



OFFERING MEMORANDUM

WHITWORTH LANE

633 WHITWORTH LN S, RENTON, WA

BUYWHITWORTHLANE.COM

*25 Unit Value-Add on
1.5 Acres in Renton
with Multiple Future
Disposition Opportunities*

\$5,300,000

PRICE

EXCLUSIVELY LISTED BY
THE SIMON | ANDERSON MULTIFAMILY TEAM

 **Kidder
Mathews**

Exclusively Listed by

SIMON | ANDERSON MULTIFAMILY TEAM

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KIDDER.COM



This is a confidential Offering Memorandum and is provided solely for your limited use and benefit in evaluating this investment opportunity.

Neither the Owner or Kidder Mathews, nor any of their respective directors, officers, affiliates or representatives make any representation, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating this investment opportunity and any offer you make to purchase the Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivery and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential, that you will hold and treat them in the strictest confidence, that you will not disclose this Offering Memorandum to any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) with the prior written authorization of Kidder Mathews and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property and you will not use the Offering Memorandum or any of the content in any fashion or manner detrimental to the interest of Owner or Kidder Mathews.

By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.



WHITWORTH LANE

OFFERING DETAILS

PRICE	\$5,300,000
OFFERS DUE	Upon Receipt
TOURS	Contact Broker

PROPERTY SUMMARY

ADDRESS	633 Whitworth Ln S
CITY	Renton
YEAR BUILT	1943
NO. OF UNITS	25
AVG. UNIT SIZE	612 SF
NRSF	15,560 SF
PARKING	On-Site
SITE AREA	64,955 SF
PARCEL NO.	179060-0010



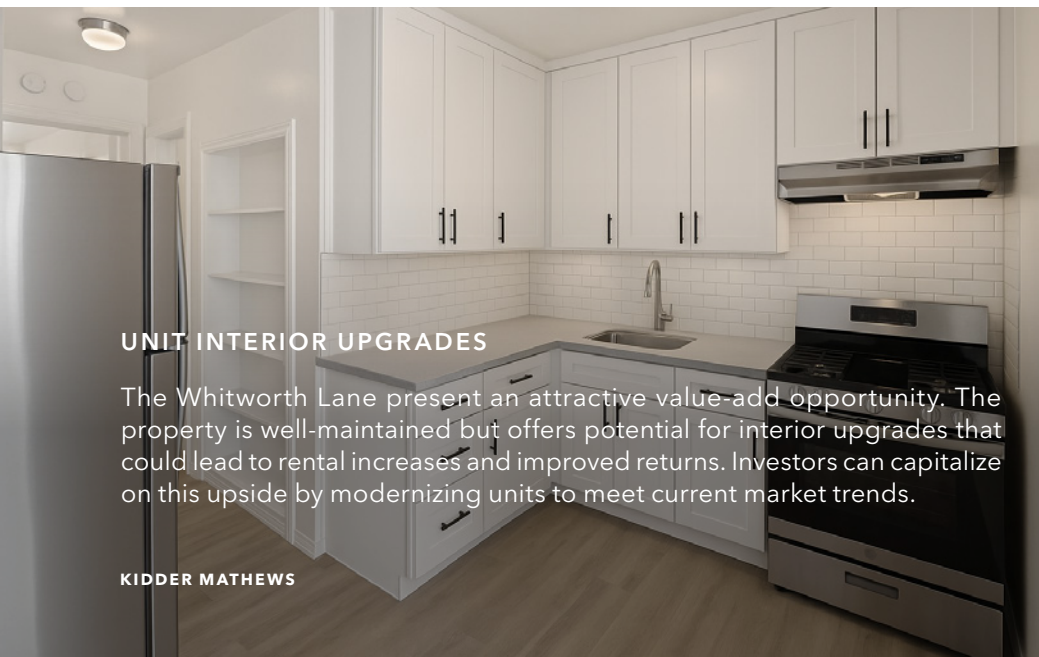
				IN-PLACE			MARKET			RENOVATED		
Type	Units	Avg SF	Total SF	In-Place Rent	\$/SF	Annual Rent	Market Rent	\$/SF	Annual Rent	Renovated Rent	\$/SF	Annual Rent
1x1	24	600	14,400	\$1,312	\$2.19	\$377,869	\$1,475	\$2.46	\$424,800	\$1,650	\$2.75	\$475,200
2x1	1	900	900	\$1,850	\$2.06	\$22,200	\$2,050	\$2.28	\$24,600	\$2,350	\$2.61	\$28,200
Total/Average	25	612	15,300	\$1,334	\$2.18	\$400,069	\$1,498	\$2.45	\$449,400	\$1,678	\$2.74	\$503,400

INVESTMENT HIGHLIGHTS



ADD WASHER & DRYER

All units already have hook-ups for washer and dryer, new ownership just needs to add the machines.



UNIT INTERIOR UPGRADES

The Whitworth Lane present an attractive value-add opportunity. The property is well-maintained but offers potential for interior upgrades that could lead to rental increases and improved returns. Investors can capitalize on this upside by modernizing units to meet current market trends.

KIDDER MATHEWS



FUTURE DISPOSITION OPPORTUNITIES

New ownership could either subdivide and sell the individual buildings as duplexes or hold for a potential rezone, creating a covered land play.



EXCEPTIONAL LOCATION

Near downtown Renton and the Landing, Whitworth Lane offers proximity to employers and lifestyle for the tenants.

