Biotech

Area: 800

Commercial Revalue for the 2026 Assessment Roll

701 Dexter Ave

King County

Setting values, serving the community, and pursuing excellence*

Department of Assessments

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*From Department of Assessment's Vision Mission

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Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its "true and fair value," reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work to implement your feedback and ensure we provide you with accurate and timely information. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area. Additionally, I have provided a brief tutorial on our property assessment process. It is meant to provide you with background information about our process and the basis for your area assessments.

Fairness, accuracy, and transparency set the foundation for an effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure that every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you have any questions, comments, or concerns about the property assessment process and how it relates to your property.
In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 727,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic neighborhood. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will approach the occupant to make contact with the property owner or leave a card requesting the taxpayer contact them.

RCW 84.40.025 - Access to property

> For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.
>
> In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter 84.08 RCW.

How Are Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly valuation models are built and applied to the individual properties. For income producing properties, the following steps are employed to calculate an income approach:

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at www.IAAO.org. The following are target CODs we employ based on standards set by IAAO:

Type of Property - General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

Source: IAAO, Standard on Ratio Studies, 2013, Table 1-3.

More results of the statistical testing process is found within the attached area report.

Requirements of State Law

Within Washington State, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

Executive Summary Report

Appraisal Date: 1/1/2026 – 2026 Assessment Year

Specialty Appraisal Area:

- **Area 800:** Biotech Properties

Sales – Improved Summary:

- Number of Sales: 0 included in ratio study
- Range of Sales Dates: 01/01/2023 – 01/01/2026

Sales – Ratio Study Summary:

A ratio study was not performed for the 2026 revalue due to the fact that there have been only two fair market transactions involving Biotech Specialty property within the past three years. As a result, a ratio study would not provide any meaningful statistical analysis.

Total Population - Parcel Summary Data:

TOTAL POPULATION SUMMARY DATA			
	Land	Improvement	Total
2025 Value	$1,347,768,300	$5,235,466,500	$6,583,234,800
2026 Value	$927,961,200	$4,846,217,200	$5,774,178,400
% Change	-31.15%	-7.43%	-12.29%

Number of Parcels in the Population: 87 (this figure includes properties under construction and existing general office building converting to bio tech/life science building). Of that 87 total parcels, only 54 parcels are improved with 33 parcels are considered as associated parcels that provide same economic units with the improved parcels.

Conclusion and Recommendation:

Total assessed values for the 2026 revalue have decreased by -12.29% reflecting a downward trend of the biotech market in King County and weaker income fundamentals.

The values recommended in this report improve uniformity and equity; therefore, it is recommended that the values should be posted for the 2026 Assessment Year.

Identification of the Area

Name or Designation

- **Area 800:** Biotech Properties

Area 800 Neighborhoods

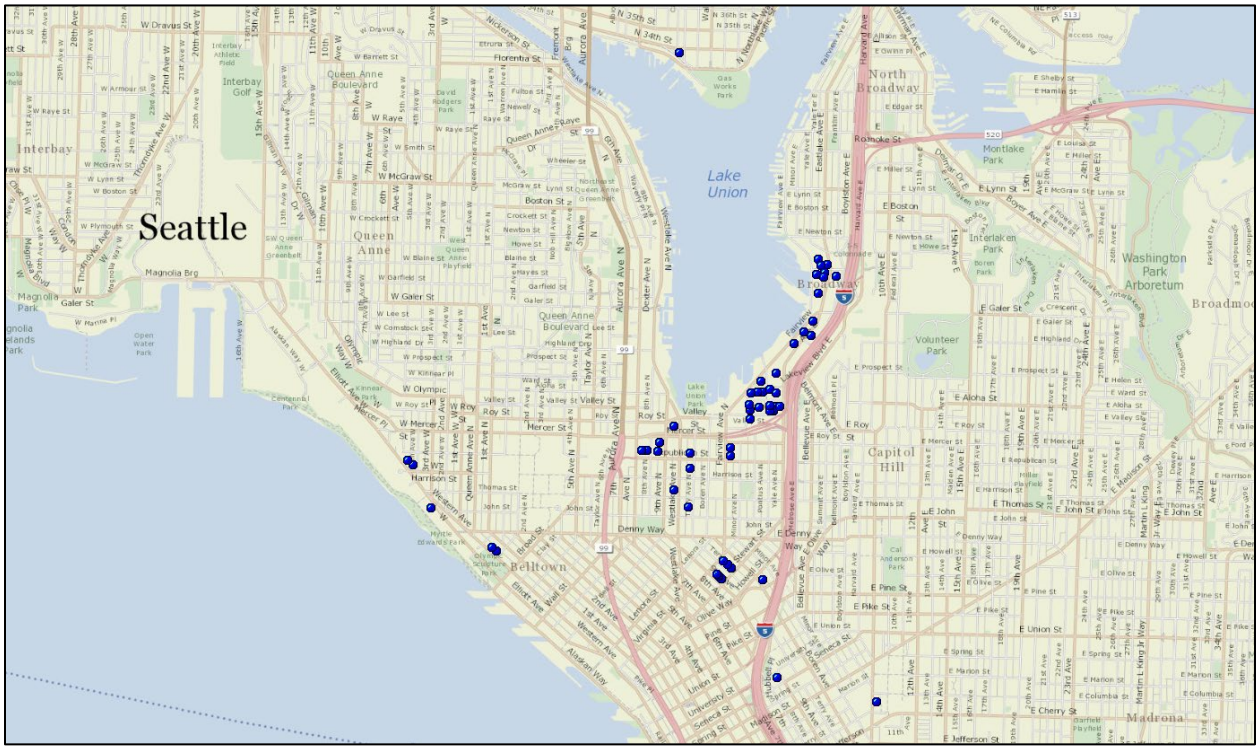
- **800-10** Seattle / South Lake Union
- **800-20** South King County

Boundaries

- King County

Maps

General maps of the area are included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center building or on the King County Assessor website.



Area Description

This report contains data pertinent to the revalue of biotech buildings in King County. The Biotech Specialty includes biotech lab facilities with over 1,000 SF of building area meeting the biotech classification and located within King County. The biotech real estate market is a mix of both newly developed and converted space. Since biotech research requires more specialized

construction of improvements, conversion is only possible with selected buildings. Most biotech facilities in King County are research laboratories. There is one production facility involved in drug manufacturing. Production facilities may require an even higher specification level than labs.

Biotech buildings require specific improvement characteristics in order to create and maintain controlled environments for purposes of research and product development. Some characteristics can include:

- Increased ceiling heights of 14' to 16'
- Heavy-duty HVAC systems & enhanced environmental control technology
- High load bearing floors, increased roof loading capacity, & impervious surface finishes
- Upgraded building systems with redundancy
- Hazardous waste containment, control, and disposal
- Animal holding and lab facilities (vivarium)
- Hookups for compressed air, gas, liquids, etc
- High structural rigidity and stability to minimize vibration

Life Science/Bio Tech Buildings vs. Standard Office Building:

- Increased Securities
- Increased Flexibility of Designs for changes in laboratory layout and needs
- Increased Mechanical, Electrical, and Plumbing Engineering (MEP)
- Increased Plumbing to allow for emergency showers, eye wash stations and sinks
- High Floor Load Capacity
- Interstitial Space
- 16-feet floor-to-floor heights
- Emergency Power Generators and Uninterrupted Power Supply
- Increased HVAC that can run 24/7 including ventilation that allow for 100% outside air
- Additional loading docks to prevent cross-contamination
- Zoning Differences

Converting space suitable for lab science use comes with its own unique set of challenges. Conversions make more sense in densely populated urban areas that are more expensive to develop. Yet whether the facility is a reconstruction or a brand-new development, creating lab space comes with its own set of risks for investors. Life science buildings require specialized HVAC systems and other unique equipment, making them a more expensive venture than a traditional office building.

But it's precisely because life science labs differ from traditional office buildings that investors feel more confident about their future. While most offices across the nation have embraced remote or hybrid work, however, laboratory, research and development facilities are an entirely different story. Most lab work requires exclusive equipment that isn't suitable for

home use, so few occupants have the luxury of working from home in some form or another. Since life science occupiers have few remote work options, occupancy levels in life science buildings have remained much higher than the general office sector. Despite the challenges, developers are certainly seeing the potential of office-to-lab conversions.

Converting other property types to labs and R&D space is both costly and challenging. The infrastructure needed to support life sciences tenants is more robust than that in standard offices or even most industrial buildings. Many require more specialized amenities, including but not limited to clean rooms, vivariums, and negative-pressure rooms.

Criteria for converting standard office building into life science building. Building performance criteria on the minimum standards that life science building requirements:

- **Zoning/Planning/Occupancy:** There is a clear path to providing Group B Occupancy.
- **Vertical Circulation (Multi-Floor Buildings):** There is a segregated elevator for lab supplies/activity or there is a way to install one.
- **Floor-To-Floor Clearance (Multi-Floor Buildings):** 13 feet + clearance desired – anything less is limiting.
- **Structural:** There should be live load capacity at 100 psf+. The roof will likely need additional load capacity for mechanical equipment typical for Life Science. As built/current vibration design criteria should be known.
- **HVAC/Plumbing:** A design path to dedicated lab AHUs/100% OA units. A design path dedicated exhaust (1 cfm/sf – min). Design path to supporting utility shafts for HVAC and utilities, likely upgrade/addition to base building capacity.
- **Electrical:** Service up to 8.0 watts/sf for intended lab area sf. Emergency Generator capacity or service yard to install – for lab hoods and critical lab equipment plug load. Capacity/consideration for data/low voltage for lab controls, data collection, enhanced BMS.
- **Facility:** Chemical storage area and pH neutralization systems. Dedicated elevator and loading dock with loading dock floor capacity of 250 psf.

