLICAN ST
SEATTLE, WA 98112

27 Charming Units in One of Capitol Hill's Best Pockets

BUYTHEREPUBLICAN.COM

KIDDER.COM

km Kidder Mathews

Exclusively Listed by

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EXECUTIVE SUMMARY

The Republican

THE REPUBLICAN

OFFERING SUMMARY

PRICE	$5,200,000
PRICE PER UNIT	$192,593
CAP RATE	6.1%
OFFER DATE	To be Announced

PROPERTY SUMMARY

ADDRESS	1819 E Republican St, Seattle, WA 98112
NEIGHBORHOOD	Capitol Hill
TOTAL UNITS	27
AVG. UNIT SIZE	505 SF
NET RENTABLE SF	13,630 SF*
STORIES	3
YEAR BUILT	1929
LAUNDRY	Shared (Leased)
STORAGE	26 Units
PARKING	Secured Garage (6 Stalls)
ZONING	LR3 (M2)

*Source: Net rentable square footage as reported in the property manager's rent roll.

RESIDENTIAL UNIT SUMMARY

				In-Place Rent			Market Rent		
Type	Units	Avg SF	Total SF	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent
Studio	13	425	5,525	$1,508	$3.55	$235,205	$1,625	$3.82	$253,500
1x1	14	579	8,105	$1,756	$3.03	$295,020	$1,875	$3.24	$315,000
Total/Average	**27**	**505**	**13,630**	**$1,636**	**$3.24**	**$530,225**	**$1,755**	**$3.48**	**$568,500**

BENEFITING FROM A PRIME *CAPITOL HILL LOCATION*

INVESTMENT HIGHLIGHTS

Residential Capitol Hill

Neighborhood retail on 19th, parks and top schools within blocks, Light Rail west to downtown. The part of the Hill renters settle into rather than pass through.

Timeless Vintage Character

1929 brick with hardwood floors, built-in cabinetry, and French doors. Character new construction can't replicate.

Attractive Basis

27 units at $192,593/unit

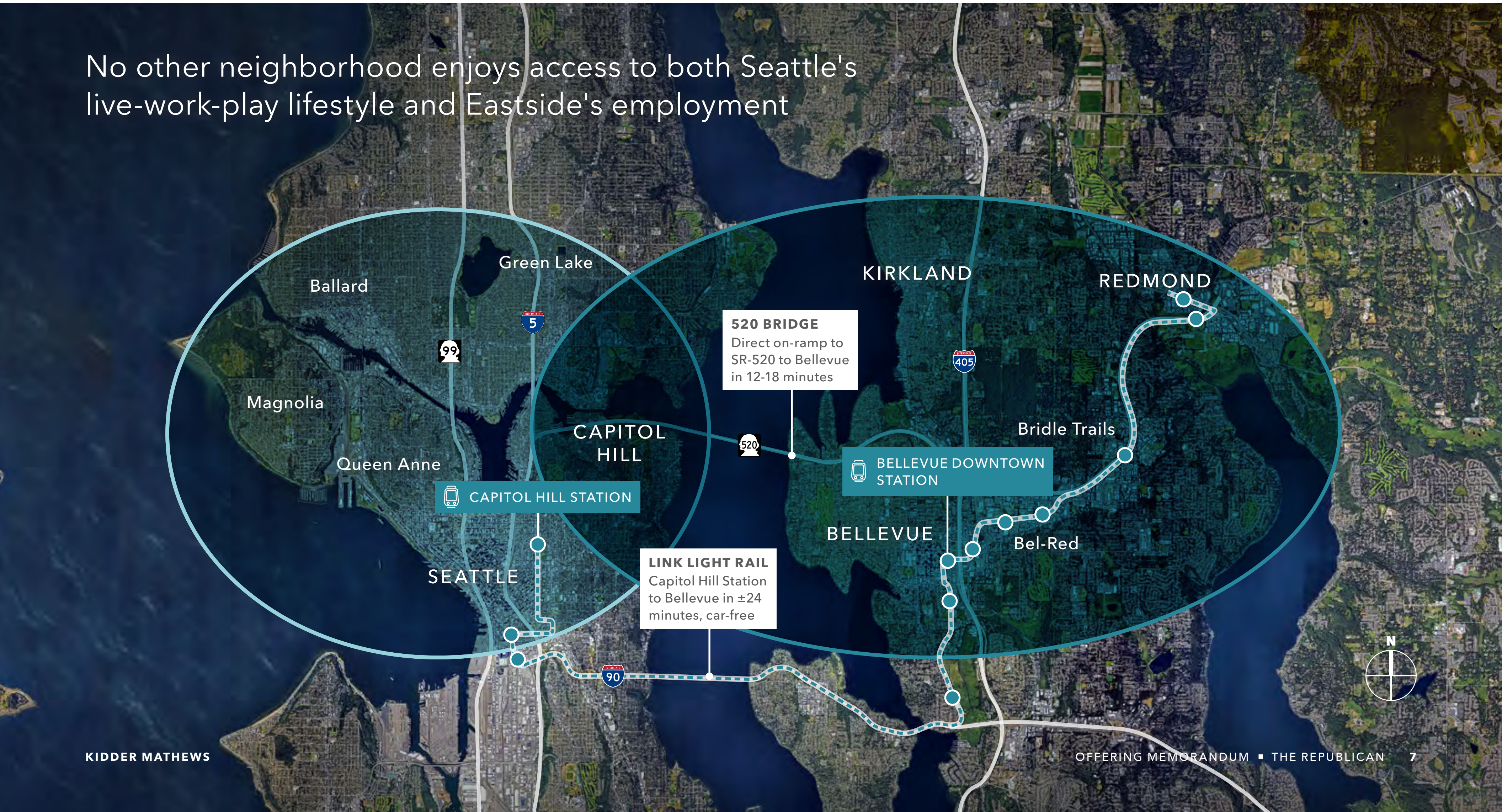
Yield on Day One

6.1% Cap Rate

THE ONLY NEIGHBORHOOD AT THE INTERSECTION OF ALL JOB MARKETS

Capitol Hill is the only Seattle neighborhood where a tech worker can walk to 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