REFRESH CLASSIC UNITS WITH THE FOLLOWING UPGRADES

Stainless Steel Appliances

New Cabinet Faces & Modern Countertops

Luxury Vinyl Plank Flooring

Updated Bathrooms

Add Washer/Dryer in Units (Hook-Ups
Already In)

Modern Lighting & Fixtures

KITCHEN



BATHROOM



WHITWORTH LANE IS POSITIONED FOR SIGNIFICANT RENTAL GROWTH

1X1



2X1



INCREASE RENTS
TO MARKET

\$400,069
IN-PLACE RENT

12%
GROWTH

\$449,400
MARKET RENT

BOOST RENTS
AFTER
RENOVATIONS

\$400,069
IN-PLACE RENT

26%
GROWTH

\$503,400
RENTAL INCOME AFTER RENOVATIONS

EXTERIOR



INTERIOR



KITCHEN



LIVING ROOM



BEDROOM



BATHROOM

RESIDENTIAL UNIT SUMMARY

				IN-PLACE			MARKET			RENOVATED		
Type	Units	Avg SF	Total SF	In-Place Rent	\$/SF	Annual Rent	Market Rent	\$/SF	Annual Rent	Renovated Rent	\$/SF	Annual Rent
1x1	24	600	14,400	\$1,312	\$2.19	\$377,869	\$1,475	\$2.46	\$424,800	\$1,650	\$2.75	\$475,200
2x1	1	900	900	\$1,850	\$2.06	\$22,200	\$2,050	\$2.28	\$24,600	\$2,350	\$2.61	\$28,200
Total/Average	25	612	15,300	\$1,334	\$2.18	\$400,069	\$1,498	\$2.45	\$449,400	\$1,678	\$2.74	\$503,400



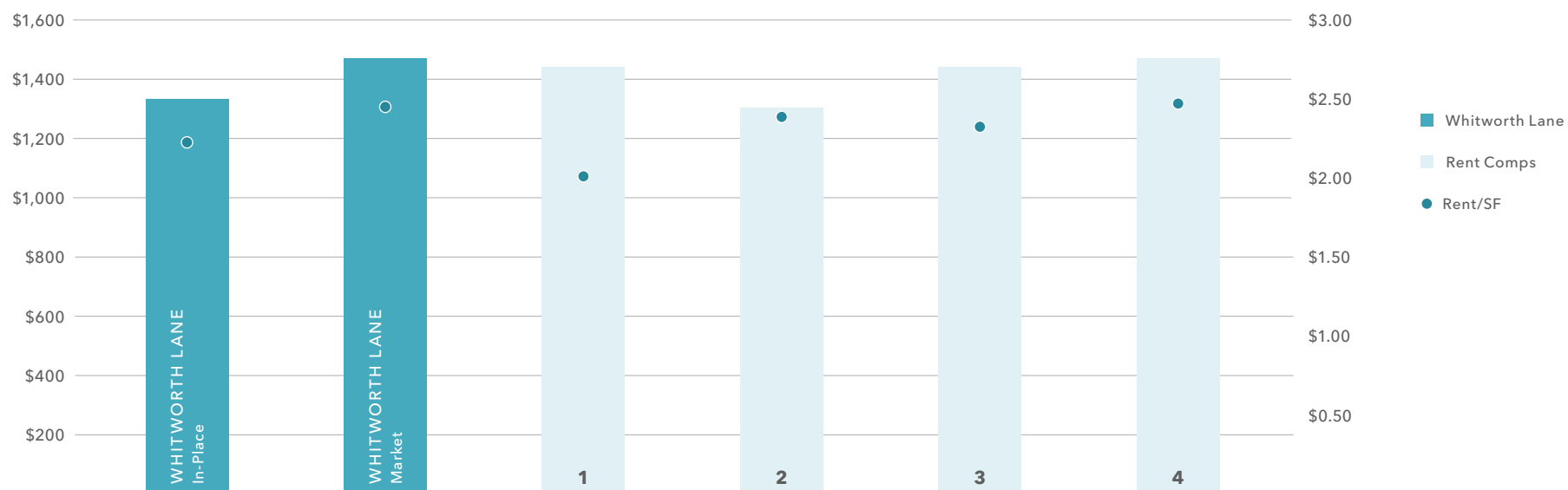
FINANCIAL PERFORMANCE

	CURRENT		MARKET		RENOVATED	
Income	Income		Income		Income	
Gross Potential Rent	400,069	2.18/SF/Mo	449,400	2.45/SF/Mo	503,400	2.74/SF/Mo
Vacancy	(16,003)	4.0%	(17,976)	4.0%	(20,136)	4.0%
Bad Debt & Concessions	(4,001)	1.0%	(4,494)	1.0%	(5,034)	1.0%
Net Rental Income	380,066		426,930		478,230	
Utility Fees	23,580	79/U/Mo	24,287	81/U/Mo	25,016	83/U/Mo
Pet	0	0/U	1,875	75/U	1,931	77/U
Miscellaneous	4,529	181/U	8,750	350/U	9,013	361/U
Effective Gross Income	408,175		461,842		514,190	
Expenses	Expenses		Expenses		Expenses	
Taxes	45,691	1,828/U	47,062	1,882/U	48,473	1,939/U
Insurance	19,646	786/U	20,235	809/U	20,842	834/U
Utilities	22,082	883/U	22,744	910/U	23,427	937/U
R&M	35,000	1,400/U	36,050	1,442/U	37,132	1,485/U
Management	40,817	10% EGI	46,184	10% EGI	51,419	10% EGI
Marketing	371	15/U	382	15/U	394	16/U
Administration	4,474	179/U	4,608	184/U	4,746	190/U
Total Expenses	168,081	41% EGI	177,266	38% EGI	186,433	36% EGI
Expenses/U		6,723/U		7,091/U		7,457/U
Expenses/SF		11/SF		12/SF		12/SF
Net Operating Income	240,093	9,604/U	284,576	11,383/U	327,757	13,110/U