Area Overview

Seattle's Biotech Core – Seattle/South Lake Union (800-10)

The majority of the properties within the Biotech Specialty are concentrated within the South Lake Union submarket due to the tendency of biotechnology/life science properties and formed a submarket cluster. Biotechnology and Life Sciences users tend to have preferences for proximity to supporting institutional research facilities. Given the proximity among these properties, no individual neighborhoods have been broken out for this Specialty assignment within the City of Seattle.

Historically referred to as the Cascade Neighborhood, residential use had been declining since the 1950's, when zoning changed limited residential development to benefit light manufacturing. With construction of Interstate-5 during the 1960's the neighborhood became separated from the west portion of Capitol Hill. In the late 1980's, low land values with relatively close-in location attracted several biotech and high-tech corporations. Fred Hutchinson Cancer Research Center, and later Zymogenetics located in the northeast sector of the neighborhood, while in the southeast sector REI relocated their flagship store in 1995. By the mid 1990's the concept of the 74-acre "Seattle Commons" park had also been defeated twice by city voters. Subsequently, the City of Seattle and developers, including the Vulcan Group (who had already accumulated 60 acres within this area), put in place plans to ultimately transform South Lake Union into the neighborhood observed today. Development of office, retail, and high-density residential buildings within this area has been, and continues to be, significant and is augmented by buildings within Seattle's Biotech Core.

The major biotech properties ownerships are Fred Hutchinson and Alexandria. Relatively new is BioMed Reality that entered the Life Science Seattle market in 2020s.

South Lake Union has one of highest concentrations of health and biotech firms in the country, anchored by research centers such as The Allen Institute for Brian Science, UW Medicine, Fred Hutchinson Cancer Research Center, Seattle Biomedical Research Institute, Seattle Children Hospital, PATH, Rosetta, and Zymogenetics. The market area is the hub for life sciences/biotechnology organizations and corporations.

Alexandria and BioMed Reality are two other major national owners and developers of biotech/life science that have been accumulating properties in the Seattle downtown and South Lake Union area since 2000. Over the past 29 years, Alexandria has established as the leading owner, operator, and developer of collaborative campuses for life science, agtech, and advanced technology companies in the nation's top innovation top clusters in the United States. Alexandria locates its facilities in the world's best clusters; strategic locations where key buildings blocks for innovation thrive.

Since 1996, Alexandria has been at the forefront of cultivating and growing the Seattle market from a nascent cluster to a global commercial life science hub that has become a leader in immunology, cell therapy, infectious diseases, and the intersection of science and technology. The Lake Union Megacampus ecosystems solidify the impact on the submarket, including at the foundational Alexandria Center for Life Science – Eastlake Megacampus with its sweeping views of Lake Union and its spectacular, modern amenities.

Alexandria owns and operates approximately 30 parcels comprising of 3,400,000 rentable square feet of high-quality Class A+ laboratory and office spaces primarily cluster in the South Lake Union area and is well situated to continue to meet the needs of the life science communities. Alexandria has several new life sciences buildings in process of constructing with additional new developments proposed for construction in the Seattle downtown and South Lake Union area. Alexandria's life science/bio tech constructions are predominantly high-quality Class A+ type of structures with ceiling height ranging from 14 feet to 16 feet per floor levels. Alexandria is also expanding into Bellevue and Bothell area. In Bothell area, the company is purchasing high-tech/flex buildings to renovate/remodel and convert portion of the office spaces into laboratory with industrial spaces into pharmaceuticals bio-manufacturing, and/or future redevelopments for Class A biotech/life science structures.

BioMed Reality, a Blackstone portfolio company, is a leading provider of real estates solutions to life science and technology industries. BioMed owns and operate high quality life science real estates comprising 16.4 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, **Seattle**, Boulder and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 3.4 million square feet of Class A+ properties in active construction to meet the growing demand of the life science industry.

BioMed Reality owns and operates approximately six life science/bio tech properties in the Seattle area with two new developments T6 Taylor Ave and Innov 8 in the early design review stage. These structures and projects are in the Seattle downtown area. The newly constructed

Dexter Yard located at 700 Dexter Ave N of Seattle, WA has been completed in the 4th quarter of 2022. All the structures are Class A+ laboratory and office type buildings.

A broader description of this neighborhood and associated development can be found within the 2025 Geo Areas 17, 20, 25, and 30 annual reports.

South King County (800-20)

The property located at 1601 Lind Avenue SW, Renton, WA was valued in the past revaluation lien dates as an office in the Office Specialty (280). The site contains two parcels identification numbers 334040-4006 and 334040-4004. In May 2022, the property has been re-assigned to Bio Tech Specialty (800) due to a newly leased tenant that is converting existing office building into lab and office flex spaces.

University of Washington Department of Laboratory Medicine and Pathology recently leased the existing 1990 five-story Class A Office Building in January 2022. The tenant UW is leasing the entire building with net rentable area of 197,446 square feet, and the lease term is for 20 years NNN with rental rates of $25.50/SF/YR plus annual rental rates escalation. In addition to the rent, UW will pay approximately $51 million of tenant improvements converting office space to lab space plus $12 million for lab equipment to operate as a life science/bio tech building.

The South King County Neighborhood 800-20 has been assigned to accommodate future life science/bio tech properties developing in the submarket area. The neighborhood market area is from the southern boundary of City of Seattle Limits to the King and Pierce Counties boundary line. The neighborhood consists of Renton, Sea Tac, Burien, Tukwila, Kent, Auburn, Black Diamond, Enumclaw, Pacific, Algona, Des Moines, Federal Way, and Milton.

With proposal developments of new life science/bio tech buildings and office conversions on the rise, future biotech Specialty neighborhood will be the King County Eastside submarket. The King County Eastside submarket includes Bellevue, Bothell, Redmond, Kirkland, Woodinville, Issaquah, Sammamish, North Bend, Fall City, Snoqualmie, Newcastle, and Factoria. Other possible future biotech Specialty neighborhoods will be the North King County submarket that includes Shoreline, Lake Forest Park, and Kenmore.

Seattle/Puget Sound's notable Life Science/Bio Tech real estate investors and developers:

- Fred Hutchinson Cancer Research
- University of Washington
- Seattle Cancer Care Allianc
- Seattle Children's Hospital Research
- BioMed Realty
- Alexandria Real Estate Equities

- Lincoln Property Company (LPC)/Invesco

Biotech Market Summary and Overview

The biotech industry experienced a significant boom during the COVID-19 pandemic, attracting unprecedented levels of capital as the industry gained intense public and investor interest. The biotech industry market was in high demand from 2021-2023. In 2024, pandemic-driven have coincided with a slow-down in demand. Total venture capital funding raised by global Life Science companies grew during those three years from 2021-2023. In the first quarter of 2024 has outperformed the same period in year end of 2023 and the market became stable. The biotech industry market transaction activity was rather slow in 2nd Quarter of 2024 and volume has been on a downward trend due increase to vacancy and high interest rates. In mid-2025, the biotech market decreased and dried out with increase in vacancies and cap rates. The increases in vacancies are due to over construction and supplies of new biotech buildings, and downward trends in Venture Capital Funding to Biotech.

The Life Science Real Estate (LSRE) sector, like many other commercial real estate sectors, has seen transaction activity slow and soften in 2025. Higher interest rates have created an uneasy investing and lending environment. Life sciences, which were in the spotlight not long ago, have softened. Oversupply and weakening demand, driven in part by slowing venture capital funding, are weighing on rents and NOI.

Market Overview and Summary

Cushman and Wakefield 2H 2025 reported the Puget Sound region is home to the headquarters of over 150 life sciences companies, primarily in biotechnology and drug discovery. Local firms raised over $487 million in VC funding during the first half of 2025.

The region's life sciences inventory is concentrated in two key submarkets: Lake Union in the downtown Seattle and Bothell in the Eastside. Lake Union features 5.2 msf of inventory, 22.8% vacancy, and triple net rents ranging from $70-$90 psf. Bothell features 2.5 msf of inventory, 9.6% vacancy, and triple net rents in the low-to mid-$20s, reaching $40-$50 psf for high-end lab spaces.

Sales activity for life sciences properties slowed in the final half of 2025. The most recent transactions occurred in the second half of 2024, including Fred Hutch's $150 million purchase of 1165 Eastlake Ave. E from Alexandria Real Estate Equities (ARE) and its acquisition of Clarion's 70% stake in 1201 and 1208 Eastlake Ave. E, where ARE retains a 30% share.

Despite leasing activity for new deals dropping 72.4% YOY, tenant demand seems to be on the rise, bolstered by a full-floor lease for UW institute for Protein Design (32,000 SF) in the Lake Union submarket. Significant renewals since mid-2024 include Immunome's 23,000-sf lease in Bothell and Seattle Children's Research Institute's 86,000-sf renewal in Lake Union.

Since 2021, over 2.8 msf of new lab developments and office-to-lab conversions have entered the market. Notable conversions include Boren Labs, 330 Yale, and Unison Elliott Bay in downtown Seattle. Softer demand has delayed several developments indefinitely, including BioMed's T6 Innovation Center. However, ARE's 701 Dexter, paused in September 2023, resumed construction in April 2024 and was slated for a summer 2025 delivery.

The Seattle life sciences market saw a continued shift in fundamentals in the second half of 2025, with total vacancy rising to 21.2% and negative net absorption totaling 97,208 sq ft for the year. Class A direct asking rents edged lower in Seattle Close-In, ending the year at a blending rate of $69.83 per sq. ft., NNN, while Bothell rents held steady at a blending rate of $42.00 per sq. ft., NNN.

