



# THE SEATTLE MARKET REVIEW

Compiled by The Seattle Times Company Strategic Research Department



## MARKET HIGHLIGHTS

**Labor Market:** State minimum wage rising to \$9.19 in 2013  
**Retail Market:** New Bellevue Square Apple store – Now open  
**Regional Development:** GM eyeing Seattle for a tech center?  
**Travel:** 2012 Cruise season sets record with 933,900 passengers  
**Economy:** T-Mobile deal an economic boost for Puget Sound area  
**Real Estate Market:** Seattle office market forecast to grow

### Area Stores Opening

- Mosksha brings southern Indian food to Bellevue Square
- The Wandering Goose lands on 15<sup>th</sup> Avenue E (Seattle)
- New Bellevue Square Apple store – Now open
- Marination Ma Kai preparing to open (Seattle)
- Tom Douglas plans four new restaurant concepts for downtown Seattle apartment building

### Area Stores Moving/Renovation/other

- None

### Area Stores Closing

- None

**Report: Washington is the most 'app-intense' state:** According to a new study titled "[The Geography of the App Economy](#)," application development in Washington contributes 49,800 jobs with an economic impact of \$2.7 billion. In terms of "app intensity," which measures the number of app economy jobs relative to the number of jobs in a state, Washington is the most "app intense," state in the country.

**Source:** [geekwire.com](#), October 8, 2012

<http://www.geekwire.com/2012/washington-appintense-state/>

**Seattle is No. 2 on best cities list:** Bloomberg Business Week has come out with its newest [Top 50 Best Cities](#) list and lo and behold...[Seattle is No. 2](#), just behind San Francisco. We've always found these lists a bit suspect when they mention up front that we *get a lot of rain*. Hey guys, we don't. It's drizzly and gray and unpleasant at times, but a lot of rain? Not so much. Here's what Bloomberg has to say about us: For our runner-up best city, we turn back to the Northwest to the nation's spiritual home for coffee and personal computing: Seattle. Residents of Rain City will take the city's famously prodigious rainfall in exchange for their high average median income, beautiful water-bound locale, and standout clean air. Microsoft and Boeing provide tens of thousands of jobs to the area, for those who can't toss fish at the Pike Place Market.

**Source:** *The Seattle Times*, September 26, 2012

<http://blogs.seattletimes.com/today/2012/09/seattle-is-no-2-on-best-cities-list/>

**Washington No. 3 in US for internet-supported jobs:** With 64,000 workers employed by internet firms in Washington, the state ranks No. 3 nationally behind only New York and California. That's according to a new report commissioned by the Interactive Advertising Bureau (IAB) and conducted by researchers at the Harvard University Business School. New York leads the country with 239,000 workers employed by 102 internet firms, followed by California with 215,000 workers employed by 128 internet firms. Washington, with 24 internet firms and 64,000 workers, was No. 3, followed by Massachusetts (60,000 workers, 29 firms) and Illinois (38,000 workers, 22 firms).

**Source:** *Puget Sound Business Journal*, October 1, 2012

[http://www.bizjournals.com/seattle/blog/techflash/2012/10/washington-no-3-in-us-for.html?ana=e\\_sea\\_rdup&s=newsletter&ed=2012-10-01](http://www.bizjournals.com/seattle/blog/techflash/2012/10/washington-no-3-in-us-for.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-01)

**SEATTLE RESTAURANT WEEK**

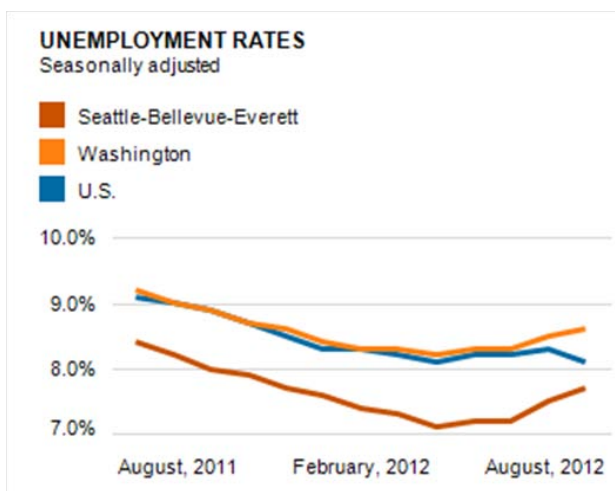
**OCT** 14-18  
21-25

**3 COURSES FOR \$28**

[▶ VIEW RESTAURANTS](#)