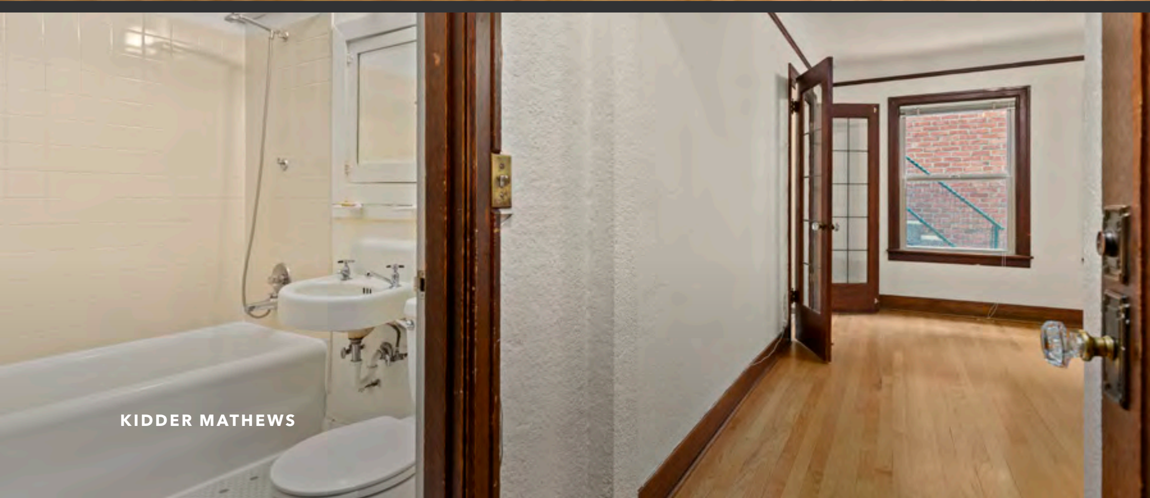
PROPERTY OVERVIEW

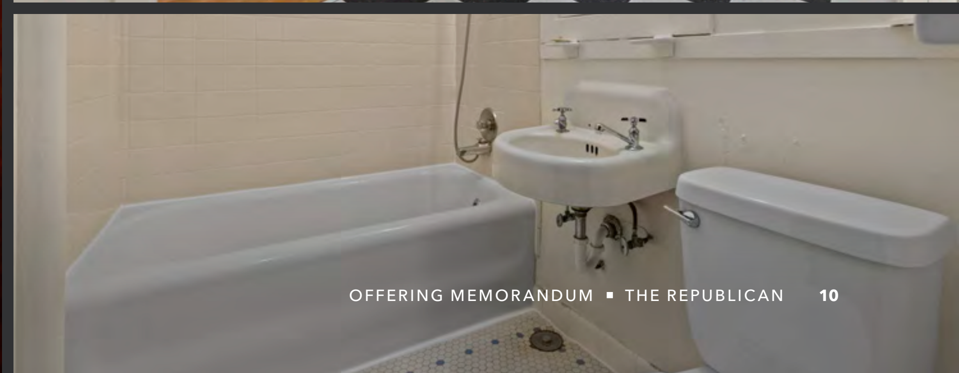
The Republican


THE REPUBLICAN

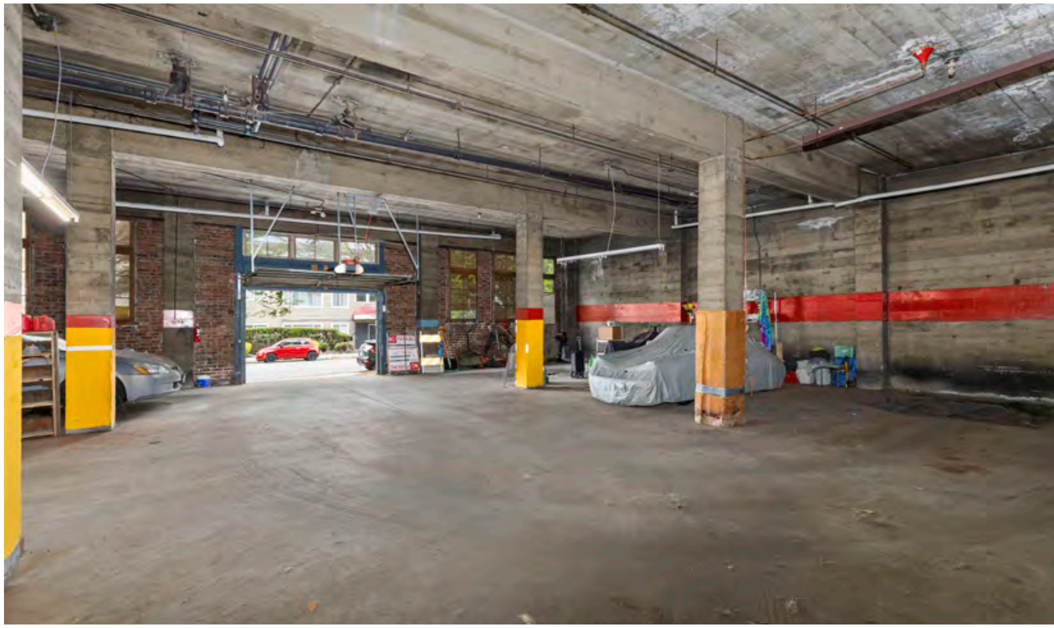
CONSTRUCTION & SYSTEMS

- Double-pane windows (2021)
- Roof replaced (2014)
- Boiler replaced (2010)
- Two 91-gallon gas hot water heaters
- Fire sprinklers throughout
- Circuit breaker panels throughout, no fuses
- Wood Framed Construction
- Central Heat & Hot Water