Submarket performance varied. Seattle Close-In vacancy increased as tenants downsized, and additional built-out supply delivered. Bothell vacancies remained flat for the second consecutive quarter, supported by more than 125,000 sq. ft. of leasing by Systimmune and AGC Biologics, with both occupying in late 2026. In Bellevue, the city's land use update allowing life science R&D in the Wilburton district was followed by initial approval for Alexandria's planned campus. Totaling over 888,000 sq. ft., this could possibly signal Bellevue's emergence as a third regional life science hub.

New supply delivered late in the year, with the completion of 701 Dexter, the 227,000 sq. ft. Class A project in South Lake Union, which was 47,000 sq. ft. preleased. Expected to be the final life science delivery of this cycle, the project pushed investor-owned total availability to 39%. While overall leasing volume declined approximately 39% from the first half of the year, in the second half 2025 activity increased 50.1% year over year, exceeding 118,000 sq. ft.

Life science venture capital funding totaled more than $141 million in H2 2025, bringing full-year 2025 funding to more than $807 million, nearly double the $438 million recorded in 2024. Seattle-based Lumen Bioscience, which produces biologic drugs using genetically engineered algae, secured a $30M Series C funding round led by West River Group. Seattle-based Accipiter Biosciences, which uses AI to design protein therapies for cancer and other diseases, raised a $12.7M seed round and announces a strategic partnership with Pfizer. Seattle-based Curi Bio closed a $10 million Series B funding round led by Dream CIS, a Korean life sciences firm, to support its 3D tissue-model drug discovery platform, which has drawn interest from multiple Fortune 500 pharmaceutical companies.

Newmark stated U.S. life science have likely bottomed out. Across all U.S. life science markets tracked, vacancies ended 2025 at 25.8%, declining by 30 basis points over the quarter. Vacancies in five of the top life science hubs declined for the first time in four years, ending 2025 at 29.5%. Leasing rates are down across most markets as landlords look to attract new tenancy to their buildings. While a full recovery in the life science sector is years away, recent improvements to fundamentals are encouraging for this asset class.

New supply and construction pipeline continues to dwindle following a quarter without any deliveries, just under one million square feet of life science product was delivered this quarter, well below the historic average. Additionally, SF under construction as a percentage of existing lab inventory has reached post-pandemic lows as it continues to sink. Limited to select build-to-suit projects, supply side pressure on life science fundamentals continues to wane. For the first time in several years, there are now eight key markets with no active purpose-built lab construction.

The increased vacancies are due to over construction of new life science buildings, and low fundings from the federal and private.

Newmark indicated Seattle's demand in the life science sector remained muted in the fourth quarter of 2025, continuing the slowdown observed earlier in the year. Tenant activity was limited, and there were no new emerging lab requirements aside from a 5,000 SF medical office requirement.

Net absorption was modest, with several right-sized tenant relocations keeping net absorption effectively balanced. Zeno Power expanded by 10,000 SF at 219 Terry Avenue N, bringing the firm's total footprint to 25,755 SF. LightHeart Associates moved into 5,544 SF at Alloy Innovation Center (Bothell) – Building 1. Creddena Health Pharmacy relocated from James Tower to the Swedish Hospital Medical Campus and the Allen Institute finalized its neutral net move from the seventh floor to fourth floor at Dexter Yard South.

Capital inflow is improving, though gradually, with funding occurring in smaller amounts and primarily supporting later-stage companies with strong research pipelines. Qiagen's $225 million acquisition of Parse Biosciences highlighted fourth-quarter activity.

Collier reported a challenging market for financing biotechnology start-ups has temporarily curtailed Seattle's growth as a life sciences market. Still, the regional talent pipeline is stable and enviable, which is why prospects for growth are high. Major institutions anchor the scene as a source of employment, funding, and prestige: Fred Hutchinson Cancer Center, University of Washington, Seattle Children's Hospital, and The Allen Institute. All receive funding from the National Institutes of Health and occupy 100,000 SF-plus in the market.

Leasing has been sparse, resulting in a strategy employed by Lincoln Property Co. and International Real Estate Corp. at their 200,000 SF lab development, 222 Fifth. They are creating move-in- ready speculative lab spaces to attract tenants, and they aren't the only ones. KKR is building out 32,000 SF of speculative lab at 330 Yale, which already had 64,000 SF. Dexter Yard, a BioMed Realty project, is also dedicating space to speculative labs. Outside the Lake Union core of Seattle's regional life science presence is Shin Nippon Biomedical Laboratories' (SNBL) 186,000 SF development, a 45-minute drive north in Everett. Called Seaway Technology Center, it builds on an existing clinical research facility and also partners with University of Washington's CoMotion Labs. The campus benefits from the region's reputation for innovation in life sciences research, startups, and manufacturing.

Collier indicated market vacancy increased, supply decreased, demand is stable, and rent is stable in 2025.

JLL 2025 report of the Top 10 U.S. Life Science Hubs indicated Seattle is rank #10 overall market area. Additional Rankings for: AI Cluster is #5; Medtech Cluster is #17; #27 for GMP Cluster; 6 for Talent Cluster; and #8 for Startup Ecosystem.

New Developments

Notable sale transaction included Fred Hutch purchasing Eleven65 at $1,498 per square foot and KKR acquiring 330 Yale from Invesco Real Estate at $766 per square foot.

Local cancer research institute Fred Hutch purchased 1165 Eastlake Avenue E from Alexandria Real Estate Equities (ARE) for nearly $150 million. Fred Hutch also acquired 70% stake in 1201 and 1208 Eastlake Avenue E, where ARE owns the remaining 30%, for an undisclosed sum.

The 222 Fifth in Lower Queen Anne – delivered in 2025 with no pre-leasing. This, along with more tenants marketing quality laboratory space for sublease, contributed to a surge in the vacancy rate in Q4.

Other projects include the 1916 Boren is proposed to deliver in Q1 2025 with 44% of the building total lab space of 282,741 square feet is preleased to Seattle Children's. The Dexter 701 with 226,587 square feet of lab space is considered 85% complete in July 2025 and projected to be complete in 3rd Quarter of 2026.

The Chapter Building II located at 4536 Brooklyn Avenue NE, Seattle, WA in the University District neighborhood started construction in 2023. The life science structure is 10-story reinforced concrete building with total building area of 190,834 square feet and net rentable area of 153,500 square feet. The structure also contains street level retail area of 4,000 square feet and underground parking garage of 34,248 square feet. As of 7/31/2025 lien date, the structure was 80% complete.

The Northlake Common is located at 3800 Latona Avenue NE in the Northlake neighborhood of Seattle. The structure started construction in 2022 and completed in Q1 2025.

The Innov8 located in the Denny Park South area (2300 7th Avenue) is in preliminary design process with City of Seattle for construction. The Innov8 will be situated on site containing 1.6 acres of land area and near industrial-leading life science and technology companies and research institutions in Seattle. The project will be two-tower with an eight-story and 16-story buildings totaling 684,000 square feet. The developer is BioMed Reality.

Alexandria Real Estate Equities' next project is the 601 Dexter located corner of Mercer and Dexter in the South Lake Union neighborhood. The address is 601 Dexter Avenue N, Seattle, WA. The proposed new life science building will be a 10-story structure with total building area of 339,673 square feet with lab space of 270,831 square feet. The construction is expected to begin in 2026.

Market Conditions

The Seattle life sciences market is one of the few where available space has declined, as its strong tech sector has leased former life sciences buildings that have been converted into current office inventory. After strong occupancy growth from 2016 to 2021, there has been little to no tenant growth within the Seattle life sciences market, and the availability rate is now at an all-time high of 21%. For the first time in over a decade, leasing activity has been set to hit record lows. Shrinking capital flows from venture capital and private equity, coupled with reduced NIH funding, has stifled company formation and tempered demand for R&D oriented facilities.

Q4 2025 and Q1 2026 Bio Tech/Life Science market report publications from Cushman & Wakefield, CBRE, JLL, Newmark, and Collier indicates South Lake Union blended rental rates range from $62.00 to $90.00 per square foot NNN lease terms. Bothell market indicates blended rental rates from $40.00 to $50.00 per square foot NNN lease terms. The South Lake Union's vacancies range from 19% to 25%. Bothell submarket vacancies range from 4.3% to 9.6%. The higher range of vacancy rates reflect new life science building in process of constructing and in process of existing office space conversion to lab space. Most of the new developments are centered in the Seattle CBD and South Lake Union area. CBRE indicated the total vacancy in the Puget Sound area is 22%. The overall Seattle vacancies are 19.30% and the occupancy rate is 81%.