RENT COMPARABLES | 1X1

Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
WHITWORTH LANE (IN-PLACE)	633 Whitworth Lane S	Renton	1943	600	\$1,312	\$2.19
WHITWORTH LANE (MARKET)	633 Whitworth Lane S	Renton	1943	600	\$1,475	\$2.46
01 1825 NE 3RD ST	1825 NE 3rd St	Renton	1959	700	\$1,425	\$2.04
02 530 BURNETT AVE N	530 Burnett Ave N	Renton	1958	550	\$1,295	\$2.35
03 15142 65TH AVE S	15142 65th Ave S	Tukwila	1968	650	\$1,495	\$2.30
04 SUMMIT GROVE FLATS	305 Lind Ave SW	Renton	1957	600	\$1,460	\$2.43
Average			1961	625	\$1,419	\$2.28

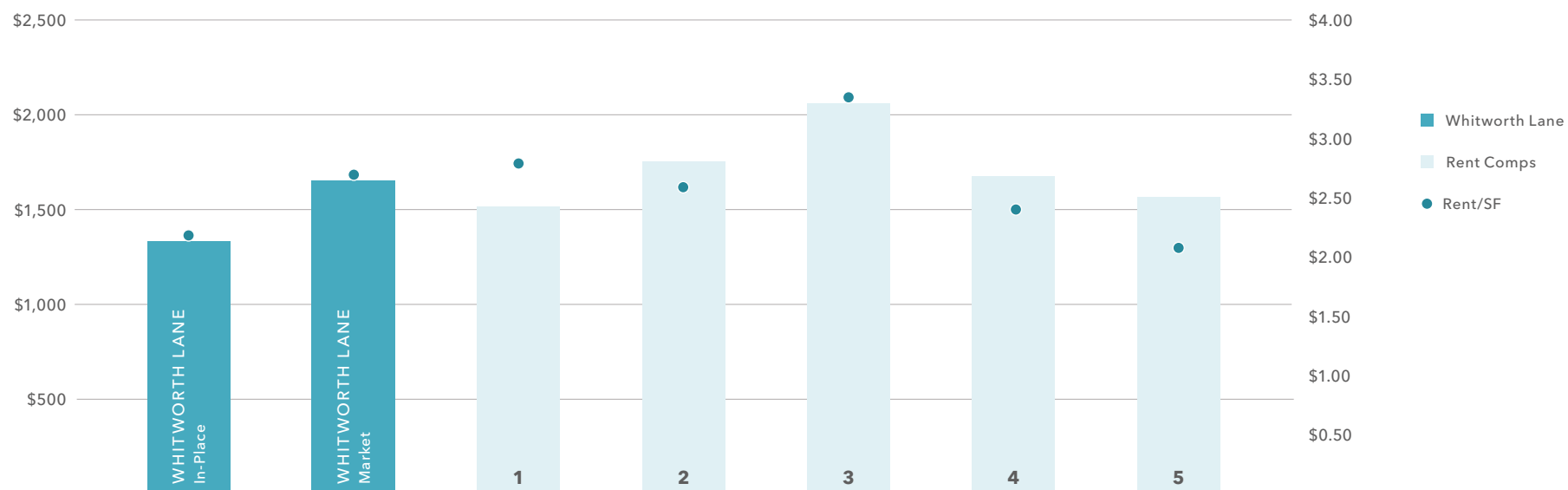
Rent vs Rent/SF



RENT COMPARABLES | 1X1 RENOVATED

Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
WHITWORTH LANE (IN-PLACE)	633 Whitworth Lane S	Renton	1943	600	\$1,312	\$2.19
WHITWORTH LANE (MARKET)	633 Whitworth Lane S	Renton	1943	600	\$1,650	\$2.75
01 602 BURNETT AVE S	602 Burnett Ave S	Renton	1978	550	\$1,495	\$2.72
02 BURNETT ON THE PARK	607 Williams Ave S	Renton	1979	667	\$1,750	\$2.62
03 ALAIRE APARTMENT HOMES	510 Stevens Ave SW	Renton	1988	607	\$2,032	\$3.35
04 CAMBRIDGE PARK VILLA	6801 S 133rd St	Seattle	2010	691	\$1,629	\$2.36
05 RENCLIFFE APARTMENTS	390 Taylor Ave NW	Renton	1969	750	\$1,545	\$2.06
Average			1985	653	\$1,690	\$2.62

