



## 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.

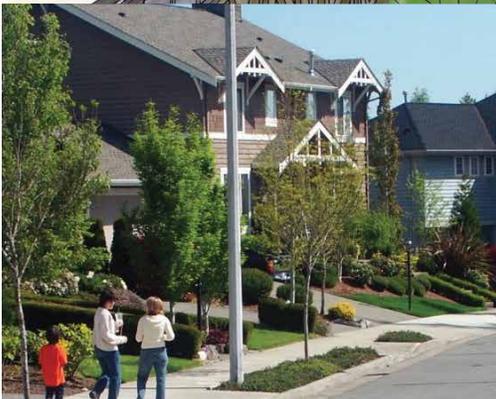
## MAJOR DEVELOPMENT UNDERWAY

- 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



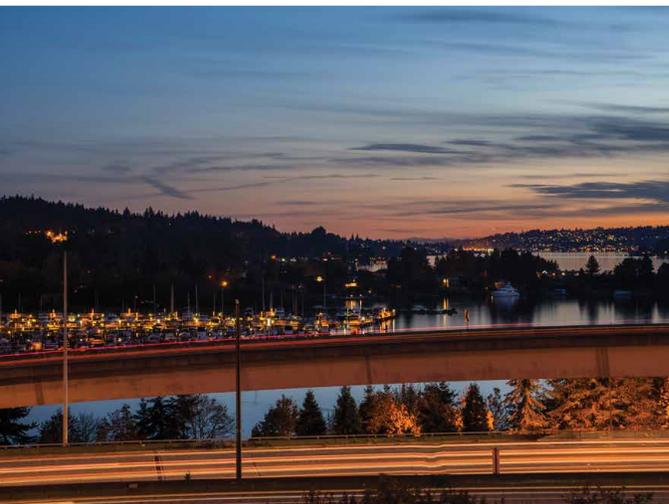
## TRANSPORTATION

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%       |

|            | Eastgate / Factoria | Bellevue | Seattle | King County |
|------------|---------------------|----------|---------|-------------|
| <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%       |

|  | Eastgate / Factoria | Bellevue | Seattle | King County |
|--|---------------------|----------|---------|-------------|
| <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%        |

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|---------------------|---------------------|----------|---------|-------------|
| <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)

### Eastgate / Factoria

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

### Rail Stations

- Light rail stations

### Eastgate / Factoria

- 2 (open 2041)

### IN DEVELOPMENT

- Housing Units
- Retail Space

### 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.