CBRE 2025 Puget Sound/Seattle Inventory Lab/R&D							
	Inventory SF	Avg Asking Rents (NNN)*	Vacancy Rate	Q4 Absorption	2,025 Absorption	Q4 Leasing Activity	2024 Total Leasing Activity
Seattle	6,959,065	$67.31	22.00%	-98,280	-16,569	47,007	166,257
Bothell	2,233,378	$42.00	4.10%	5,544	10,365	128,035	206,929
Other Puget Sound	640,353	N/A	0.00%	0	0	2,231	16,431
Metro (Total)	**9,832,796**	**$67.17**	**19.30%**	**-92,736**	**-6,204**	**177,273**	**389,617**

NNN Lease Rates (Blended) Per Square Foot

JLL 2025 Life Science - Seattle								
Inventory SF	Absorption SF	Leasing SF	Available SF	Available %	Growth %	Availability %	*NNN Rents/SF/YR	Pipeline SF
8,900,000	-200,000	N/A	2,136,000	24.00%	N/A	N/A	$69.29	0.2M

NNN Lease Rental Rates (Blended) Per Square Foot

CBRE 3Q 2025 Class A+ Bio Tech		
	Urban	Suburban
Inventory	6,300,000	-
Asking Rate (NNN)	$69.84	-

CBRE - DEMANDS		
	Q3 2025	
# Of TIM's	6	0
SF Of Demand	174,500	0

**NNN Lease Rates (Blended) Per Square Foot*

3Q 2025 CBRE Seattle Life Sciences - Future Supply Lab/R&D					
Construction Type	# of Projects	Total Size (SF)	Tot Spec Sz (SF)	Delivering (2025)	% Pre-leased
New	1	227,000	227,000	227,000	0.00%
Conversion	0	0	0	0	0.00%
Total	**1**	**227,000**	**227,000**	**227,000**	**0.00%**

Futuure Supply Lab/R&D

2025 2H Cushman & Wakefield Submarket Stats			
	Inventory (SF)	Vacancy %	Avg Asking Rate*
Lake Union	5,200,000	22.80%	$70.00 - $90.00
Bothell	2,500,000	9.60%	$40.00 - $50.00
Market Total	7,700,000	20.4%	$61.89
*NNN Lease Rates (Blended) Per Square Foot			

2025 2H Cushman & Wakefield Submarket Stats			
	Inventory (SF)	Vacancy %	Avg Asking Rate*
Lake Union	5,200,000	22.80%	$70.00 - $90.00
Bothell	2,500,000	9.60%	$40.00 - $50.00
Conversion & New	2,500,000	Proposed	Proposed
Market Total	1,080,000	20.4%	$61.89
*NNN Lease Rates (Blended) Per Square Foot			

2025 1H Cushman & Wakefield Submarket Stats			
	Inventory (SF)	Vacancy %	Avg Asking Rate*
Lake Union	5,200,000	22.50%	$70.00 - $90.00
Bothell	2,500,000	8.50%	$40.00 - $50.00
Market Total	7,700,000	10.6%	$64.23
*NNN Lease Rates (Blended) Per Square Foot			

2025 1H Cushman & Wakefield Submarket Stats			
	Inventory (SF)	Vacancy %	Avg Asking Rate*
Market Total	10,200,000	19.4%	$61.77
*NNN Lease Rates (Blended) Per Square Foot			

2025 1H Cushman & Wakefield Submarket Stats			
	Inventory (SF)	Vacancy %	Avg Asking Rate*
Lake Union	5,200,000	22.50%	$70.00 - $90.00
Bothell	2,500,000	8.50%	$40.00 - $50.00
Conversion & New	2,500,000	Proposed	Proposed
Market Total	10,200,000	19.5%	$61.77
*NNN Lease Rates (Blended) Per Square Foot			

H2 2025 CBRE Bio Tech Puget Sound Region Submarket Stats									
Submarkets	Net Rentable Area (SF)	Direct Vacancy (%)	Total Vacancy (%)	Total Availability (%)	H2 2025 Net Absorption (SF)	Last Four Qtr Net Absorption (SF)	Under Construtoin or Renvoation (SF)	Wtd. Avg Asking Rent, NNN ($/SF/Yr)	Class A Wtd. Avg. Asking Rent, NNN ($/SF/Yr)
Seattle Close-In	7,186,065	22.40%	24.70%	27.10%	-97,408	-7,933	0	$67.43	$69.83
Investor Owned	4,045,761	39.90%	43.90%	48.10%	-97,408	-7,933	0		$69.83
User Owned	3,140,304	0.00%	0.00%	0.00%					
Bothell	2,233,378	2.90%	4.10%	1.70%	5,544	10,365	0	$42.00	
Investor Owned	1,218,674	5.30%	7.50%	3.10%	5,544	10,365	0		
User Owned	1,014,704	0.00%	0.00%	0.00%					
Other Eastside	236,256	0.00%	0.00%	0.00%	0	0	0		
Northend	354,089	0.00%	0.00%	75.00%	0	0	0		
Southend	30,000	0.00%	0.00%	0.00%	0	0	0		
Tacoma	20,008	0.00%	0.00%	0.00%	0	0	0		
Puget Sound Total	**10,059,796**	**16.70%**	**21.20%**	**22.40%**	**-91,864**	**2,432**	**0**	**$67.30**	**$69.83**

NNN Lease Rates (Blended) Per Square Foot

H2 2025 CBRE Puget Sound Life Sciences Figures					
Total Vacancy Rate	SF Net Absorption	SF Under Construction	Class A Direct Asking Rate $/SF/YR, NNN Seattle Close-In	Direct Asking rate $/SF/YR, NNN Bothell	Seattle Metro Area Updated Annually
21.20%	-91,800	0	$69.83	$42.00	30,303

2025 Collier Puget Sound Region Life Science Report								
Market Name	Inventory (SF)	Vacancy (SF)	Vac %	Under Construction (SF)	Proposed MSF	Fit-Out-Cost/SF	TI's Per SF	Avg Asking Rate*
Lake Union	9,700,000	0	18.80%	544,000	0	$400.00	$220.00	$78.75
Bothell	0	0	0.00%	0				$0.00
Puget Sound Total	**9,700,000**	**0**	**18.80%**	**544,000**	**0**	**$400.00**	**$220.00**	**$78.75**

NNN Lease Rates (Blended) Per Square Foot. *Assume new 10-years lease, 1st generation space.

Q4 2025 CBRE Life Science Market Indicators												
Market	Inventory (SF)	Vacancy (%)	Average Asking Rents (NNN) (Blended)	Q4 2025 Absorption (SF)	2025 Total Absorption	Q4 2025 Leasing Activity SF	2025 Total Leasing Activity SF	Tenants Seeking Space	Total Demand (SF)	Under Construction (SF of Lab/R&D)	Preleased (% of Under Construction)	Q4 Deliveries (SF of Lab/R&D)
Boston/Cambridge	56,332,854	28.00%	$83.56	-406,968	-927,696	306,117	2,485,855	71	2,440,500	3,359,588	71.60%	
Chicago	2,166,134	38.80%	$50.89		142,000		187,027	55	950,000		N/A	
Denver/Boulder	3,301,073	14.50%	$60.00		63,563	146,636	179,853	8	105,000	241,382	17.00%	53,822
Houston	3,499,724	21.60%	$43.29	-16,276	150,650	37,762	47,762			0	N/A	-
Los Angeles	5,789,884	7.80%	$57.34	68,880	61,550	123,078	380,653	16	441,000	0	N/A	
New Jersey	19,267,151	11.10%	$31.78	79,751	-1,316	78,391	160,977	11	1,120,000	669,321	14.90%	
New York	2,932,044	11.80%	$96.45	-7,643	-44,952	162,867	377,471	21	330,000		N/A	0
Philadelphia	12,425,480	20.50%	$56.58	-232,782	-29,862	96,500	602,723	22	1,319,500		N/A	0
Raleigh-Durham	9,316,972	17.60%	$40.13	4,645	-244,330	146,200	346,968	10	892,000		N/A	0
San Diego	28,947,368	23.80%	$69.72	9,407	-33,629	173,666	1,186,640	26	925,500		N/A	
San Francisco Bay Area	43,318,793	30.20%	$72.36	599,866	226,206	1,180,305	3,833,941	36	2,598,000	269,500	2.80%	
Seattle	**10,059,796**	**21.20%**	**$67.30**	**14,312**	**2,432**	**67,241**	**456,858**	**7**	**184,200**		**N/A**	**227,000**
Washington DC/Baltimore	14,331,487	10.80%	$41.50	43,040	58,566	94,040	198,716	10	213,500		N/A	
Total	**211,688,760**	**23.00%**	**$69.80**	**156,232**	**-576,818**	**2,612,803**	**10,445,444**	**293**	**11,519,200**	**4,539,791**	**56.30%**	**280,822**

NNN Lease Rates (Blended) Per Square Foot

2025 JLL U.S. Life Sciences Property Report									
	Inventory (SF)	Total net absorption (SF)	YTD total net absorption (SF)	YTD total net absorption (% of stock)	Direct Vacancy (%)	Total Vacancy (%)	Average direct asking rent NNN ($/SF/Yr)	YTD completion (SF)	Under develpoment (SF)
Boston	51,754,517	-500,394	-500,394	1.00%	26.40%	32.10%	$83.77	0	2,603,800
Bay Area	41,332,583	463,664	463,664	1.10%	26.30%	31.10%	$75.85	1,588,439	1,517,666
San Diego	26,817,369	-165,792	-165,792	0.60%	22.30%	26.60%	$68.73	1,114,841	1,804,327
Raleigh-Durham	18,433,470	1,158,107	1,158,107	6.30%	18.00%	19.70%	$37.80	1,158,993	180,000
Greater DC	14,352,917	6,287	6,287	0.00%	12.70%	16.20%	$42.67	0	0
Los Angeles	11,756,970	15,651	15,651	0.10%	1.30%	2.00%	$50.76	0	83,864
New Jersey	10,780,184	3,631	3,631	0.00%	24.40%	28.00%	$29.48	0	574,000
Seattle	**8,602,634**	**9,582**	**9,582**	**0.10%**	**18.30%**	**21.10%**	**$70.25**	**0**	**511,220**
Philadelphia	7,811,191	25,760	25,760	0.30%	20.00%	22.40%	$47.12	450,000	1,242,647
Houston	6,003,974	21,740	21,740	0.40%	14.20%	14.70%	$55.62	0	0
Boulder	3,358,927	66,898	66,898	2.00%	15.10%	20.40%	$46.53	0	25,758
Total	201,004,736	1,105,134	1,105,134	0.50%	21%	25.40%	$69.17	4,312,273	8,543,282

NNN Lease Rates (Blended) Per Square Foot

Newmark Life Science Q4 2025 Seattle/Puget Sound						
Totol Inventory SF	Under Construction SF	2025 Net Absorption	Vacancy Rate %	Asking Rent $/SF/YR (NNN)	2025 VC Funding	Total Life Scienc Employment
12,100,000	0	16,000	16.60%	$70.45	$587,000,000	38,087