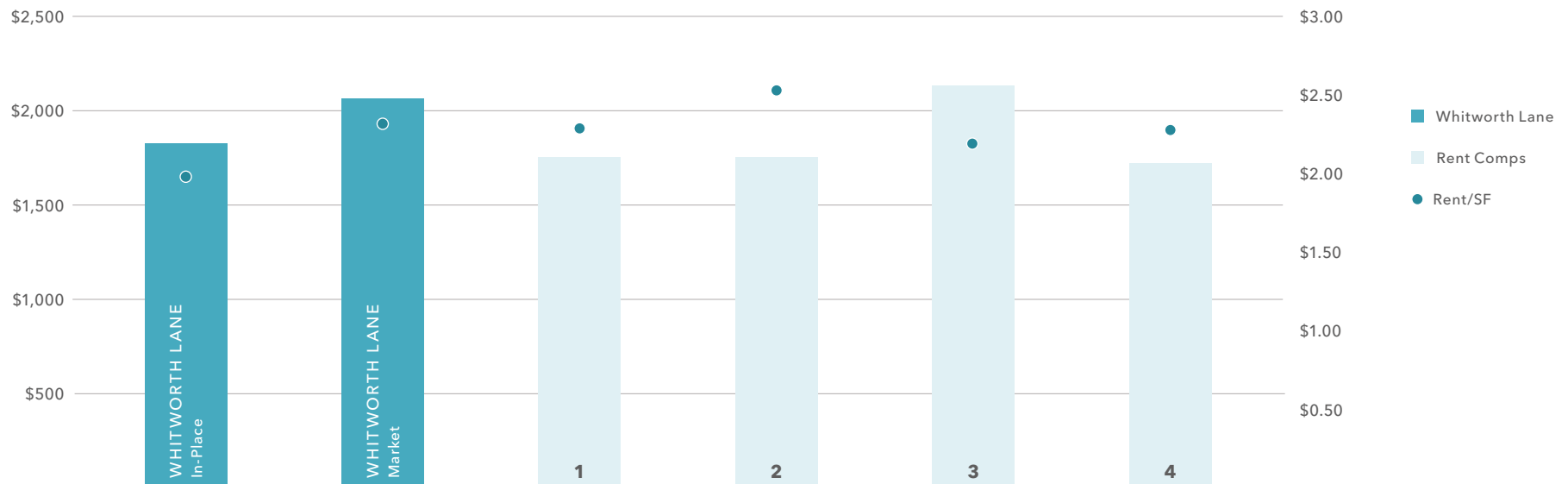
Rent vs Rent/SF



RENT COMPARABLES | 2X1

Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
WHITWORTH LANE (IN-PLACE)	633 Whitworth Lane S	Renton	1943	900	\$1,850	\$2.06
WHITWORTH LANE (MARKET)	633 Whitworth Lane S	Renton	1943	900	\$2,050	\$2.28
01 617 SW 3RD PL	617 SW 3rd Pl	Renton	1968	750	\$1,695	\$2.26
02 SUMMIT GROVE FLATS	305 Lind Ave SW	Renton	1957	675	\$1,710	\$2.53
03 114 NW 3RD PL	114 NW 3rd Pl	Renton	1989	980	\$2,100	\$2.14
04 609 SW 3RD PL	609 SW 3rd Pl	Renton	1968	750	\$1,695	\$2.26
Average			1971	789	\$1,800	\$2.30

