



**WESTLAKE**  
ASSOCIATES, INC.

LICTON SPRINGS  
SHOWROOM/WAREHOUSE  
& LIGHT MANUFACTURING  
BUILDING

10310 AURORA AVENUE N  
SEATTLE, WA 98133

IN THE LICTON SPRINGS URBAN VILLAGE

PRICE: **\$1,850,000**

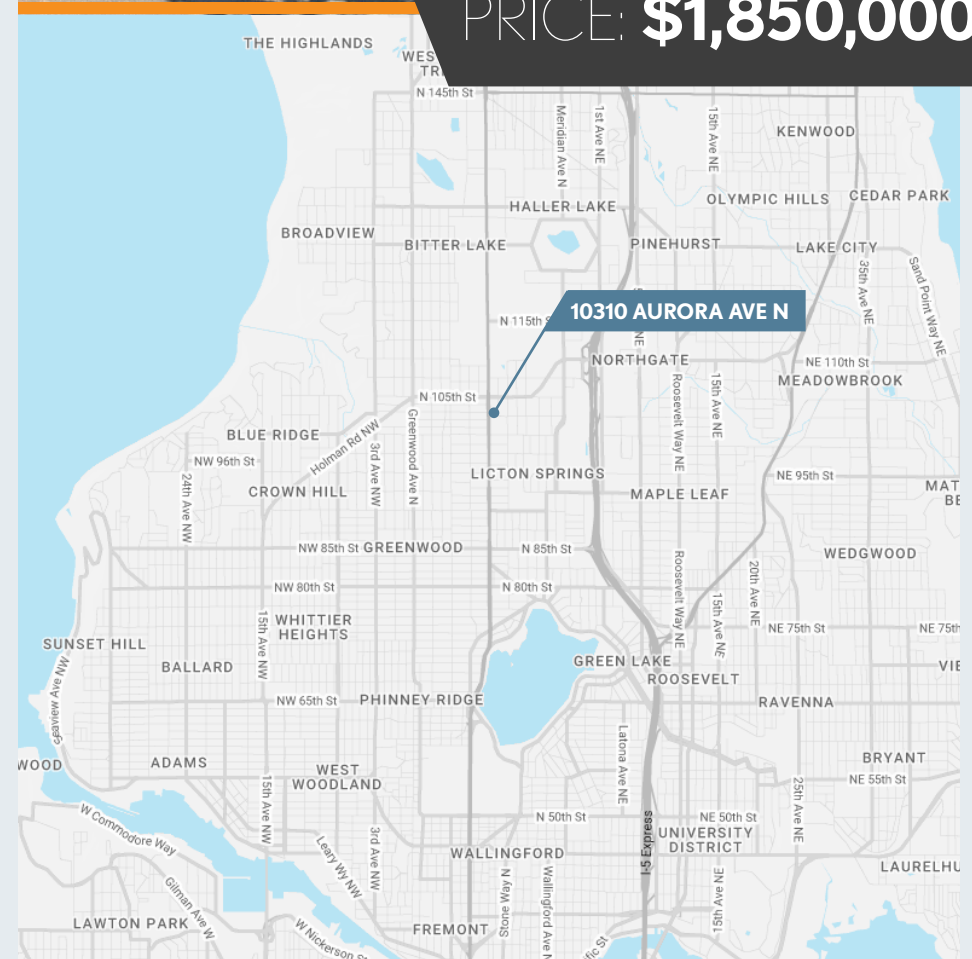
# ASSET SUMMARY

## NORTHEND WAREHOUSE

<b>ADDRESS</b>	<b>10310 AURORA AVE N</b> SEATTLE, WA 98133
<b>COUNTY</b>	King
<b>MARKET</b>	North Seattle
<b>STYLE</b>	Commercial Service
<b>APN#</b>	630050-0065
<b>ZONING</b>	NC3P-55 (M)
<b>LOT SIZE</b>	14,533 SF   0.33 AC
<b>YEAR BUILT</b>	1947
<b># OF BUILDINGS</b>	1
<b>BUILDING GROSS SF</b>	7,464 SF
<b>CONSTRUCTION</b>	Masonry
<b>ROOF</b>	Flat
<b>HVAC</b>	Warm & Cool Air