**NNN Lease Rates (Blended) Per Square Foot*

Newmark Life Science Q1 2026 Seattle/Puget Sound						
Totol Inventory SF	Under Construction SF	2025 Net Absorption	Vacancy Rate %	Asking Rent $/SF/YR (NNN)	2025 VC Funding	Total Life Scienc Employment
12,100,000	0	15,000	16.20%	$69.04	$2,300,000	37,789

**NNN Lease Rates (Blended) Per Square Foot*

Cushman & Wakefield United States Life Sciences Inventory And Demand Indicators Q4 2025					
	Inventory SF	Deliveries 2025 SF	Under Construtions SF	Net Absorption SF	Leasing Activity SF
United States	239,892,383	9,571,478	8,496,684	554,584	2,735,749
Boston	50,337,371	1,950,564	4,400,024	29,382	442,405
Chicago	8,563,944	302,388	160,000	53,195	46,438
Denver	6,529,257	0	198,000	-127,176	207,922
Los Angeles-Orange Co	8,591,505	0	0	-50,420	26,768
New Jersey	19,962,788	724,000	737,010	-105,272	176,011
New York City	3,858,129	0	0	34,356	47,791
Philadelphia	28,310,456	1,284,830	1,472,378	19,417	135,000
Raleigh-Durham	11,937,489	0	0	166,156	431,723
San Diego	26,939,228	2,568,933	1,271,502	284,036	324,557
San Francisco Bay Area	51,290,461	2,225,348	0	310,525	644,262
Seattle	11,036,120	515,415	257,770	39,845	46,133
Suburban Maryland	12,535,635	0	0	-99,460	206,739

Cushman & Wakefield United States Life Sciences Vacancy Rates and Asking Rents Q4 2025								
	Overall Vacancy Rates				*Overall Asking Rents			
	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2025	Q2 2025	Q3 2025	Q4 2025
United States	22.00%	22.70%	23.50%	23.50%	$67.73	$67.67	$66.53	$66.16
Boston	30.80%	32.00%	33.60%	34.00%	$82.18	$82.03	$80.07	$78.96
Chicago	22.00%	21.70%	22.20%	21.50%	$57.45	$57.46	$56.11	$56.45
Denver	16.30%	16.20%	16.00%	18.00%	$27.74	$27.74	$35.45	$29.60
Los Angeles-Orange Co	1.50%	1.60%	1.90%	2.50%	$43.55	$43.55	$36.43	$43.55
New Jersey	8.90%	8.80%	14.60%	15.20%	$36.91	$36.15	$39.38	$38.83
New York City	39.70%	40.80%	40.40%	39.50%	$80.91	$81.98	$82.52	$83.82
Philadelphia	6.60%	7.20%	7.20%	7.00%	$41.22	$41.10	$43.04	$46.48
Raleigh-Durham	30.10%	31.10%	31.30%	27.70%	$40.03	$39.86	$39.24	$38.90
San Diego	25.20%	25.90%	26.20%	25.60%	$70.77	$69.72	$68.95	$68.29
San Francisco Bay Area	28.60%	29.40%	29.10%	28.90%	$72.38	$72.36	$70.43	$70.72
Seattle	19.40%	20.70%	21.60%	22.90%	$61.98	$62.30	$63.64	$63.32
Suburban Maryland	14.80%	14.10%	14.20%	15.00%	$43.29	$43.18	$43.23	$43.05
**NNN Lease Rates (Blended) Per Square Foot*								

Q4 2025 Flinn Ferguson Cresa Market Conditions & Activity / Market Stats & Availability			
Market Stats	**Seattle**	**Bothell**	
Inventory (All)	8,180,000	3,280,000	
Inventory (Investor Owned)	4,040,000	2,130,000	
Vacancy (Direct & Sublease)			
Total	26.73%	11.30%	
Investor Owned	52.15%	16.57%	
Availability (Direct & Sublease)			
Total	27.15%	9.49%	
Investor Owned	53.65%	17.15%	
Rent ($/SF/YR NNN - Blended)	$40-$80	$20-$30	
TI'S * ($/SF)	$220-$320	$90-$150	

Figure only includes Built Out Lab Space; Currently Available Or Soon To Be

JLL - 2025 Seattle/Puget Lab										
Submarket	**Class**	**Inventory (s.f.)**	**Total Net Absorption (s.f.)**	**YTD Total Absorption (s.f.)**	**YTD Total Net Absorp (% of Stock)**	**Direct Vacancy Rate (%)**	**Total Vacancy Rate (%)**	***Avg Direct Asking NNN Rent ($ p.s.f.)**	**YTD Completions (s.f.)**	**Under Development (SF)**
Ballard	Totals	16,020	0	0	0.00%	0.00%	0.00%	$0.00	0	0
Lake Union	Totals	5,666,946	16,282	16,282	3.00%	12.60%	15.90%	$77.27	0	511,220
Queen Anne/Interbay	Totals	688,271	13,904	13,904	2.00%	50.40%	50.40%	$67.59	0	0
Seattle CBD	Totals	45,272	0	0	0.00%	100.00%	100.00%	$0.00	0	0
Capitol Hill/First Hill	Totals	542,582	1,099	1,099	0.20%	0.60%	0.60%	$0.00	0	0
Downtown Seattle	**Totals**	**6,959,091**	**31,285**	**31,285**	**0.50%**	**15.90%**	**18.60%**	**$75.15**	**0**	**511,220**
Redmond	Totals	227,719	0	0	0.00%	24.30%	24.30%	$24.00	0	0
Eastside	**Totals**	**222,719**	**0**	**0**	**0.00%**	**24.30%**	**24.30%**	**$24.00**	**0**	**0**
Bothell	Totals	1,145,824	-21,703	-21,703	-1.90%	12.70%	16.90%	$31.68	0	0
S Everett/Harbor Point	Totals	270,000	0	0	0.00%	100.00%	100.00%	$0.00	0	0
Northend	**Totals**	**1,415,824**	**-21,703**	**-21,703**	**-1.50%**	**29.30%**	**32.80%**	**$31.68**	**0**	**0**
Seattle/Puget Sound	**Totals**	**8,602,634**	**9,582**	**9,582**	**0.10%**	**18.30%**	**21.10%**	**$70.25**	**0**	**511,220**
Lake Union	A	3,608,897	-17,030	-17,030	-0.50%	18.60%	21.80%	$77.91	0	511,220
Queen Anne/Interbay	A	529,422	13,904	13,904	2.60%	58.50%	58.50%	$68.98	0	0
Downtown Seattle	**A**	**4,138,319**	**-3,126**	**-3,126**	**-0.10%**	**23.70%**	**26.50%**	**$75.93**	**0**	**511,220**
Redmond	A	130,000	0	0	0.00%	0.00%	0.00%	$0.00	0	0
Eastside	**A**	**130,000**	**0**	**0**	**0.00%**	**0.00%**	**0.00%**	**$0.00**	**0**	**0**
Bothell	A	141,200	0	0	0.00%	3.80%	22.30%	$28.00	0	0
S Everett/Harbor Point	A	270,000	0	0	0.00%	100.00%	100.00%	$0.00	0	0
Northend	**A**	**411,200**	**0**	**0**	**0.00%**	**67.00%**	**73.30%**	**$28.00**	**0**	**0**
Seattle/Puget Sound	**A**	**4,679,519**	**-36,559**	**23,966**	**0.50%**	**25.50%**	**29.80%**	**$76.16**	**651,728**	**511,220**
Ballard/U Dist	B	16,020	0	0		0.00%	0.00%	$0.00	0	0
Lake Union	B	2,058,049	33,312	33,312	1.60%	1.90%	5.50%	$72.87	0	0
Queen Anne/Interbay	B	158,849	0	0	0.00%	23.70%	23.70%	$57.13	0	0
Seattle CBD	B	45,272	0	0	0.00%	100.00%	100.00%	$0.00	0	0
Capitol Hill/First Hill	B	542,582	1,099	1,099	0.20%	0.60%	0.60%	$0.00	0	0
Downtown Seattle	**B**	**2,820,772**	**34,411**	**34,411**	**1.20%**	**4.40%**	**7.10%**	**$69.59**	**0**	**0**
Redmond	B	97,719	0	0	0.00%	56.60%	56.60%	$24.00	0	0
Eastside	**B**	**97,719**	**0**	**0**	**0.00%**	**56.60%**	**56.60%**	**$24.00**	**0**	**0**
Bothell	B	1,004,624	-21,703	-21,703	-2.20%	13.90%	16.20%	$31.86	0	0
Northend	**B**	**1,004,624**	**-21,703**	**-21,703**	**-2.20%**	**13.90%**	**16.20%**	**$31.86**	**0**	**0**
Seattle/Puget Sound	**B**	**3,923,115**	**12,708**	**12,708**	**0.30%**	**8.20%**	**10.70%**	**$50.10**	**0**	**0**