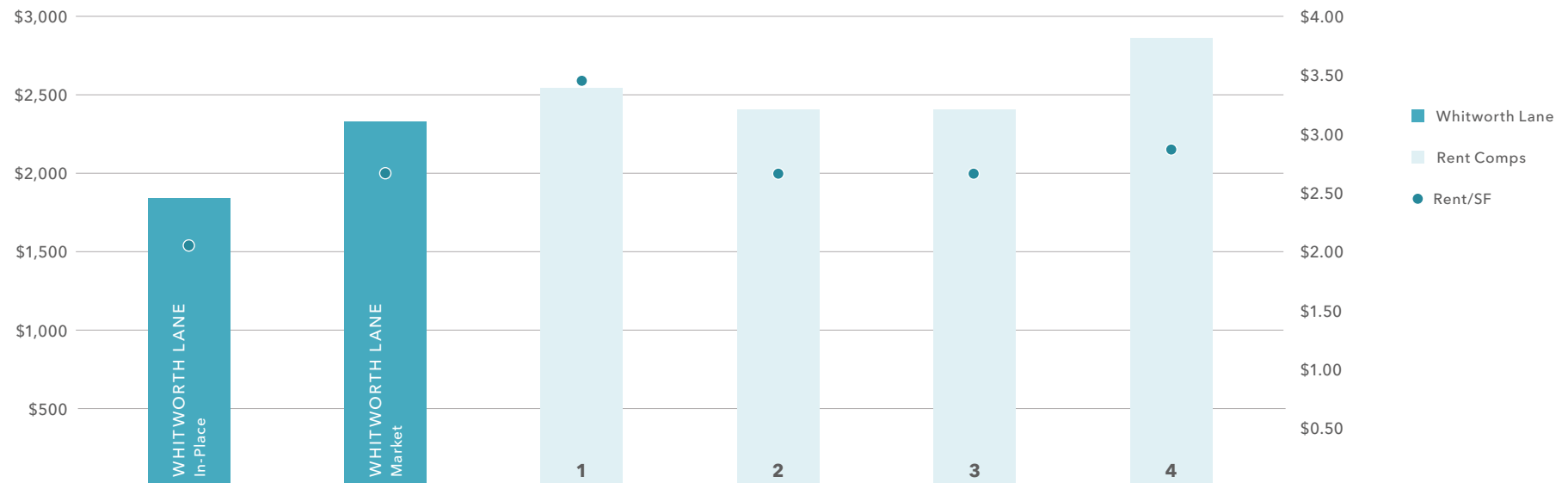
Rent vs Rent/SF



RENT COMPARABLES | 2X1 RENOVATED

Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
WHITWORTH LANE (IN-PLACE)	633 Whitworth Lane S	Renton	1943	900	\$1,850	\$2.06
WHITWORTH LANE (MARKET)	633 Whitworth Lane S	Renton	1943	900	\$2,350	\$2.61
01 609 MORRIS AVE S	609 Morris Ave S	Renton	1943	730	\$2,525	\$3.46
02 REGENCY WOODS	1650 Eagle Ridge Dr	Renton	1966	900	\$2,390	\$2.66
03 SECOND AND MAIN	207 Main Ave S	Renton	2016	911	\$2,411	\$2.65
04 1305 S PUGET DR	1305 S Puget Dr	Renton	1980	982	\$2,800	\$2.85
Average			1976	881	\$2,532	\$2.90

Rent vs Rent/SF



SALE COMPARABLES | APARTMENT

	Property	Neighborhood	Built	Units	Retail SF	Residential SF	Avg. Unit Size	Sale Date	Price	\$/Unit	\$/SF	Cap
01	KENT 5TH AVE TOWNHOMES 723 5th Ave S, Kent	South Kent	1966	25	0	17,417	697	4/4/2025	\$4,950,000	\$198,000	\$284	6.5%
02	BENSON EAST APARTMENTS 10805 SE 222nd Pl, Renton	East Hill	1980	18	0	13,104	728	3/17/2025	\$3,400,000	\$188,889	\$259	--
03	KENT 5TH AVE FLATS 731 5th Ave S, Kent	South Kent	1965	24	0	22,050	919	2/4/2025	\$4,400,000	\$183,333	\$200	6.8%
04	WILLO APARTMENTS 441 SW 154th St, Burien	Downtown	1961	12	0	9,160	763	11/20/2024	\$2,278,000	\$189,833	\$249	6.2%
05	SUNWEST APARTMENTS 815 S 219th St, Des Moines	Central	1967	10	0	9,360	936	11/6/2024	\$2,240,000	\$224,000	\$239	5.5%
06	BURNETT ON THE PARK 607 Williams Ave S, South Renton	South Renton	1979	30	0	21,876	729	8/12/2024	\$5,800,000	\$193,333	\$265	5.0%
07	10323 DES MOINES MEMORIAL DR 10323 Des Moines Memorial Dr, Tukwila	Boulevard Park	1962	10	0	7,396	740	4/30/2024	\$1,750,000	\$175,000	\$237	5.1%
	Average		1969	18			787			\$193,198	\$248	5.8%

SALE COMPARABLES | DUPLEX & TRIPLEX

	Property	Neighborhood	Built	Units	Residential SF	Avg. Unit Size	Price	\$/Unit	\$/SF
01	651 INDEX PLACE NE Renton	Renton	1943	2	1,440	720	\$675,000	\$337,500	\$469
02	1429 KIRLAND AVENUE NE Renton	Renton	1943	2	1,440	720	\$750,000	\$375,000	\$521
03	2826 NE 8TH STREET Renton	Renton	1990	2	2,010	1,005	\$955,000	\$477,500	\$475
04	632 INDEX AVENUE NE Renton	Renton	1943	2	1,700	850	\$750,000	\$375,000	\$441
05	13025 AMBAUM BOULEVARD SW Burien	Burien	1923	3	4,710	1,570	\$1,495,000	\$498,333	\$317
06	15609 8TH AVENUE SW Burien	Burien	1984	4	3,696	924	\$1,199,988	\$299,997	\$325
	Average		1954	3		965		\$393,888	\$425

RENTON

Renton offers a prime investment opportunity, driven by its robust economy, exceptional connectivity, and a vibrant community.

Renton is a dynamic and well-connected community in the heart of the Puget Sound region. Located just 11 miles southeast of downtown Seattle and minutes from Sea-Tac International Airport, Renton offers residents and businesses unparalleled access to key transportation corridors, including I-405, I-5, and SR-167.

Renton's location along the southern shores of Lake Washington provides residents with picturesque waterfront parks, walking trails, and outdoor activities. The Landing, Renton's premier mixed-use development, offers a variety of dining, shopping, and entertainment options.

As a hub for major employers such as Boeing, PACCAR, and Kaiser Permanente, Renton boasts a diverse and skilled workforce. The city's business-friendly atmosphere continues to attract new developments, from innovative tech spaces to modern residential communities. Renton's affordability compared to neighboring Seattle makes it an increasingly popular destination for families, professionals, and investors.

Renton also benefits from its rich community offerings, including cultural centers, public art installations, and seasonal events. The city's commitment to revitalization is evident in its modernized downtown core and ongoing infrastructure improvements, further enhancing its appeal as a place to live, work, and invest.