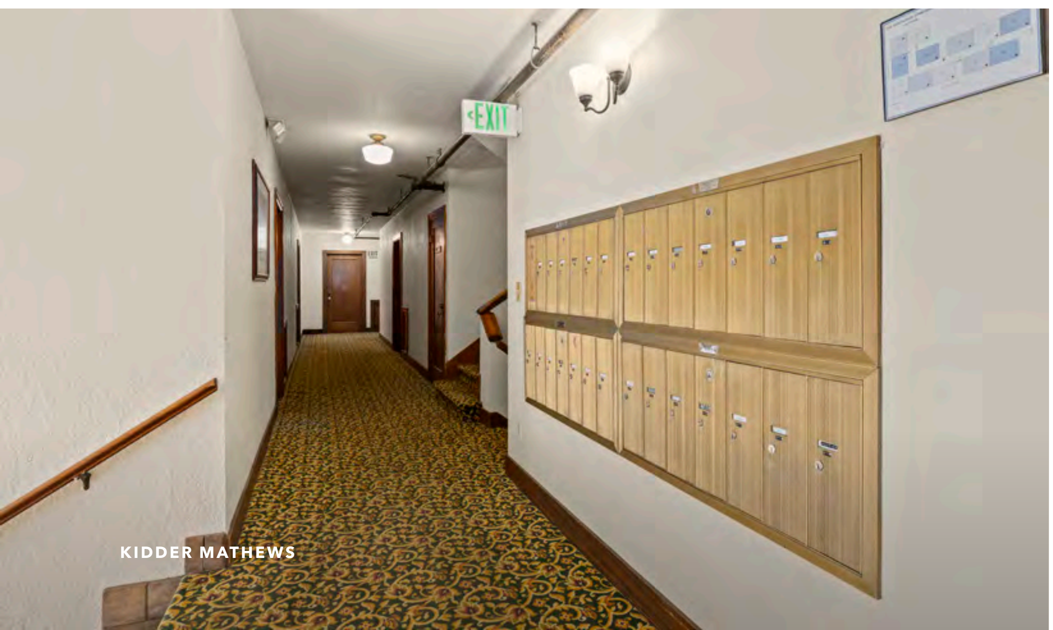


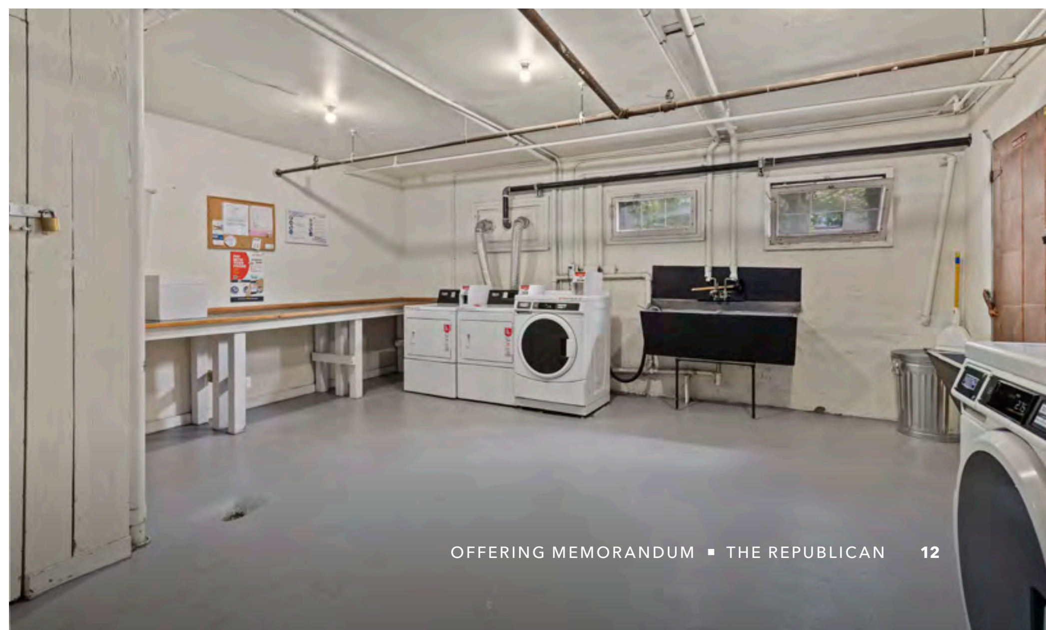


EXTERIOR PHOTOS

INTERIOR PHOTOS





Kidder Mathews
SECTION 03
FINANCIALS
The Republican

UNIT MIX

RESIDENTIAL UNIT SUMMARY

				In-Place Rent			Market Rent		
Type	Units	Avg SF	Total SF	Rent	$/SF	Annual Rent	Rent	$/SF	Annual Rent
Studio	13	425	5,525	$1,508	$3.55	$235,205	$1,625	$3.82	$253,500
1x1	14	579	8,105	$1,756	$3.03	$295,020	$1,875	$3.24	$315,000
Total/Average	**27**	**505**	**13,630**	**$1,636**	**$3.24**	**$530,225**	**$1,755**	**$3.48**	**$568,500**