NNN Lease Rates (Blended) Per Square Foot

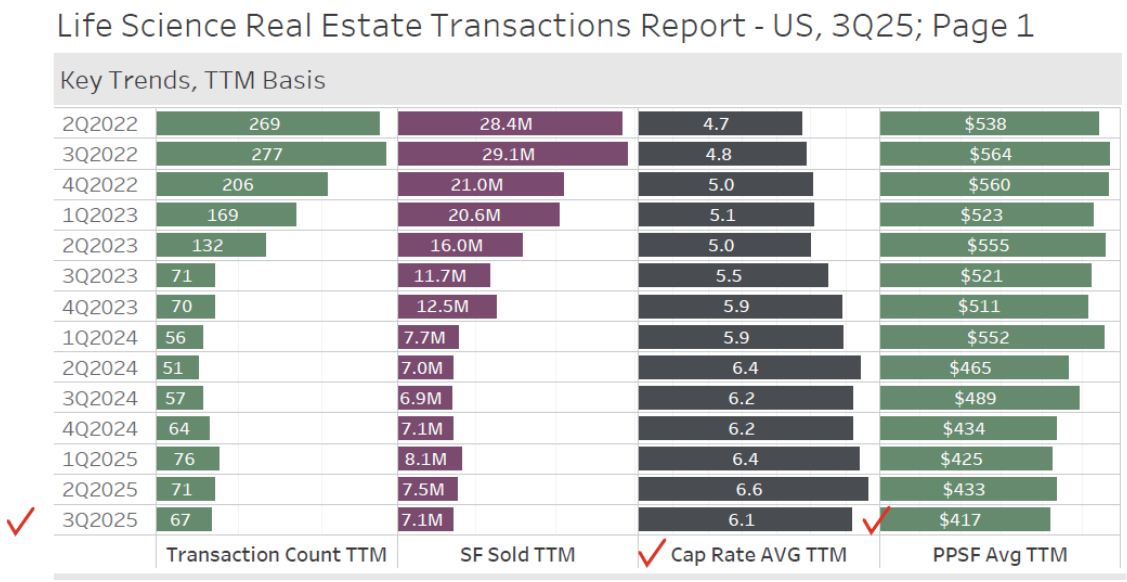
JLL Lab 2025 Seattle/Puget Sound						
YTD Net Absorption SF	Total Vacancy %	*Class A Direct Asking Rent $/SF/YR	*Overall Direct Asking Rent $/SF/YR	Concessions	Under Construction SF	Pre-Leased %
9,582	31.10%	$75.73	$70.25	Stable	511,220	25.50%
***NNN Lease Rates (Blended) Per Square Foot**						

2025 4Q Newmark Bio Tech Seattle Market Stats							
Total Inventory (SF)	Under Construction (SF)	2025 Net Absorption (SF)	Vacancy Rate %	*Asking Rent (NNN) $/SF/YR	2025 VC Funding ($)	Total Life Science Employment	Sublease Availability %
12,100,000	0	16,000	16.60%	$70.45	$587,000,000	38,087	3.70%
***NNN Lease Rates (Blended) Per Square Foot**							

Cap Rates

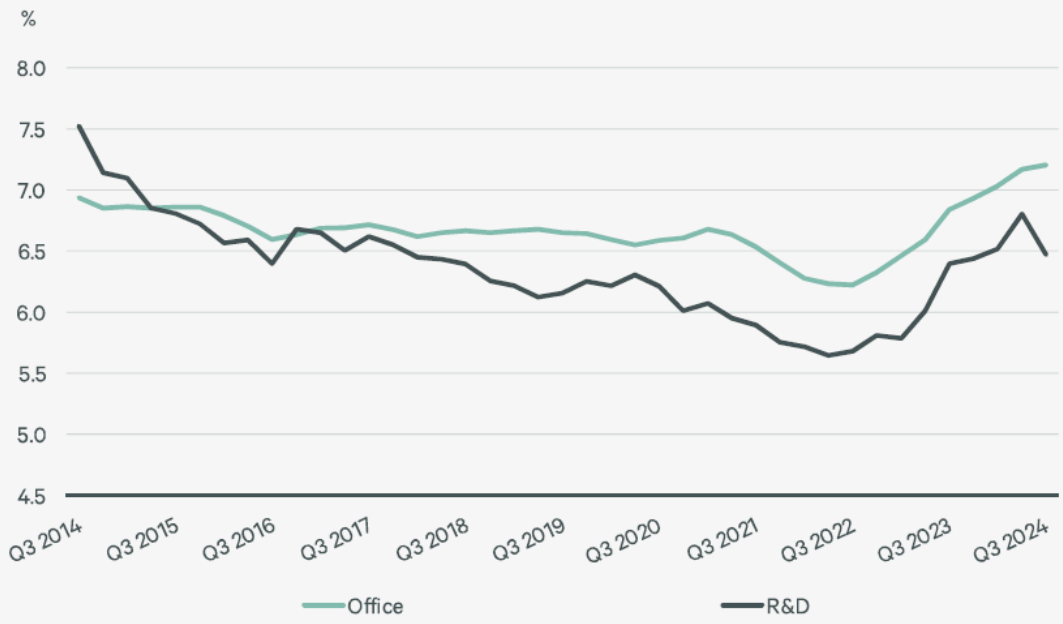
The reports from Revista Lab, Cushman and Wakefield, CBRE, and Colliers show life science cap rate range from 6.1% to 6.8%.

Revisita Lab National report, life science cap rate is at an average of 6.1% in Q3 2025:



CBRE 2025 U.S. Life Science Outlook indicated Average Cap Rates for Office is around 7.3% and the Life Sciences (R&D) is 6.5%.

FIGURE 29: Average Cap Rates for Office and R&D Properties



Source: MSCI, Q4 2024

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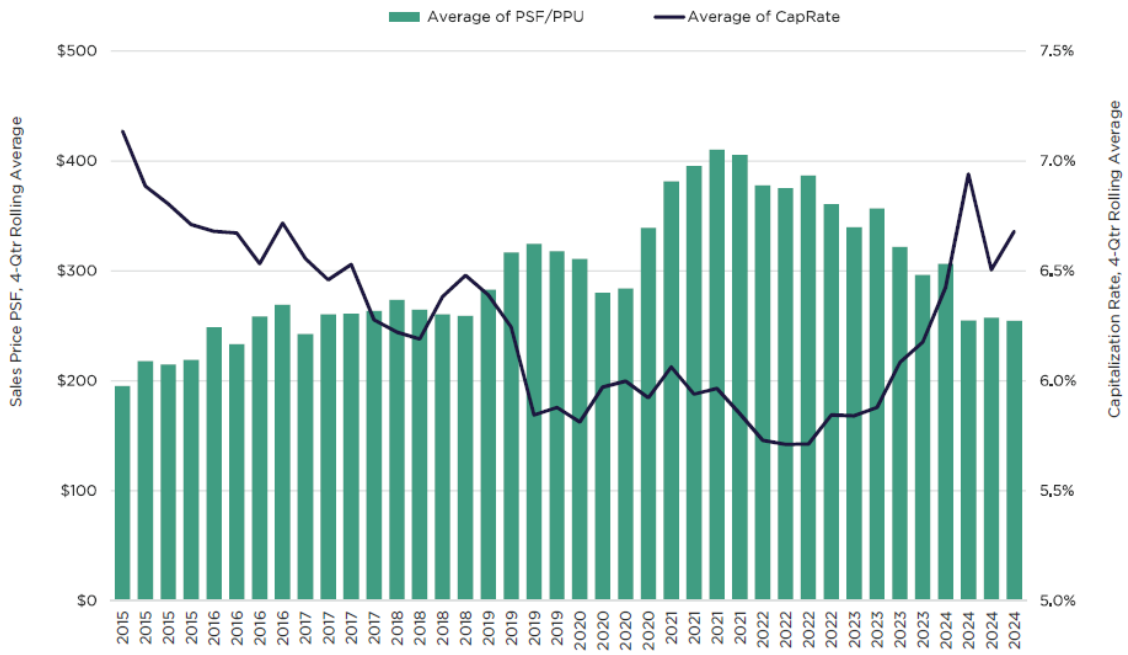
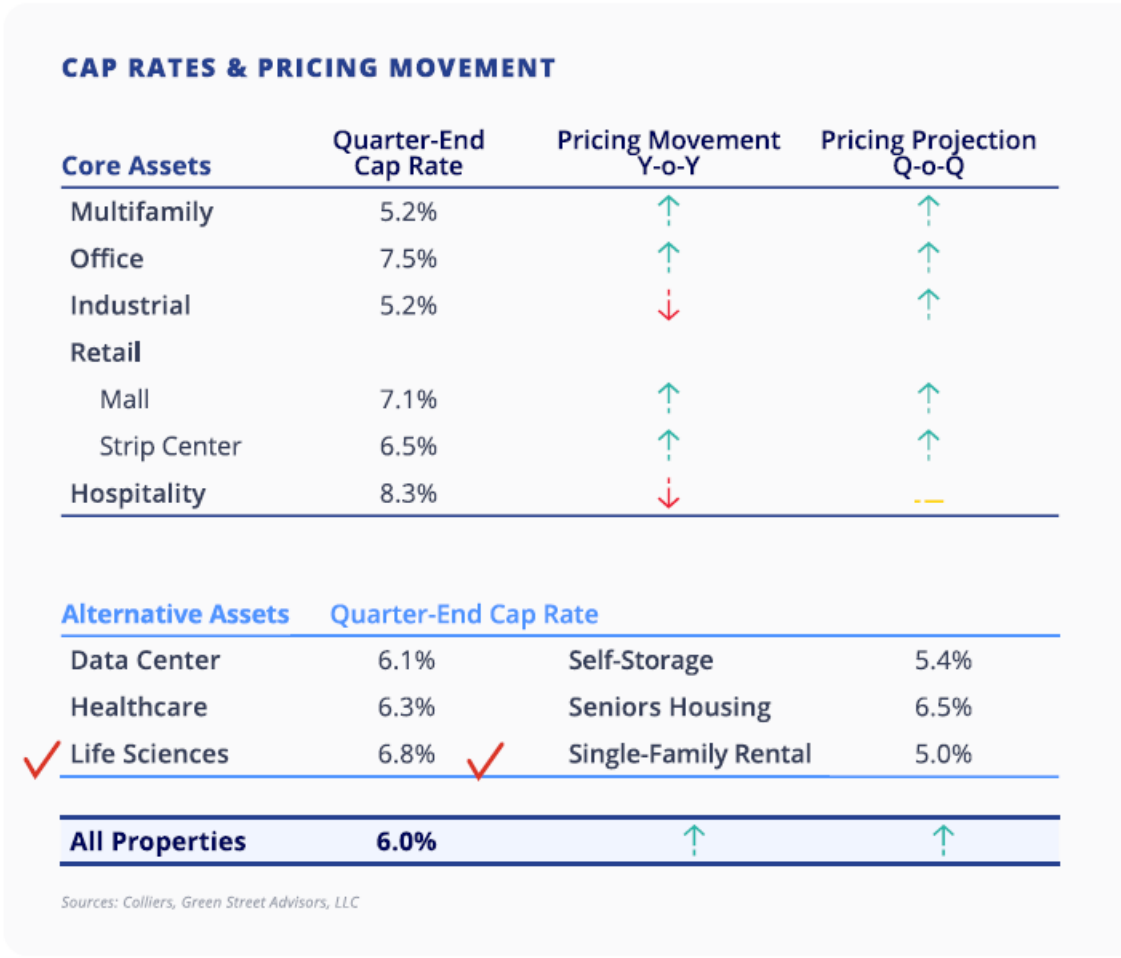
Cushman and Wakefield Life Science reported the average cap rates rose at year-end to 6.7% on a four-quarter rolling basis, up 100 bps from their 2022 lows. With interest rates remaining at higher level, cap rates are expected to remain higher as the cost of capital remains elevated. Buyers will need to continue to balance higher debt costs with potential acquisitions opportunities.