104,491
POPULATION (2023)



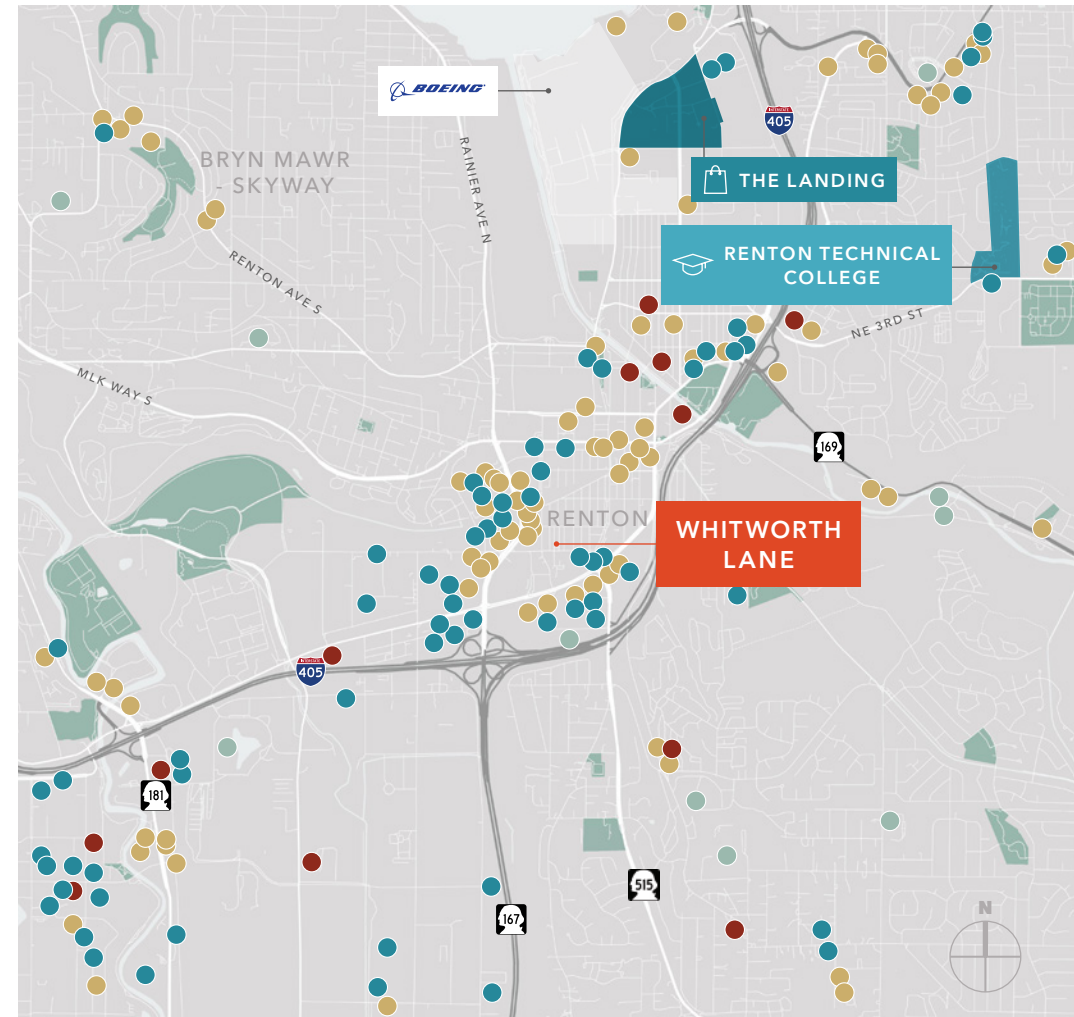
\$120,047
AVERAGE HOUSEHOLD INCOME
(2 MILES)

VIBRANT SOUTH RENTON LOCATION

Renton boasts a wealth of local amenities, creating a highly desirable environment for residents and businesses alike. Conveniently located near I-405 and major transit hubs, the city offers seamless connectivity to Seattle, Bellevue, and Sea-Tac International Airport. Residents enjoy access to The Landing, a premier shopping and dining destination, as well as Lake Washington's scenic waterfront parks and trails. Renton also features a thriving local economy with major employers like Boeing and PACCAR, creating strong housing demand. From cultural events to outdoor recreation, Renton delivers a lifestyle that perfectly balances urban convenience and natural beauty.

RAINIER VILLAGE	3 Minute	
THE LANDING SHOPPING CENTER	7 Minute	
COULON BEACH PARK	8 Minute	
RENTON COMMUNITY CENTER	6 Minute	
SEATTLE-TACOMA INTERNATIONAL AIRPORT	12 Minute	
BELLEVUE	15 Minute	
SEATTLE	20 Minute	