CASHFLOW ANALYSIS

	CURRENT OPERATIONS		MARKET OPERATIONS	
INCOME	Current Income		Market Income	
Gross Potential Rent	530,225	3.24/SF/Mo	568,500	3.48/SF/Mo
Vacancy	(21,209)	4.0%	(22,740)	4.0%
Net Rental Income	**509,016**		**545,760**	
Utility Fees	32,747	101/U/Mo	35,838	111/U/Mo
Parking	5,520	204/U	10,800	400/U
Laundry	4,383	162/U	4,515	167/U
Miscellaneous	2,794	103/U	8,100	300/U
Effective Gross Income	**554,461**		**605,985**	
EXPENSES	T-12 Expense		Market Expense	
Taxes	53,812	1,993/U	55,427	2,053/U
Insurance	15,326	568/U	15,786	585/U
Utilities	40,934	1,516/U	42,162	1,562/U
R&M	59,347	2,198/U	61,127	2,264/U
Contract Services	20,913	775/U	21,540	798/U
Management	24,993	5% EGI	30,299	5% EGI
Payroll	15,910	589/U	16,387	607/U
Marketing	2,494	92/U	2,494	92/U
Administration	5,241	194/U	5,398	200/U
Total Expenses	**238,970**	**43% EGI**	**250,621**	**41% EGI**
Expenses/U		8,851/U		9,282/U
Expenses/SF		18/SF		18/SF
Net Operating Income	**315,491**	**11,685/U**	**355,364**	**13,162/U**

$5,200,000
PRICE

6.1%
CAP RATE

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	Based on operations at comparable properties in the Capitol Hill submarket, supported by market data from providers such as CoStar, Yardi, etc.
UTILITY FEES	Market Income: Assumes utility recapture rate of 85%
PARKING	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket.
MISCELLANEOUS	Based on T-12 trailing operations; in-line with operations at comparable properties in the Capitol Hill submarket.

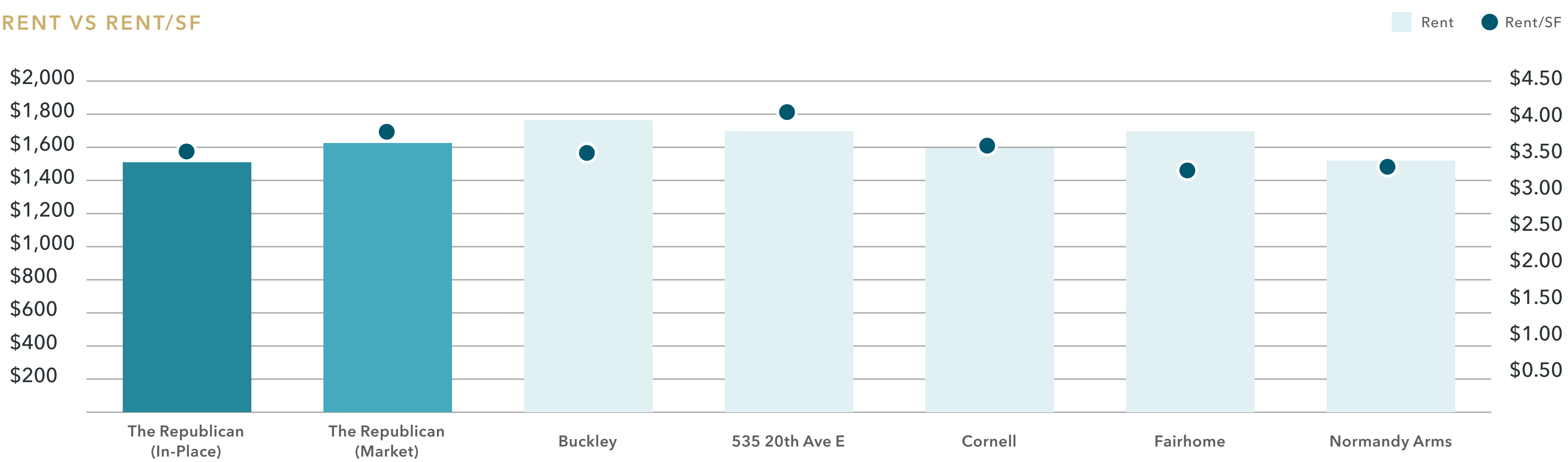
EXPENSES

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

RENT COMPARABLES – STUDIO

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
01	**The Republican (In-Place)**	1819 E Republican St	Capitol Hill	1929	425	$1,508	$3.55
02	**The Republican (Market)**	1819 E Republican St	Capitol Hill	1929	425	$1,625	$3.82
03	**Buckley**	201 17th Ave E	Capitol Hill	1928	500	$1,765	$3.53
04	**535 20th Ave E**	535 20th Ave E	Capitol Hill	1923	414	$1,695	$4.09
05	**Cornell**	531 Malden Ave E	Capitol Hill	1928	440	$1,595	$3.63
06	**Fairhome**	615 14th Ave E	Capitol Hill	1927	515	$1,695	$3.29
07	**Normandy Arms**	420 13th Ave E	Capitol Hill	1930	455	$1,520	$3.34
	Averages			**1927**	**465**	**$1,654**	**$3.58**