PRICE: **\$1,850,000**



# INVESTMENT HIGHLIGHTS



## LIGHT MANUFACTURING / WAREHOUSE

- 14,533 Square Foot Lot Zoned NC3P-55(M)
- 7,464 Square Foot Building
  - 4,400 SqFt. Main Floor with 16' Ceiling
  - 2,157 SqFt. Sprinklered Basement with 14' Ceiling
  - 907 SqFt. Mezzanine Office
- Air-Conditioned Main and Mezzanine Floors
- 3-Phase Power (to be confirmed by Buyer)
  - 208 Volts From Aurora
  - 480 Volts From Alley
- Sprinklered Basement
- Parking For Up To 20 Cars
- Built-Out Additional Loft Construction Has Added 2,000± SqFt. Useful For Some Manufacturing Tenants
- Excellent Freeway Access: Between I-5 & Aurora
- Pole Signage visible to 100,000± Vehicles Per Day
- Located on Rapid Line E & Two Blocks from Bus Route 40
- Seller Financing Available
- Long Term Play for Future Development



## Westlake Associates, Inc. is proud to exclusively list for sale the property at 10310 Aurora Avenue.

10310 Aurora Avenue N, is a 7,464 square foot building located in the Licton Springs Urban Village, a near north-end neighborhood that the city of Seattle has marked for future revitalization. This makes the site both a logical user property in the near term, and a site that provides a buyer with a long-term exit strategy that with proper planning and timing will very likely include a bump in value when a buyer is ready to sell.

As to the construction of the building, the property was originally built for a furniture store. A few years later, it was converted to a Seafirst Bank Branch. Then, it was occupied in part by a printing company, so the building's construction is particularly stout and it has an unusually large amount of 3-Phase Power. It includes 4400 sf of 16' high retail showroom or warehouse production facility; 2157 sf of sprinklered basement with indoor and outdoor access; 907 sf of permitted mezzanine office; and about 2000± sf of additional mezzanine floor area. The building has the added benefit that it can be divided in a variety of ways to fit a buyer whose business does not yet require the whole building, but who has the expectation of growth in the near future.

The Licton Springs neighborhood has great transit access. It is about a mile from a light rail station, located on one major arterial and less than a mile from ramps to a second major arterial, plus it has very good bus access. Since this particular property has parking for up to 20 cars, there is also plenty of room to park cars for those employees who choose to drive.

Seller financing is available for a qualified buyer.

# LENDER LOAN QUOTE

Loan Quote		Owner User		
Acquisition Loan	Option 1 - Conventional	Option 2 - Conventional	Option 3 - SBA	
Guaranty Type	Full Recourse	Full Recourse	Full Recourse	
Loan to Value	Up to 85%	Up to 80%	Up to 90%	
Interest Rate	5.65%	5.77%	6.40%	
Loan Term	5 years	20 years	25 years	
Amortization	20 years	20 years	25 years	
Prepayment Penalty	3,2,1%	5,4,3,2,1%	5,3,1%	

*Please note the above terms are based upon the provided Offering Memorandum.*

*Available terms as of 02/09/2024*

# ZONING

## NC3P-55(M) | NEIGHBORHOOD COMMERCIAL 3

Larger pedestrian-oriented shopping districts that provide a wide range of goods and services to the surrounding neighborhood and a larger community or region. Compatible uses include housing, offices and business support services. Characterized by intense pedestrian activity, varied businesses and lot sizes, and good transit services. Access for pedestrians, bicyclists, and transit is favored over the automobile.

### Typical Land Uses:

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

### Building Types:

Single purpose commercial structures, office buildings, multi-story mixed-use and residential structures. Nonresidential uses typically occupy the street frontage.

### Street-Level Uses:

No limit on mix of residential and non-residential uses, except where P zones or other mapped areas limit residential presence at street level.

### Maximum Size of Commercial Use:

No size limits for most uses; 25,000 sf for wholesaling, light manufacturing and warehouse uses.

### Parking Location:

Parking must be located at the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking to the side of a building is limited to 60' of street frontage. Within a structure, street-level parking must be separated from the facade by another permitted use.

### Parking Access:

Parking access must be from the alley or a non-principle pedestrian street. If not feasible, parking access is limited to a single two-way curb cut on a principal pedestrian street.