R&D Pricing and Cap Rates



Colliers 2025 Capital Market indicated Life Science Cap Rate at 6.8%.



CAP RATES & PRICING MOVEMENT

Core Assets	Quarter-End Cap Rate	Pricing Movement Y-o-Y	Pricing Projection Q-o-Q
Multifamily	5.2%	↑	↑
Office	7.5%	↑	↑
Industrial	5.2%	↓	↑
Retail			
Mall	7.1%	↑	↑
Strip Center	6.5%	↑	↑
Hospitality	8.3%	↓	–

Alternative Assets	Quarter-End Cap Rate		
Data Center	6.1%	Self-Storage	5.4%
Healthcare	6.3%	Seniors Housing	6.5%
✓ Life Sciences	6.8%	✓ Single-Family Rental	5.0%

All Properties	**6.0%**	↑	↑

Sources: Colliers, Green Street Advisors, LLC

Conclusion:

Due to the over built of new life science buildings in the United States that caused the vacancies to increase. Also emerging new life sciences market in the other parts of United States that offer lower rents and government tax breaks that appeals to new tenants and biotech companies. And the demands for life sciences in the Puget Sound area have lessened. The overall market indicated life science market has increased vacancies and cap rates with stable rental rates, therefore, the 1/1/2026 lien date valuation has decreased for Bio Tech.

Analysis Process

Effective Date of Appraisal: January 1, 2026

Date of Appraisal Report: June 12, 2026

The following appraiser did the valuation for this geographic area:

- Yuen Chin – Commercial Appraiser II

The process and results were reviewed for quality control and administrative purposes by Andrew Murray, Senior Commercial Appraiser.

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as commercial use. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of $1,000 is assigned to the improvements.

Interim Use: In many instances a property's highest and best use may change in the foreseeable future. A tract of land at the edge of a city might not be ready for immediate development, but current growth trends may suggest that the land should be developed in a few years. Similarly, there may not be enough demand to justify new construction at the present time, but increased demand may be expected within five years. In such situations, the immediate development of the site or conversion of the improved property to its future highest and best use is usually not financially feasible.

The use to which the property is put until it is ready for its future highest and best use is called interim use. Thus, interim use becomes the highest and best use, in anticipation of change over a relatively short time in the future.

Standards and Measurement of Data Accuracy

Each sale was verified with the buyer, seller, real estate agent or tenant when possible. Current data was verified and corrected, when necessary, via field inspection, review of plans, marketing information, and rent rolls when available.

Special Assumptions and Limiting Conditions

- All three approaches to value were considered in this appraisal.
- Sales from 01/01/2023 to 1/1/2026 (at minimum) were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6 (USPAP compliant).

Physical Inspection Identification:

WAC 458-07-015 requires each property to be physically inspected at least once during a six-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. All the biotech Specialty properties had been physically inspected within the previous six years as required and therefore, none were scheduled for physical inspection this year. It comprises a total of 87 parcels.

SCOPE OF DATA

Land Value Data: The geographic appraiser in the area in which the Specialty property is located is responsible for the land value used by the Area 800 Specialty appraiser. See appropriate area reports for land valuation discussion.

Improved Parcel Total Value Data: Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales are verified, if possible, by contacting either the purchaser or seller, or contacting the real estate broker, and reviewing sale transaction data from online subscription sources. Characteristic data is verified for all sales, if possible. If necessary, a site inspection is made. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report.

Preliminary Ratio Analysis

The sales ratio study is an important assessment tool to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property’s assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development.

Given the small sample size, particularly in comparison to the recommended minimum for this data set, ratio study measurements are not considered representative of the Bio Tech population

and would not provide for any meaningful statistical analysis. Therefore, no ratio study has been included.

Improved Parcel Total Values

Sales Comparison Approach Model Description

All sales were verified with all knowledgeable parties and inspections, when possible. The model for the sales comparison approach was based on characteristics from the Assessor's records including location, effective age, building quality and net rentable area. Sales with characteristics most similar to the subject properties were considered.

At the time of sale, information on vacancy and market absorption rates, capitalization rates, current and anticipated rents, and the competitive position of the properties were also gathered. Sales were then compared to similar properties within the area for valuation. These sales statistics also helped form the income approach to value by setting parameters for the income rates, vacancies, expenses, and capitalization rates. When necessary, sales of similar improved properties in adjacent neighborhoods were also considered.

A traditional sales comparison approach model was not applied due to the fact that there have been only two fair-market sale transactions of biotech Specialty properties within the previous three years.

Biotech property sales:

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct
800	010	216390	0955	92,733	3298477	$149,962,000	09/05/24	$1,617.14	Eleven 65	SM-SLU 145	Office Building	1
800	010	684770	0115	211,066	3290206	$161,760,000	06/11/24	$766.40	CASCADIAN OFFICE BUILDING	SM-SLU 100/95	Office Building	1

Sales Comparison Calibration

Since there were two sales comparison model developed, no sales comparison calibration was performed. Calibration of coefficients utilized for the model applied within a Sales Comparison approach is typically established via analysis of all sales within the Specialty. Sales from supporting geographic neighborhoods and other specialties' properties may also be considered, as they relate to basic property types and/or use categories (single purpose and major office buildings, high techs, and industrials, for example). While sales are reviewed and market data extracted wherever possible, sales modeling was not utilized in the final reconciliation of value.

Cost Approach Model Description

Cost estimates are automatically calculated via the Marshall & Swift Valuation modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. Marshall & Swift cost calculations are automatically calibrated based on the data in the Real Property Application.

Because of the difficulty in accurately determining the depreciation of older properties, this approach to value was given the least weight in the final reconciliation of values. Cost estimates were relied upon for valuing new construction where comparable sales data and/or sufficient income and expense information are not available. With new construction, the cost method is reconciled with the income method to determine the appropriate approach.

Cost Calibration

The Marshall & Swift Valuation modeling system, which is built into the Real Property Application, is calibrated to the region and the Seattle area.

Income Capitalization Approach Model Description

The Income Approach was considered a reliable approach to valuation for improved property types where income and expense data are available to ascertain market rates. Due to the significance of parking income within the Specialty, parking income was included as a component of the direct capitalization process. Restrictions of proprietary software within the department's income program precluded application of standard income tables in the revaluation process. A direct capitalization spreadsheet was created showing each property's income value estimate with supporting parking value contribution.

Income parameters were derived from the marketplace through market rental surveys, sales, and available real estate publications and websites. In addition, owners, tenants, and agents of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies, and the data can be incomplete. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them. Due to the highly competitive nature of this Specialty, information of a confidential nature is very difficult to obtain. As a supplement, lease information is gathered from Costar and other similar online sources. Majority of properties in this area were valued utilizing an income approach (Direct Capitalization Method).

In general, the valuation model includes the following steps:

1. The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI).
2. The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
3. The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

Income: Income data was derived from the marketplace from landlords and tenants, market sales, as well as through published sources (i.e., officespace.com, Commercial Brokers Association, Co-Star, and real estate websites such as CBRE, Colliers, Cushman & Wakefield,

Newmark, Kidder Mathews, etc.), and opinions expressed by real estate professionals active in the market. When necessary, rental rates of similar property types from other market areas were considered.

Vacancy: Vacancy rates used were derived mainly from published sources and tempered by appraiser observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices.

Capitalization Rates: When market sales are available, an attempt is made to ascertain the capitalization rate on the sales or a pro-forma cap rate on the first-year performance, during the sales verification process. In addition, capitalization rate data was collected from published market surveys, such as Co-Star, Real Capital Analytics, The American Council of Life Insurance (Commercial Mortgage Commitments), Integra Realty Resources, Kopacz Real Estate Investor Survey (PWC), CBRE – National Investor Survey, etc. These sources typically have capitalization rates or ranges based on surveys or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

The effective age and condition of each building contribute to the capitalization rate applied in the model. For example; a building in poorer condition with a lower effective year (1965, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

Income Approach Calibration

Rental rates, vacancy levels and operating expenses are derived by reconciling all the information collected through the sales verification process, interviews with tenants, owners, and brokers and the appraiser's independent market research. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach.

The following table contains the results of an analysis of this information and stratifies the uses in Area 800 and the typical income parameters that were used to set value. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters.