Access to Exceptional Local Amenities



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

LOCATION OVERVIEW

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

ACCESS TO SEATTLE 20 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

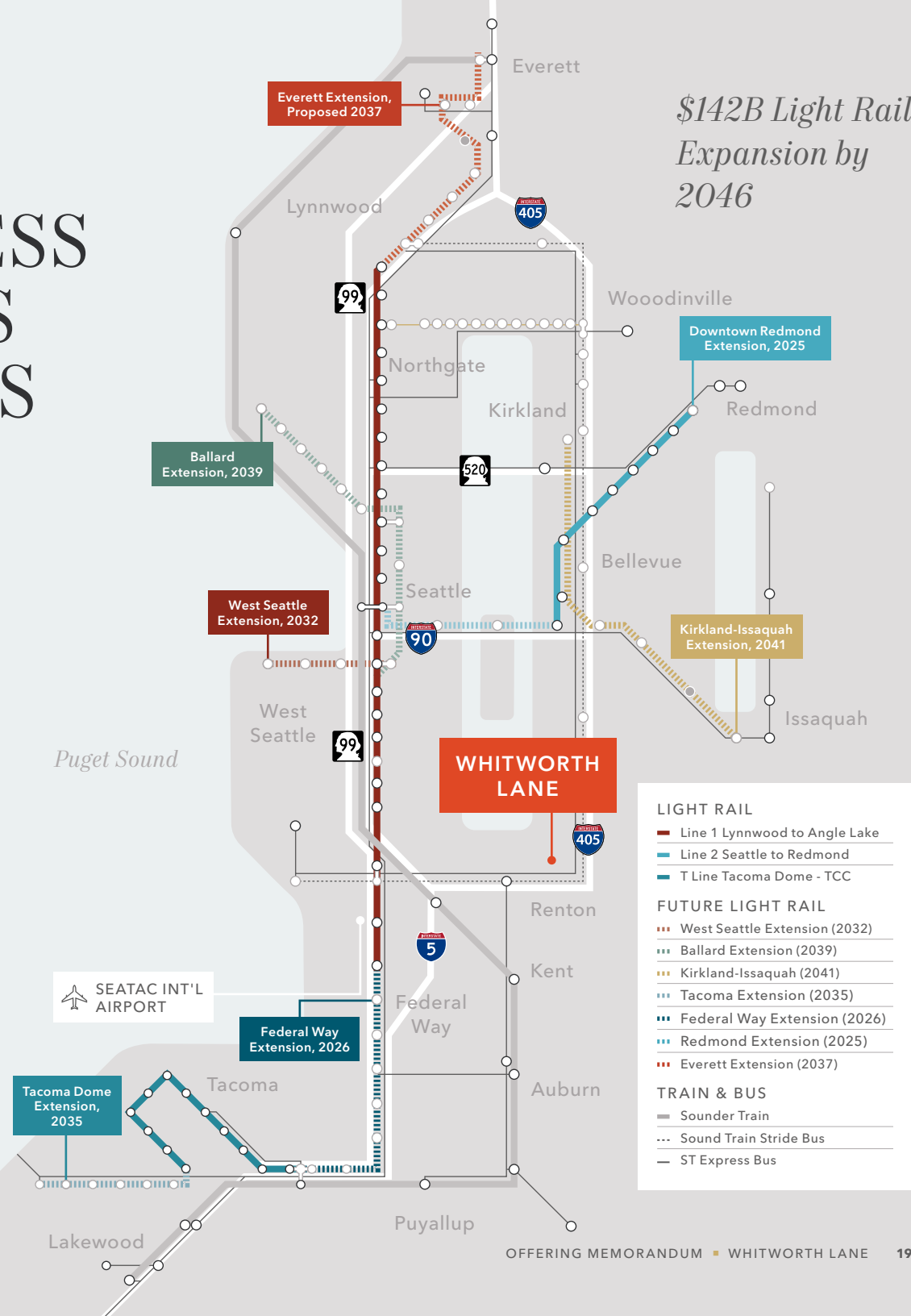
Current Office Space **17.1M SF**
Office Space Under Dev. **3.0M SF**

SOUTH END 5 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



LOCATION OVERVIEW

MAJOR EMPLOYERS

Seattle

108,690,376

TOTAL OFFICE SF

511,688

TOTAL EMPLOYEES



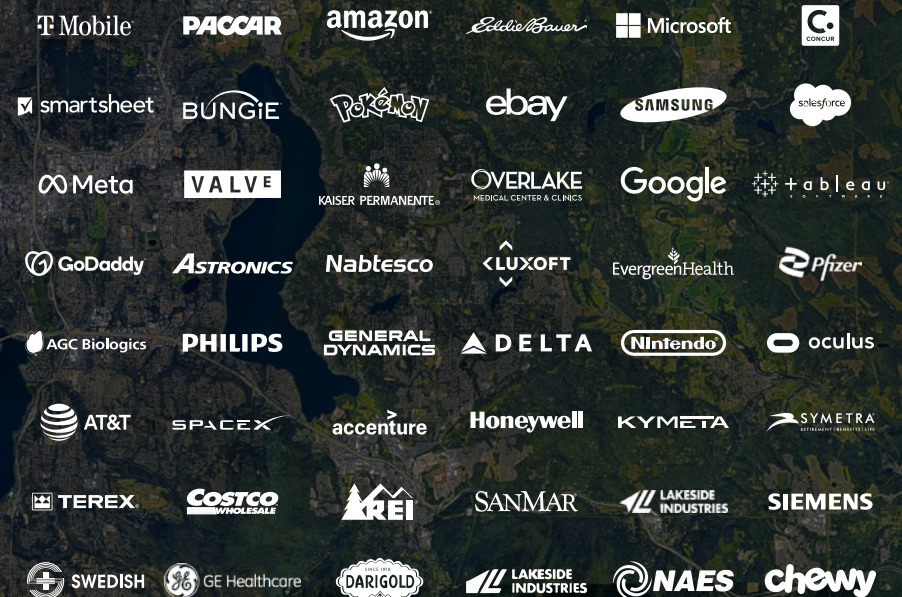
Eastside

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



\$575B

2023 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.



\$212B

2023 REVENUE

221K

EMPLOYEES

58.4K

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 multi-billion-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.