**Height Limit:**  
55'

**FAR:**  
3.75



# ZONING

## NC3P-55(M) | NEIGHBORHOOD COMMERCIAL 3

Table A for [23.47A.004](#)  
Uses in Commercial zones

Uses	Permitted and prohibited uses by zone <sup>1</sup>				
	NC1	NC2	NC3	C1	C2
<b>A. AGRICULTURAL USES</b>					
A.1. Animal husbandry	A	A	A	A	P
A.2. Aquaculture	10	25	P	P	P
A.3. Community garden	P	P	P	P	P
A.4. Horticulture	10	25	P	P	P
A.5. Urban farm <sup>2</sup>	P	P	P	P	P
<b>B. CEMETERIES</b>					
B.1. Cemeteries	X	X	X	X	X
<b>C. COMMERCIAL USES <sup>3</sup></b>					
C.1. Animal shelters and kennels	X	X	X	X	P
<b>C.2. Eating and drinking establishments</b>					
C.2.a. Drinking establishments	CU-10	CU-25	P	P	P
C.2.b. Restaurants	10	25	P	P	P
<b>C.3. Entertainment uses</b>					
C.3.a. Cabarets, adult <sup>4</sup>	X	P	P	P	P
C.3.b. Motion picture theaters, adult	X	X	X	X	X
C.3.c. <del>Panorams</del> , adult	X	X	X	X	X
C.3.d. Sports and recreation, indoor	10	25	P	P	P
C.3.e. Sports and recreation, outdoor	X	X	X <sup>5</sup>	P	P
C.3.f. Theaters and spectator sports facilities	X	25	P	P	P
C.4. Food processing and craft work <sup>2</sup>	10	25	25	P	P
C.5. Laboratories, <u>research</u> and development	10	25	P	P	P
C.6. Lodging uses	X <sup>6</sup>	CU-25 <sup>6</sup>	P	P	P
C.7. Medical services <sup>7</sup>	10 <sup>8</sup>	25	P	P	P
C.8. Offices	10	25	P	35 <sup>9</sup>	35 <sup>9</sup>
<b>C.9. Sales and services, automotive</b>					
C.9.a. Retail sales and services, automotive	10 <sup>10</sup>	25 <sup>10</sup>	P <sup>10</sup>	P	P
C.9.b. Sales and rental of motorized vehicles	X	25	P	P	P
C.9.c. Vehicle repair, major automotive	X	25	P	P	P
<b>C.10. Sales and services, general <sup>2</sup></b>					
C.10.a. Retail sales and services, general <sup>2</sup>	10	25	P	P	P

Table A for [23.47A.004](#)  
Uses in Commercial zones

Uses	Permitted and prohibited uses by zone <sup>1</sup>				
	NC1	NC2	NC3	C1	C2
C.10.b. Retail sales, multipurpose	10 <sup>11</sup>	50	P	P	P
<b>C.11. Sales and services, heavy</b>					
C.11.a. Commercial sales, heavy	X	X	25	P	P
C.11.b. Commercial services, heavy	X	X	X	P	P
C.11.c. Retail sales, major durables	10	25	P	P	P
C.11.d. Retail sales and services, non-household	10	25	P	P	P
C.11.e. Wholesale showrooms	X	X	25	25	P
<b>C.12. Sales and services, marine</b>					
C.12.a. Marine service stations	10	25	P	P	P
C.12.b. Sales and rental of large boats	X	25	P	P	P
C.12.c. Sales and rental of small boats, boat parts and accessories	10	25	P	P	P
C.12.d. Vessel repair, major	X	X	X	S	S
C.12.e. Vessel repair, minor	10	25	P	P	P
<b>D. HIGH-IMPACT USES</b>					
D.1. High-impact uses	X	X	X	X	X
<b>E. INSTITUTIONS</b>					
E.1. Institutions not listed below	10	25	P	P	P
E.2. Major institutions subject to the provisions of <a href="#">Chapter 23.69</a>	P	P	P	P	P
E.3. Religious facilities	P	P	P	P	P
E.4. Schools, elementary or secondary	P	P	P	P	P
E.5. <a href="#">Child care</a> centers	P	P	P	P	P
<b>F. LIVE-WORK UNITS <sup>12</sup></b>					
F.1. Live-work units	P	P	P	P	P
<b>G. MANUFACTURING USES</b>					
G.1. Manufacturing, light <sup>2</sup>	X	10	25	P	P
G.2. Manufacturing, general	X	X	X	P	P
G.3. Manufacturing, heavy	X	X	X	X	X
<b>H. PARKS AND OPEN SPACE</b>					
H.1. Parks and open space	P	P	P	P	P
<b>I. PUBLIC FACILITIES</b>					
<b>I.1. Jails</b>					
I.1.a. Youth Service Centers	X	X	P <sup>13</sup>	X	X