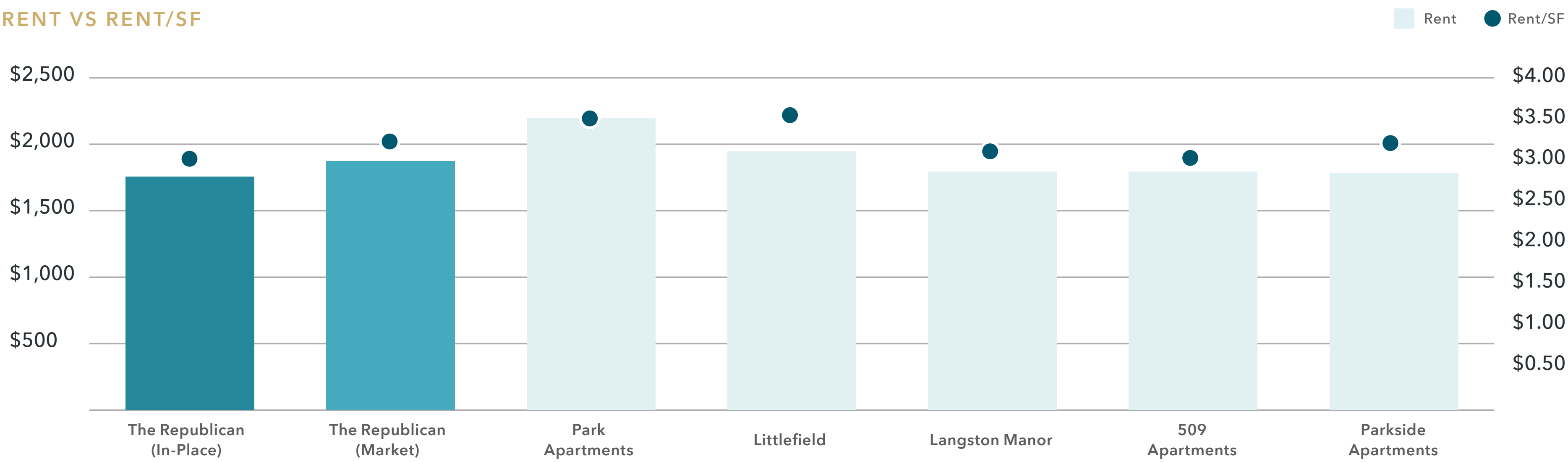
RENT VS RENT/SF



RENT COMPARABLES – 1X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
01	**The Republican (In-Place)**	1819 E Republican St	Capitol Hill	1929	579	$1,756	$3.03
02	**The Republican (Market)**	1819 E Republican St	Capitol Hill	1929	579	$1,875	$3.24
03	**Park Apartments**	606 19th Ave E	Capitol Hill	1909	623	$2,195	$3.52
04	**Littlefield**	205 19th Ave E	Capitol Hill	1910	546	$1,945	$3.56
05	**Langston Manor**	424 19th Ave E	Capitol Hill	1969	576	$1,795	$3.12
06	**509 Apartments**	509 19th Ave E	Capitol Hill	1968	590	$1,795	$3.04
07	**Parkside Apartments**	620 19th Ave E	Capitol Hill	1907	554	$1,785	$3.22
	Averages			**1933**	**578**	**$1,903**	**$3.29**