Typical Income Parameters - 800-10 (Seattle)				
Section Use	Rent Range per SF*	Vacancy Rate %	Operating Expense Rate	Capitalization Rate %
Labortories/Vivarium	$72.00 - $86.00	25.00%	10.00%	6.25% - 7.25%
Office/Medical Office	$30.00 - $44.00	25.00%	10.00%	6.25% - 7.25%
Retail/Restaurant	$29.00 - $42.00	25.00%	10.00%	6.25% - 7.25%
Note: NNN				

Typical Income (Blended Rate) Parameters - 800-10 (Seattle)				
Section Use	Blended Rent Range per SF*	Vacancy Rate %	Operating Expense Rate	Capitalization Rate %
Overall Bio Tech	$46.00 - $85.00	25.00%	10.00%	6.25% - 7.25%
Note: Blended Rate, NNN				

Typical Income Parameters - 800-20 (South King County)				
Section Use	Rent Range per SF*	Vacancy Rate %	Operating Expense Rate	Capitalization Rate %
Labortories/Vivarium	$18.00 - $34.00	25.00%	10.00%	6.25% - 7.25%
Office/Medical Office	$13.00 - $29.00	25.00%	10.00%	6.25% - 7.25%
Retail/Restaurant	$12.00 - $26.00	25.00%	10.00%	6.25% - 7.25%
Note: NNN				

Typical Income Parameters - 800-10 (Seattle)				
Section Use	Rent Range per SF*	Vacancy Rate %	Operating Expense Rate	Capitalization Rate %
Labortories/Vivarium	$72.00 - $86.00	25.00%	10.00%	6.25% - 7.25%
Office/Medical Office	$30.00 - $44.00	25.00%	10.00%	6.25% - 7.25%
Retail/Restaurant	$29.00 - $42.00	25.00%	10.00%	6.25% - 7.25%
Basement Lab	$55.00 - $68.00	25.00%	10.00%	6.25% - 7.25%
Mezz & Basement Office	$25.00 - $36.00	25.00%	10.00%	6.25% - 7.25%
Storage Area	$13.00 - $23.00	25.00%	10.00%	6.25% - 7.25%
Note: NNN				

Parking income, if applicable, was developed using PSRC's 2022 parking inventory study and 2023 Heffron City Center Off-Street Parking study.

Reconciliation

All parcels were individually reviewed for correct application of the model before final value selection. All the factors used to establish value by the model were subject to adjustment. All the factors used to establish value by the model were subject to adjustment. The market approach is generally considered the most reliable indicator of value when comparable sales are available; however, there have not been a sufficient number of sales of biotech properties for this analysis. The income approach to valuation is given the greatest weight in the final analysis due to the information available. Andrew Murray, Senior Commercial Appraiser, made an administrative review of the selected values for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Individual values are selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate is appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

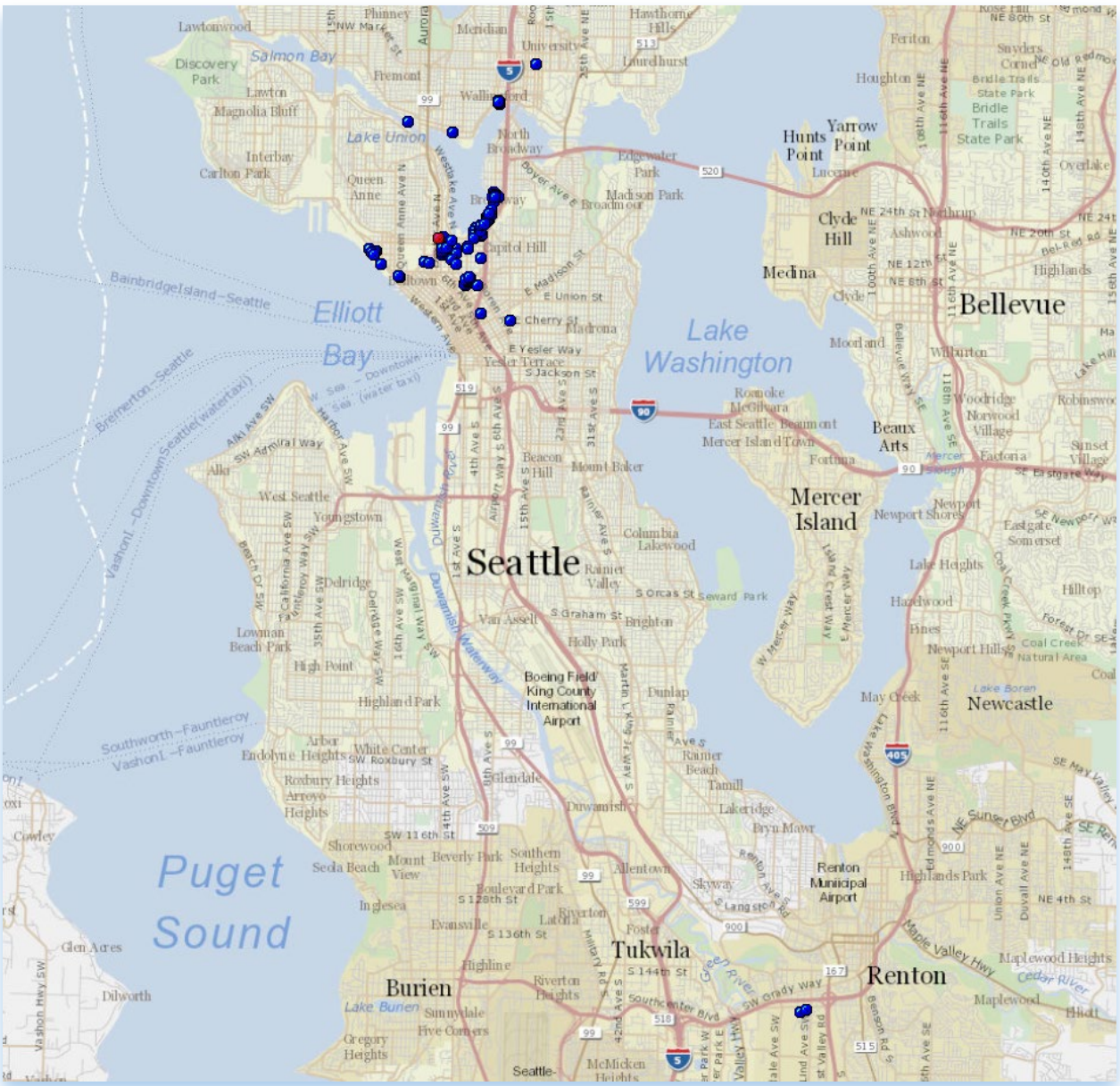
In the 2026 valuation model, the income approach is used to value the majority of the income producing properties as there are an insufficient number and variety of sales to value the different property types by the market approach. The income approach also insures greater uniformity and equalization of values.

CHANGE IN TOTAL ASSESSED VALUE

The total assessed value in Area 800, for the 2025 assessment year, was $6,583,234,800 and the total recommended assessed value for the 2026 assessment year is $5,774,178,400. Application of these recommended values for the 2026 assessment year results in an average total change from the 2025 assessment of -12.29%. This decrease does not include new construction values from projects currently under construction. These values will be added later during the new construction maintenance period (new construction is valued as of July 31st of the assessment year).

CHANGE IN TOTAL ASSESSED VALUE			
2025 Total Value	2026 Total Value	$ Change	% Change
$6,583,234,800	$5,774,178,400	$ (809,056,400)	-12.29%

SPECIALTY AREA 800 MAP



USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP Standards 5 and 6. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan, and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six-year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

> *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

WAC 458-07-030 (3) True and fair value -- Highest and best use.

> *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

…the entire [fee] estate is to be assessed and taxed as a unit…

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

…the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee…

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.

12. Items which are considered to be “typical finish” and generally included in a real property transfer but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed, and disclosure of research and analyses not performed are identified throughout the body of the report.

Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result,

or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- No one provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent to their name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
    - Annual Model Development and Report Preparation
    - Data Collection
    - Sales Verification
    - Appeals Response Preparation / Review
    - Appeal Hearing Attendance
    - Physical Inspection Model Development and Report Preparation
    - Land and Total Valuation
    - New Construction Evaluation

Yuen Chin, Commercial Appraiser II Date

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel	Ver. Code	Remarks
800	010	216390	0955	92,733	3298477	$149,962,000	09/05/24	$1,617.14	Eleven 65	SM-SLU 145	Office Building	1	Y	
800	010	684770	0115	211,066	3290206	$161,760,000	06/11/24	$766.40	CASCADIAN OFFICE BUILDING	SM-SLU 100/95	Office Building	1	63	Sale price updated by sales id group

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel	Ver. Code	Remarks
800	010	197820	1421	31,477	3367860	$6,500,000	02/26/26	$206.50	PACIFIC NORTHWEST RESEARCH LAB	MIO-160-NC3-95 (M)	Medical/Dental Office	1	64	Sales/leaseback
800	010	199120	0315	160,462	3364527	$49,032,890	01/30/26	$305.57	222 FIFTH	SM-UP 160 (M)	Office Building	2	13	Bankruptcy - receiver or trustee
800	010	684770	0115	211,066	3290206	$161,760,000	06/11/24	$766.40	CASCADIAN OFFICE BUILDING	SM-SLU 100/95	Office Building	1	63	Sale price updated by sales id group

King County

Department of Assessments
KSC – AS – 0708
201 S. Jackson St.
Seattle, WA 98104
OFFICE (206) 296-7300 **FAX (206) 296-0595**
Email: assessor.info@kingcounty.gov

John Wilson
Assessor

As we start preparations for the 2026 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate the correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes, and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State, or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties so that ratio statistics can be accurately inferred for the entire population.
- Time adjust sales to January 1, 2026, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, the Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson

King County Assessor