# ZONING

## NC3P-55(M) | NEIGHBORHOOD COMMERCIAL 3

Table A for <a href="#">23.47A.004</a> Uses in Commercial zones					
Uses	Permitted and prohibited uses by zone <sup>1</sup>				
	NC1	NC2	NC3	C1	C2
I.1.b. All other jails	X	X	X	X	X
I.2. Work-release centers	CCU-10	CCU-25	CCU	CCU	CCU
<b>J. RESIDENTIAL USES <sup>14</sup></b>					
J.1. Residential uses not listed below	P	P	P	P	CU <sup>15</sup>
J.2. Caretaker's quarters	P	P	P	P	P
J.3. Congregate residence	X/P <sup>16</sup>	X/P <sup>16</sup>	P/X <sup>17</sup>	P/X <sup>17</sup>	P/X <sup>17</sup>
J.4. Low-income housing	P	P	P	P	P
<b>K. STORAGE USES</b>					
K.1. <u>Mini-warehouses</u>	X	X	25	40	P
K.2. Storage, outdoor	X	X	X <sup>18</sup>	P	P
K.3. Warehouses	X	X	25	25	P
<b>L. TRANSPORTATION FACILITIES</b>					
L.1. Cargo terminals	X	X	X	S	P
L.2. Parking and moorage					
L.2.a. Boat moorage	S	S	S	S	S
L.2.b. Dry boat storage	X	25	P	P	P
L.2.c. Parking, flexible-use <sup>19</sup>	X	25	P	P	P
L.2.d.i. Park and ride facilities on surface parking lots <sup>20</sup>	X	CU-25	CU	CU	CU
L.2.d.ii. Park and ride facilities in parking garages	X	P <sup>21</sup>	P <sup>21</sup>	P <sup>21</sup>	P <sup>21</sup>
L.2.e. Towing services	X	X	X	P	P
L.3. Passenger terminals	X	X	25	P	P
L.4. Rail transit facilities	P	P	P	P	P
L.5. Transportation facilities, air					
L.5.a. Airports (land-based)	X	X	X	X	X
L.5.b. Airports (water-based)	X	X	X	X	S
L.5.c. Heliports	X	X	X	X	X
L.5.d. Helistops	X	X	CCU	CCU	CU
L.6. Vehicle storage and maintenance					
L.6.a. Bus bases	X	X	X	CCU	CCU
L.6.b. Railroad switchyards	X	X	X	X	X

Table A for <a href="#">23.47A.004</a> Uses in Commercial zones					
Uses	Permitted and prohibited uses by zone <sup>1</sup>				
	NC1	NC2	NC3	C1	C2
L.6.c. Railroad switchyards with a mechanized hump	X	X	X	X	X
L.6.d. Transportation services, personal	X	X	P	P	P
<b>M. UTILITY USES</b>					
M.1. Communication utilities, major <sup>22</sup>	X	X	X	CCU	CCU
M.2. Communication utilities, minor <sup>22</sup>	P	P	P	P	P
M.3. Power plants	X	X	X	X	X
M.4. Recycling	X	X	X	P	P/CU <sup>23</sup>
M.5. Sewage treatment plants	X	X	X	X	X
M.6. Solid waste management	X	X	X	X	X
M.7. Utility services uses	10	25	P	P	P
<b>KEY</b>					
A = Permitted as an accessory use only					
CU = Administrative Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to <a href="#">Section 23.47A.010</a> )					
CCU = Council Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to <a href="#">Section 23.47A.010</a> )					
P = Permitted					
S = Permitted in shoreline areas only					
X = Prohibited					
CU-25 = Conditionally permitted; use is limited to 25,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
10 = Permitted, business establishments limited to 10,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
20 = Permitted, business establishments limited to 20,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
25 = Permitted, business establishments limited to 25,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
35 = Permitted, business establishments limited to 35,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
40 = Permitted, business establishments limited to 40,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					
50 = Permitted, business establishments limited to 50,000 square feet, pursuant to <a href="#">Section 23.47A.010</a>					