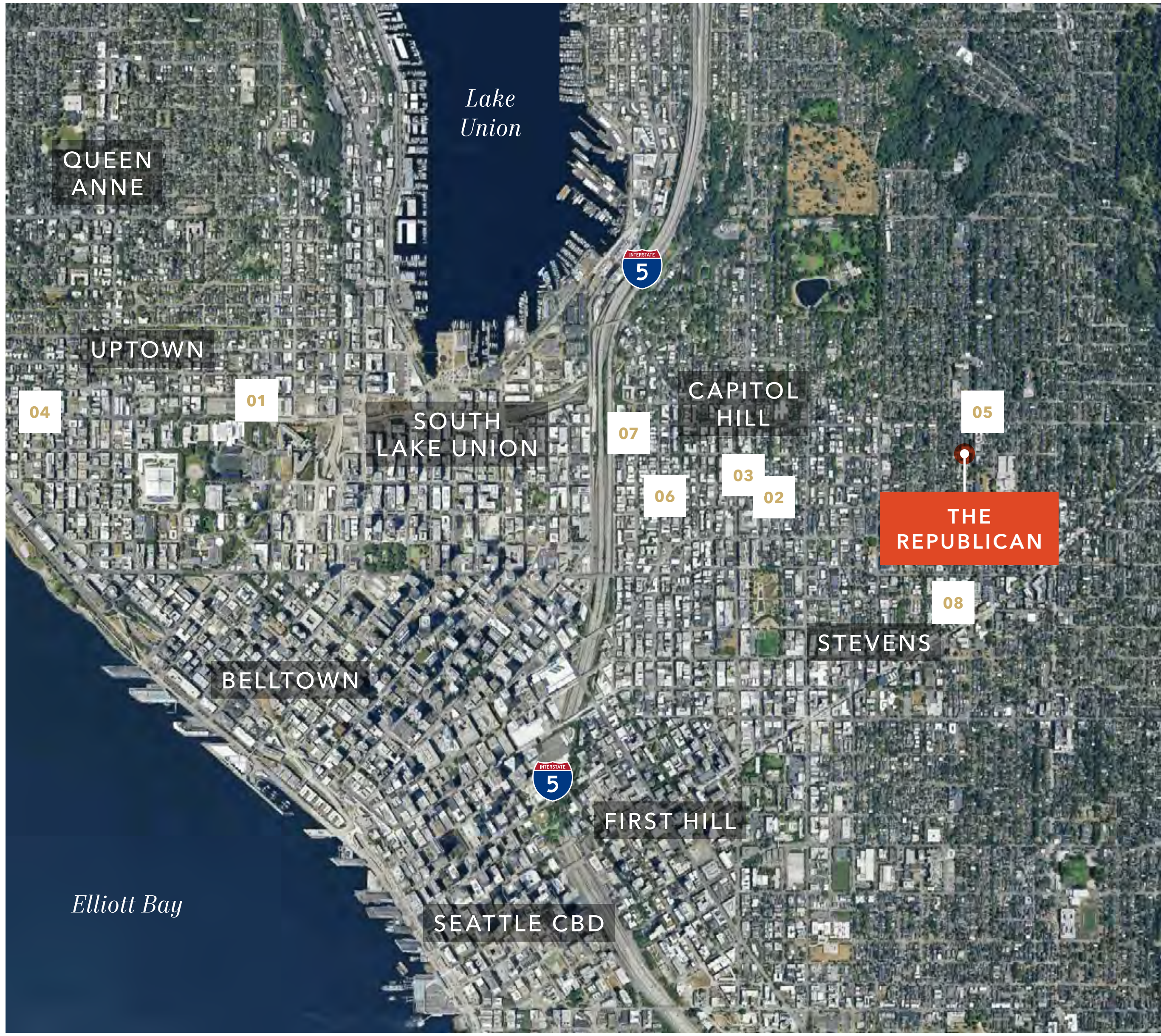
RENT VS RENT/SF



SALE COMPARABLES

	Property Name	Neighborhood	Built	Units	Residential SF	Avg. Unit Size	Sale Date	Price	$/Unit	$/SF	Cap
01	AUSTIN APARTMENTS 409 10th Ave E	Capitol Hill	1928	24	10,768	449	3/6/2026	$4,645,600	$193,567	$431	6.4%
02	THE DUBLIN 1052 E Thomas St	Capitol Hill	1909	29	16,744	577	12/9/2025	$6,250,000	$215,517	$373	5.7%
03	THE DELMONT 403 Roy St	Uptown	1910	33	19,737	598	6/26/2025	$5,995,050	$181,668	$304	6.3%
04	REGAN LEE APARTMENTS 603 3rd Ave W	Uptown	1929	24	12,516	522	5/20/2025	$5,140,000	$214,167	$411	4.3%
05	PARKSIDE APARTMENTS 606-620 19th Ave E	Capitol Hill	1907/1909	46	39,461	858	2/28/2025	$12,000,000	$260,870	$304	6.0%
06	CARLYLE APARTMENTS 320 Summit Ave E	Capitol Hill	1908	19	14,604	769	2/7/2025	$5,000,000	$263,158	$342	
07	MARWOOD APARTMENTS 531 Bellevue Ave E	Capitol Hill	1927	29	17,950	619	11/22/2024	$5,750,000	$198,276	$320	7.1%
08	DE LUXE 1732 18th Ave	Stevens	1911	15	10,384	692	8/26/2024	$3,300,000	$220,000	$318	4.5%
	Average		**1917**	**27**		**635**			**$218,403**	**$350**	**5.8%**
	THE REPUBLICAN 1819 E Republican St	Capitol Hill	1929	27	13,630	505	--	$5,200,000	$192,593	$382	6.1%

01	**AUSTIN APARTMENTS**	409 10th Ave E, Seattle
02	**THE DUBLIN**	1052 E Thomas St, Seattle
03	**THE DELMONT**	403 Roy St, Seattle
04	**REGAN LEE APARTMENTS**	603 3rd Ave W, Seattle
05	**PARKSIDE APARTMENTS**	606-620 19th Ave E, Seattle
06	**CARLYLE APARTMENTS**	320 Summit Ave E, Seattle
07	**MARWOOD APARTMENTS**	531 Bellevue Ave E, Seattle
08	**DE LUXE**	1732 18th Ave, Seattle



