



## EASTGATE

# FACTORIA

Eastgate / Factoria offers a traditional suburban office environment with a few twists—including a park-like atmosphere, connections to one of the largest public colleges in the state, and the Mountains-to-Sound Greenway cycling route.

## MAJOR DEVELOPMENT UNDERWAY

- Phased remodel and revitalization of the Marketplace at Factoria
- \$160M renovation to T-Mobile's headquarters
- Significant transportation investments, including new transit infrastructure, off-street cycling/walking paths, and I-90 improvements



## TRANSPORTATION

With stellar transit access and regional bicycle connections via the Mountains-to-Sound Greenway and EasTRail (plus new bike lanes!), Eastgate / Factoria has the transportation choices your employees crave.

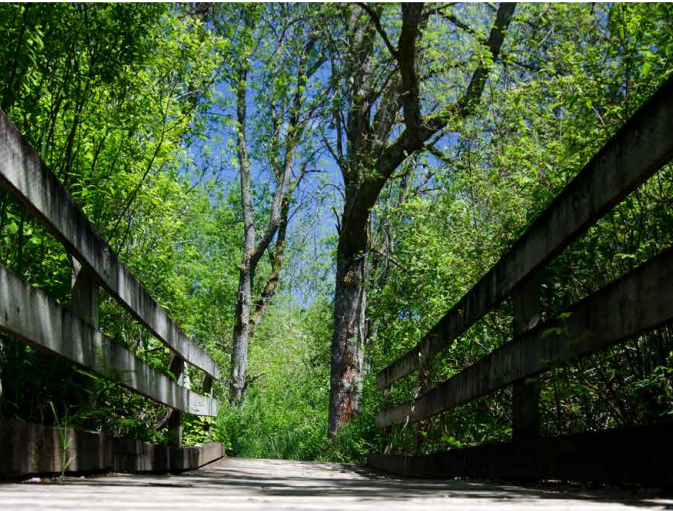


## EDUCATION

Connections to Bellevue College, one of the most innovative and largest public colleges in the State of Washington.







## EASTGATE / FACTORIA OVERVIEW

	Eastgate / Factoria	Bellevue	Seattle	King County
<b>POPULATION</b>				
• Population	9,881	148,145	753,655	2,252,782
• Foreign-Born	34.5%	37%	19.6%	24.7%
• Female	51.0%	49%	48.7%	49.8%
• Male	48.9%	51%	51.3%	50.2%
• Bachelor's degree +	55.7%	79.1%	73.1%	56.9%
• Master's degree +	22.4%	25.6%	21.0%	16.1%

<b>AGE</b>				
• <18	25.4%	21.4%	14.7%	20.0%
• 18-24	7.5%	4.8%	7.9%	5.9%
• 25-34	15.1%	20.0%	25.5%	18.5%
• 35-44	12.9%	14.4%	15.5%	15.2%
• 45-54	14.8%	13.0%	11.6%	18.9%
• 55-64	12.0%	10.5%	10.3%	11.7%
• 65+	12.3%	14.1%	12.0%	13.5%

<b>JOBS</b>				
• Total Jobs	24,253	148,560	619,619	1,411,005
• Construction & Resources	3.1%	4.4%	3.9%	5.4%
• Finance, Insurance, Real Estate	5.9%	8.6%	5.6%	5.0%
• Manufacturing	1.1%	3.2%	4.2%	7.4%
• Retail	9.8%	9.6%	13.3%	11.0%
• Services	64.6%	62.7%	53.8%	50.7%
• Wholesale, Utilities, Transportation	6.6%	5.3%	5.1%	8.2%
• Government	1.8%	2.7%	7.7%	6.6%
• Education	6.6%	2.6%	6.0%	5.6%

<b>COMMUTE TIME</b>				
• <20 minutes	38.1%	38.2%	28.7%	27.8%
• 20-35 minutes	40.2%	37.8%	42.5%	39.5%
• 40-60 minutes	17.1%	19.8%	23.0%	22.7%
• 60+ minutes	4.5%	4.1%	5.8%	9.9%

### 2040 PROJECTIONS

- Population (2019)
- Employment (2019)
- Projected Population (2040)
- Projected Employment (2040)

### Rail Stations

- Light rail stations

### IN DEVELOPMENT

- Housing Units
- Retail Space

### Eastgate / Factoria

9,881  
24,253  
12,000  
35,000

### Eastgate / Factoria

2 (open 2041)

### Eastgate / Factoria

700  
150,000 SF

### REAL ESTATE

- Median Gross Rent (Housing)
- Asking Rate (Average, Class A)
- Asking Rate (Average, All Classes)
- Net Rentable Area (sq. ft.)

### Eastgate / Factoria

**\$1,643**  
**\$35 to \$40**  
**\$34 to \$40**  
**4,900,000**



Special thanks to the Port of Seattle for supporting the Innovation Triangle.