# SALE COMPARABLES



## SUBJECT PROPERTY

10310 Aurora Ave N  
 Seattle, WA 98133  
 YEAR BUILT 1947  
 BUILDING SF 7,464 SF  
 TOTAL LOT SF 14,533 SF  
 ZONING NC3P-55(M)



**1**  
 3901 Leary Way NW  
 Seattle, WA 98107  
 SALE DATE 03/28/2022  
 SALES PRICE \$1,850,000  
 PRICE/BLDG SF \$238.10  
 CAP RATE 4.18%  
 YEAR BUILT 1980  
 ZONING IB-U/45



**2**  
 4451 14th Ave NW  
 Seattle, WA 98107  
 SALE DATE 06/30/2022  
 SALES PRICE \$2,850,000  
 PRICE/BLDG SF \$361.68  
 CAP RATE -  
 YEAR BUILT 1978  
 ZONING IG1-U/65



**3**  
 12517 15th Ave NE  
 Seattle, WA 98125  
 SALE DATE 08/26/2022  
 SALES PRICE \$2,500,000  
 PRICE/BLDG SF \$480.77  
 CAP RATE -  
 YEAR BUILT 1947  
 ZONING NC3-40



**4**  
 8511 Roosevelt Way NE  
 Seattle, WA 98115  
 SALE DATE 10/03/2023  
 SALES PRICE \$1,866,000  
 PRICE/BLDG SF \$326.22  
 CAP RATE -  
 YEAR BUILT 1970  
 ZONING NC2-55



**5**  
 4407-4415 6th Ave NW  
 Seattle, WA 98107  
 SALE DATE ON MARKET  
 SALES PRICE \$2,770,000  
 PRICE/BLDG SF \$334.66  
 CAP RATE -  
 YEAR BUILT 1989  
 ZONING IB-U/45



# SALE COMPARABLES SUMMARY

	SALE COMPS	SALE PRICE	PRICE / BLDG SF	BLDG SF	LOT SF	ZONING	YEAR BUILT	SALE DATE
01	<b>3901 LEARY WAY NW</b> Seattle, 98107	\$1,850,000	\$238.10	7,770	5,663	IB-U/45	1980	03/28/2022
02	<b>4451 14TH AVE NW</b> Seattle, 98107	\$2,850,000	\$361.68	7,880	13,569	IG1-U/65	1978	06/30/2022
03	<b>12517 15TH AVE NE</b> Seattle, 98125	\$2,500,000	\$480.77	5,200	13,068	NC3-40	1947	08/26/2022
04	<b>8511 ROOSEVELT WAY NE</b> Seattle, 98115	\$1,866,000	\$326.22	5,720	10,846	NC2-55	1970	10/03/2023
05	<b>4407-4415 6TH AVE NW</b> Seattle, 98107	\$2,770,000	\$334.66	8,277	8,277	IB-U/45	1989	ON MARKET
	<b>AVERAGES</b>		<b>\$348.29</b>					
	<b>SUBJECT PROPERTY</b> 10310 Aurora Ave N	<b>\$1,850,000</b>	<b>\$247.85</b>	<b>7,464 SF</b>	<b>14,533 SF</b>	<b>NC3P-55(M)</b>	<b>1947</b>	

# NEIGHBORHOOD NEWS

NEWS: Daily Journal of Commerce | October 31, 2023

## NEW GROCER AT OAK TREE VILLAGE? [CLICK HERE FOR FULL ARTICLE](#)

SEATTLE — HT Oaktree Market, which specialized in Asian groceries, closed at the end of last year. Now a new prospective tenant has filed a plan for the big box at 10008 Aurora Ave. N., which some may still remember as a Larry's Market.

Jackson Main Architecture filed a new plan last week on behalf of Saar's Super Saver, which has a half dozen locations south of Seattle, in Kitsap County and on Whidbey Island. The space offers about 45,260 square feet.

The brokers have been John Booth at Kidder Mathews and Rick Parks at TRF Pacific. The building was developed in 1986 for Larry's, as part of the original shopping center (originally Oak Tree Plaza).