SECTION 04

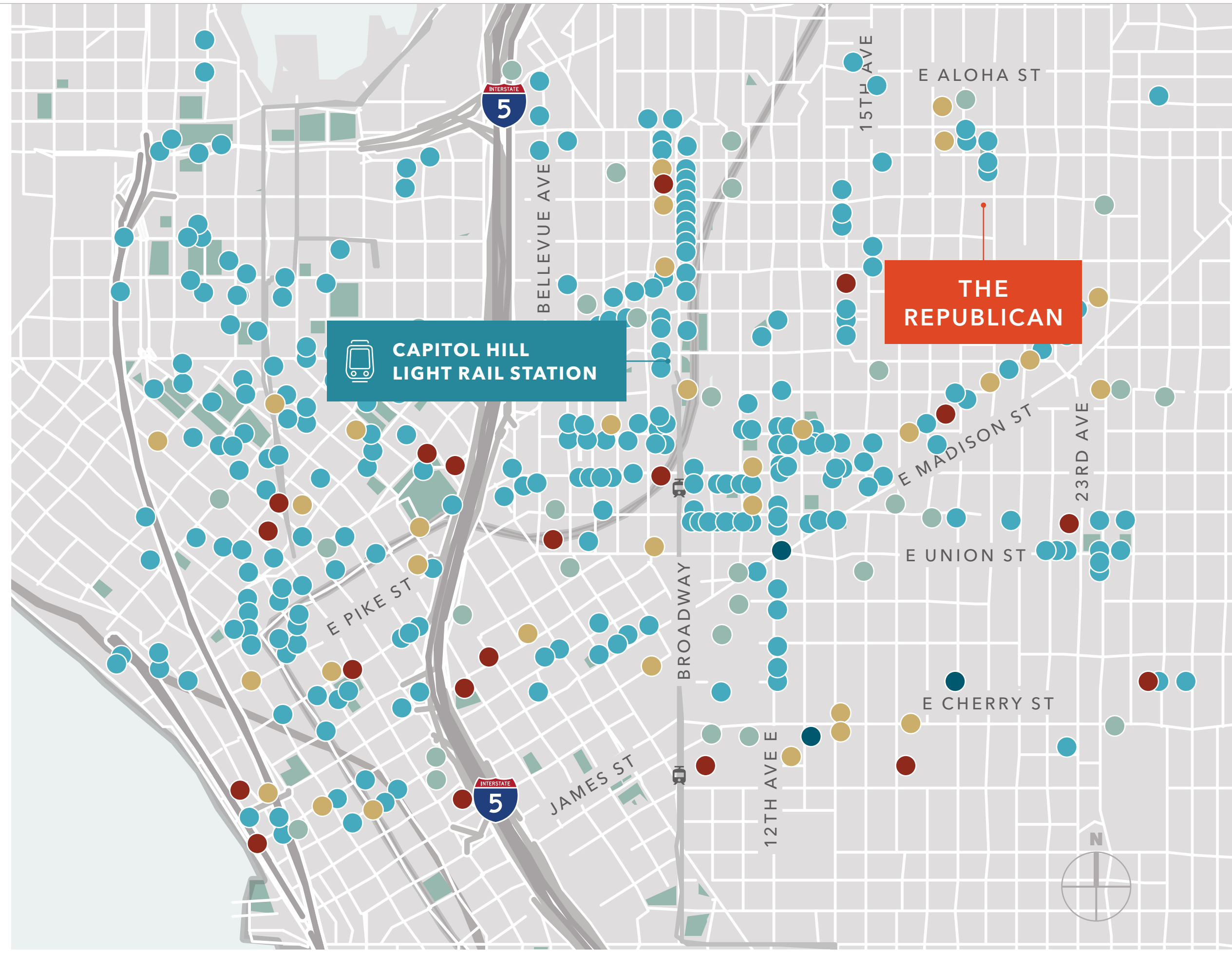
LOCATION OVERVIEW

The Republican

CAPITOL HILL IS A PREMIER URBAN LIVING DESTINATION

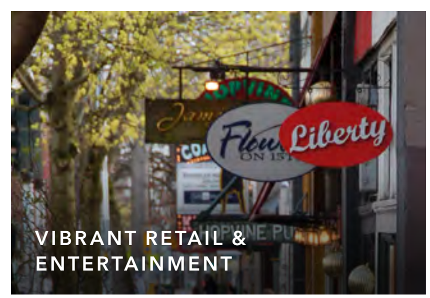
Renowned for its vibrant culture and dynamic energy, Capitol Hill stands as one of Seattle's most desirable places to live.

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 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, Capitol Hill continues to benefit from strong rent growth, ensuring long-term investment stability.



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

CAL ANDERSON PARK



VIBRANT RETAIL & ENTERTAINMENT

CAPITOL HILL FARMERS MARKET

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.

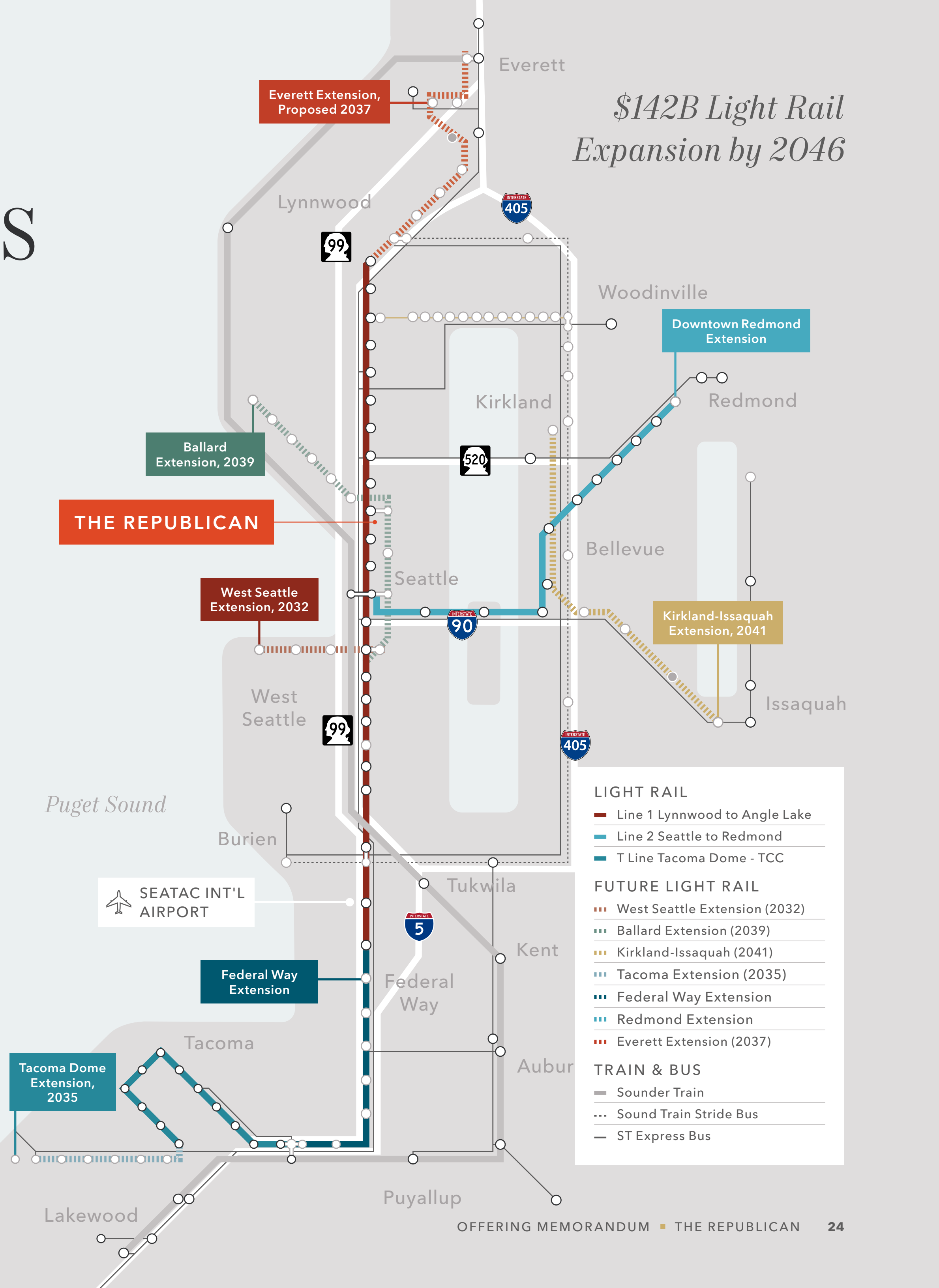
With enhanced walkability, waterfront dining, and year-round public programming, the area has become more vibrant and accessible. The removal of the Alaskan Way Viaduct has opened waterfront views, improved connectivity, and increased urban appeal.