\$78.5B

2023 REVENUE

67K

EMPLOYEES

7.6K

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

\$29.4B

2023 REVENUE

381K

EMPLOYEES

10.7K

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™

\$12.8B

2023 REVENUE

17.1K

EMPLOYEES

4.8K

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

\$242B

2023 REVENUE

316K+

EMPLOYEES

21K

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

\$14.5B

2023 REVENUE

60K+

EMPLOYEES

6.6K

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

\$10.4B

2023 REVENUE

26K+

EMPLOYEES

10.8K

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
KRAKEN

LUMEN FIELD

68,740

SEATING CAPACITY

League: NFL, MLS



T-MOBILE PARK

47,929

SEATING CAPACITY

League: MLB



KIDDER MATHEWS

HUSKY STADIUM

70,138

SEATING CAPACITY

League: NCAA | Big Ten Conference



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.

37%
WITH A BACHELOR'S
OR HIGHER IN WA

#1
MOST EDUCATED BIG
CITY IN THE U.S.

68%
OF SEATTLE RESIDENTS
AGED 25+ WITH A DEGREE

#1
METRO IN THE U.S. FOR
STEM PROFESSIONALS

#1
MOST FUTURE-READY CITY
IN THE COUNTRY

W
UNIVERSITY of
WASHINGTON



**MOST
INNOVATIVE**
Among U.S. Public
Universities, Reuters



**FED.
RESEARCH
FUNDING**
Among U.S. Public
Universities



**U.S. PUBLIC
INSTITUTIONS**
U.S. News & World
Report, 2023



**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 111,951 jobs – 1 out of every
34 jobs in the state, with an annual economic
impact of \$21B

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

B 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 LABOUR 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

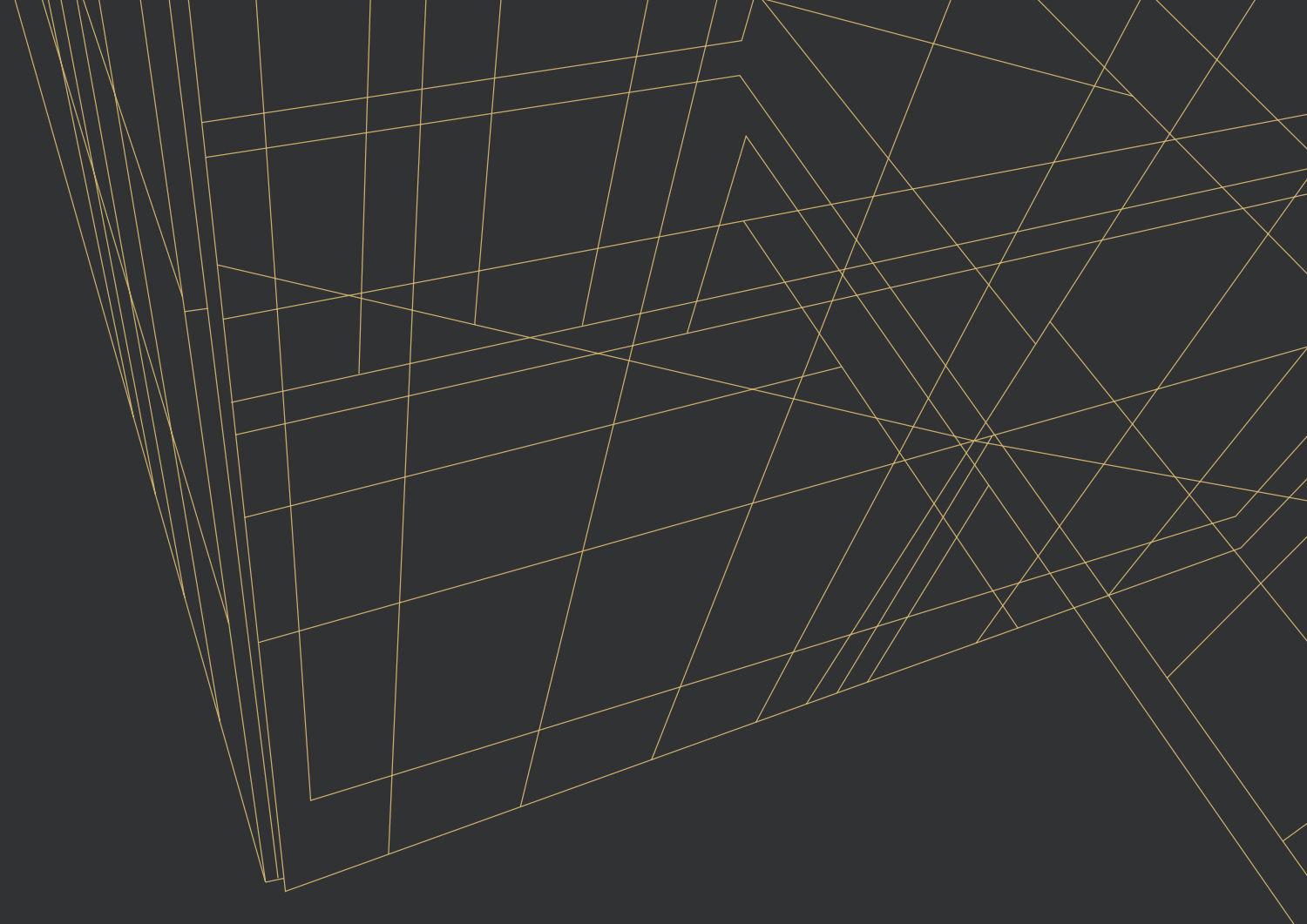
\$4B+ labor income

\$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

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