The shopping center was developed on the site of the former Oak Lake School, with the land ground leased from Seattle Public Schools. Only when that ground lease ends — possibly in 2035 — could the land be redeveloped with housing.



NEWS: Seattle Times | March 25, 2022

## \$50M EXPERIMENT AIMS TO MAKE AURORA AVENUE MORE WELCOMING FOR BICYCLISTS, PEDESTRIANS

[CLICK HERE FOR FULL ARTICLE](#)

By the late 2020s, Seattle residents may finally enjoy space to walk and bike on a busy stretch of Aurora Avenue North where state lawmakers just agreed to fund a \$50 million rebuild.

Supporters consider it a down payment on their dream of a slower, urban-village boulevard, instead of maintaining Aurora's thunderous heritage as state Route 99.

... The initial state money would be concentrated within less than a mile, serving the Licton Springs neighborhood between North 90th and North 105th streets. A tighter project is better than spreading money like peanut butter over several miles, said Carlyle. He's hoping near-term success will inspire citizens and leaders to invest throughout Aurora.

... With safety the top goal, the Seattle Department of Transportation intends to negotiate lower speeds with the Washington State Department of Transportation and build wider sidewalks where cracked walkways or none exist. Better sidewalks would also benefit 17,000 daily E Line bus riders who use stops up and down the whole of Aurora.

... Carlyle and the Aurora Reimagined Coalition chose this area because of potential for more housing, and therefore more people who walk. Supporters covet the Oak Tree Village strip mall off North 100th Street, a former elementary-school property still owned by Seattle Public Schools. Zoning allows 55- to 75-foot tall "neighborhood commercial" redevelopment with apartments. But its retail buildings and parking lots are under long-term lease to a

private firm, "and we are not currently planning any other uses of the site," said Craig Koeppler, a vice president for the lessee.

... The coalition published two concepts to encourage public discussion of how to use the 90-foot-wide corridor. SDOT could add sidewalks and a bike lane, yet still keep six through lanes for cars, (four would be only 9 feet wide, like the Aurora Bridge), by removing the center left-turn lane. A bolder concept would plant trees in the median, shrinking traffic to one general lane and one red bus/truck lane each way.

... To accelerate the work, Carlyle's legislation says SDOT must spend no more than 10% on outreach, planning and design, and finish construction by 2029. "We live in a time when a lot of folks in government play with Monopoly money. These are real dollars. They will accomplish something," he insisted.

... SDOT has made spot improvements in recent years, notably an Aurora crosswalk signal at North 92nd Street aiding public-school students. Walk-bike facilities were added between Bitter Lake and Aurora to complement senior apartments and social housing, at the behest of a neighbor, the late Richard Dyksterhuis.

Seattle will begin a broader Aurora Planning Study this year using \$1.5 million other state money and \$500,000 city funds, said SDOT program manager Jim Curtin. Any multi-mile makeover could require cash from the city's next property tax levy, in 2024.

# SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



## SCHOOLS AND SERVICES

- UW Medical Center - Northwest
- Evergreen Washelli Cemetery
- North Seattle College
- Cascadia Elementary School
- Eagle Staff Middle School
- Bishop Blanchet High School
- Carkeek Park
- Northgate Station
- Fire Station 31
- Licton Springs Park



## RETAIL

- Lenny's Produce
- QFC
- Target
- Northgate Station
- Fred Meyer
- The Home Depot
- PCC Community Market
- Grocery Outlet
- Metropolitan Market
- Safeway



## FOOD AND DRINK

- Pilgrim Coffeehouse
- IHOP
- Burgermaster
- Emerald City Smoothie
- El Patio
- Lantern Brewing
- La Cabana Seattle
- Rickshaw
- Gyro Time
- Banh Town
- Adulis Eritrean & Ethiopian
- Diva Espresso
- Pub At Pipers Creek
- Gyro Sababa
- Saffron Grill
- Starbucks
- McDonald's
- Family Donut Shop
- Teriyaki Plus
- China Dragon

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	29,080	211,190	408,615
Growth 2023 - 2028 (est.)	0.33%	0.21%	0.48%
Median Age	38.1	39.2	38.5

BUSINESS & EMPLOYMENT	1-MILE	3-MILE	5-MILE
# of Businesses	2,109	9,153	22,169
# of Employees	11,239	58,616	170,528
Median HH Income	\$90,311	\$109,734	\$110,600