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

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	**30 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.

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

LOCATION OVERVIEW

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 · 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 · 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.

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

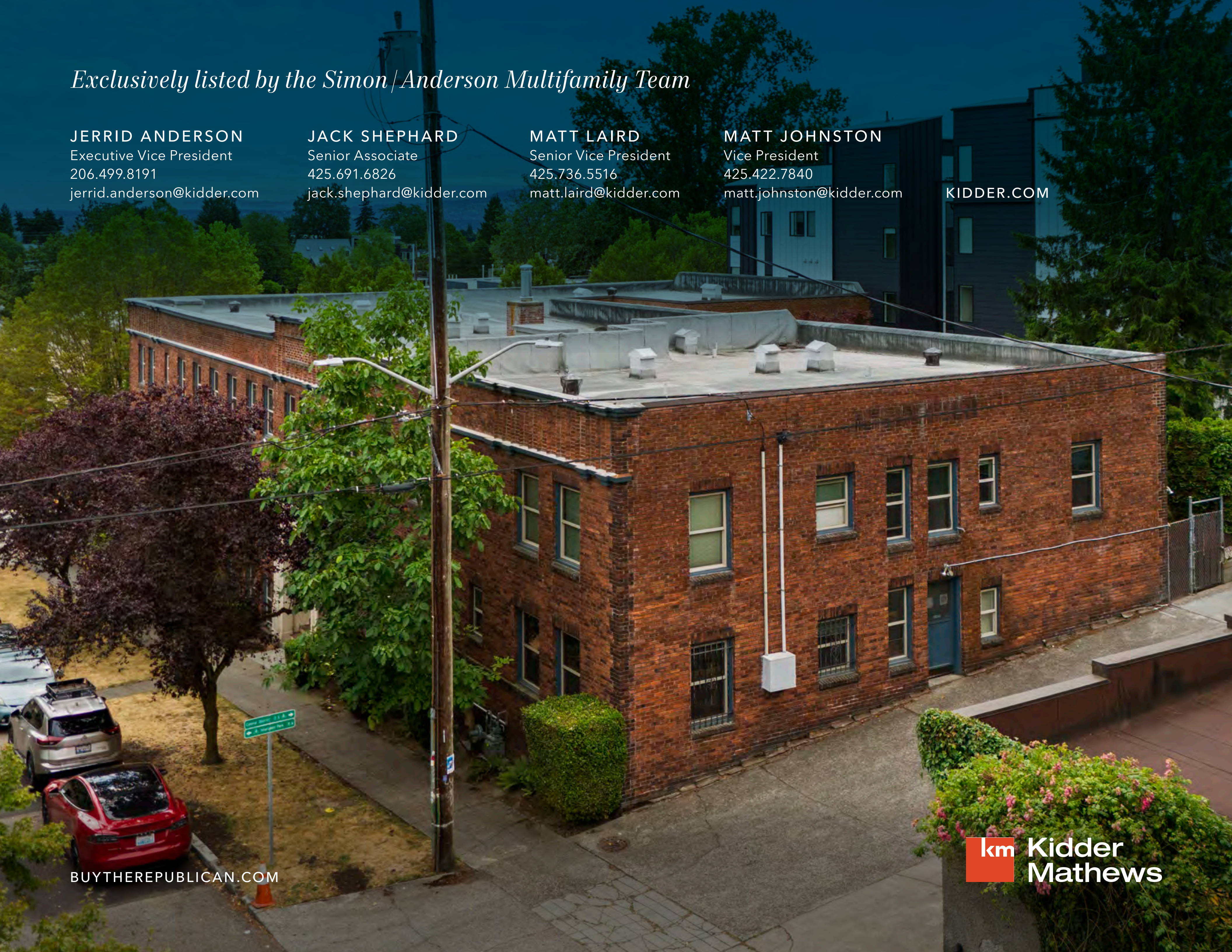
$12.4B+ IN BUSINESS OUTPUT	*58.4K* JOBS GENERATED	*$4B+* IN LABOR INCOME

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



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