# NORTH SEATTLE

**NORTHGATE** is one of the largest neighborhoods in north Seattle. The main attraction to this area has been the Northgate Mall, which is conveniently located off of I-5. The mall features major department stores, retail shops and restaurants. Beyond the shopping and eating convenience, a bus transit transfer station and commuter parking lot are adjacent to I-5. Although the mall is the neighborhood's largest pull, Northgate is home to the North Seattle Community College (NSCC), the south fork of the Thornton Creek watershed, and the Sheikh Idriss Mosque, known for its unique and distinctive architecture.

The owners of the Northgate Mall revealed a large-scale development plan to make way for a hotel, four residential buildings, four mixed-use office towers and a fitness facility, all centered around one idyllic park. The site is home to the National Hockey League's newly formed team, the Seattle Kraken, training facility and community ice rinks.

Along with the construction of the Link Light Rail Station, these developments at the mall site will give residents a convenient mass-transportation option and an accessible, pedestrian-friendly hub within walking distance.

**LICTON SPRINGS** or North Green Lake is a small neighborhood located between Aurora Ave N and Interstate-5 North in the area they most closely converge within North Seattle.

The proximity to the 2 most major North/South routes in Seattle as well as quick access to the E Line, Northgate Transit Center, and future light rail combine to make Licton Springs one of the most well connected neighborhoods in Seattle with Downtown Seattle almost always less than 15 minutes away.

The area is also a natural spring at the north end of Licton Springs Park, which has a long history as both a unique recreational spot and a commercial crossroads. The neighborhood takes its name from liq'ted (LEEK-teed) or Licton, the Lushootseed (Whulshootseed) Coast Salish word for the reddish mud of the springs. The Coast Salish native people had used the springs area as a spiritual health spa. Neighborhood activists and North Seattle Community College (NSCC) have been promoting habitat restoration in support.



# PUGET SOUND REGION

Set in the beautiful Pacific Northwest, the greater Seattle area is a national center for manufacturing, technology, services, international trade and tourism.

## MAJOR EMPLOYERS

Today some of the world's most recognizable Fortune 500 companies call Seattle home: Microsoft, Starbucks, Amazon, Nordstrom, Costco and REI. Other major companies in the area include Boeing, T-Mobile, Expedia, F5 Networks and Nintendo of America.

According to the Puget Sound Business Journal, technology companies are leading the way in employment growth in the Seattle MSA. As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Microsoft is one of the top employers in the state with over 57,000 employees. Their World Headquarters, located in Redmond is over 15 million square feet.

The Puget Sound has become a international leader in innovative industries with organizations such as the Fred Hutchinson Cancer Research Center, the University of Washington Medical Center and the Gates Foundation. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center.

The Puget Sound is one of the capitals of the aerospace industry anchored by Boeing, the

world's largest aerospace company, second-largest maker of large commercial jets, and second largest global defense contractor. Boeing is one of the largest employers in the Puget Sound, employing approximately 80,000 in Washington.

Employment is expanding through the greater Seattle area. The Puget Sound region is projected to generate 1.2 million new jobs by 2040.

## INTERNATIONAL TRADE

Seattle has remained one of the most resilient cities due to its diverse industries, making it more attractive for new companies to relocate and expand in the area. The Port of Seattle, which also operates the Seattle-Tacoma International Airport, is a major gateway to Asia and cruises to Alaska. The Port of Seattle ranks as the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

## RECREATION

The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair. Seattle is home to a number of professional sports teams including the Seattle Seahawks, the Seattle Mariners, the Seattle Sounders FC, and the Seattle Kraken NHL teams.

# PUGET SOUND LARGEST EMPLOYERS



**80,000**  
Employees

JOINT BASE  
LEWIS-MCCHORD

**56,000**  
Employees



**58,000**  
Employees

UNIVERSITY of  
WASHINGTON

**50,000**  
Employees



**80,000**  
Employees



**20,000**  
Employees



**20,000**  
Employees



**10,000**  
Employees



**15,000**  
Employees



**King County**  
**13,000**  
Employees



**20,000**  
Employees



**15,000**  
Employees

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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- + COMMERCIAL BROKERS ASSOCIATION (CBA)
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