## LABOR MARKET



**Dendreon will cut 145 employees here:** A quarter of Dendreon's planned 600 layoffs will hit its Seattle workforce, according to a notice filed Thursday with the state Employment Security Department. The company will cut 145 jobs at its Russell Investment Center headquarters and its research facility at 1208 Eastlake Ave E. beginning Nov. 20, Dendreon's filing said. Dendreon declined yesterday to break out the local job cuts that are part of its radical restructuring.

*Source: The Seattle Times, September 20, 2012*

[http://seattletimes.com/html/business/technology/2019215199\\_dendreonseattlexml.html](http://seattletimes.com/html/business/technology/2019215199_dendreonseattlexml.html)

**Jobless rates fall in King, Snohomish counties; rise in Pierce:** Unemployment rates dipped in King and Snohomish counties in August from the previous month, but rose in Pierce County, the state Employment Security Department reported. King County's nonseasonally adjusted jobless rate fell to 7.4 percent from 7.9 percent, and Snohomish to 8.3 percent from 8.8 percent. Pierce County's rate rose to 9.4 percent from 8.8 percent, the department said. Statewide, the nonseasonally adjusted jobless rate ticked up to 8.5 percent from 8.4 percent.

*Source: The Seattle Times, September 25, 2012*

[http://seattletimes.com/html/business/technology/2019255912\\_countyjobsxml.html](http://seattletimes.com/html/business/technology/2019255912_countyjobsxml.html)

**State minimum wage rising to \$9.19 in 2013:** Washington state's minimum wage will increase to \$9.19 an hour starting Jan. 1, the Department of Labor & Industries said Friday. The 15-cent increase from \$9.04 an hour is based on a 1.67 percent increase in the Consumer Price Index for urban wage earners and clerical workers, as required by Initiative 688, which voters passed in 1998. Most of the increase in the index, which measures average price changes for goods and services, was the result of gas prices rising. The state minimum wage applies to farm and nonfarm jobs; 14- and 15-year olds can be paid 85 percent of the adult minimum wage, officials said.

*Source: The Seattle Times, September 28, 2012*

[http://seattletimes.com/html/business/technology/2019287379\\_minimumwagexml.html](http://seattletimes.com/html/business/technology/2019287379_minimumwagexml.html)

**Draper Valley Farms moving out of Renton:** Draper Valley Farms, the Mount Vernon-based producer of free-range, hormone-free chicken, is moving its production and distribution operations out of Renton. The company this week notified state officials that it plans to close the Renton facility as of Dec. 7, affecting 66 workers. Joe Forsthoffer, a spokesman for Draper Valley parent Coleman Natural Foods, said the company is taking advantage of an expiring lease on the Renton plant to move its functions closer to the Draper Valley processing plant in Mount Vernon.

*Source: The Seattle Times, October 10, 2012*

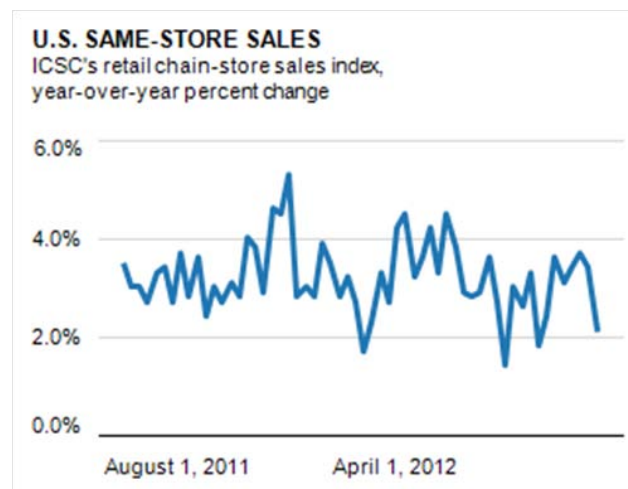
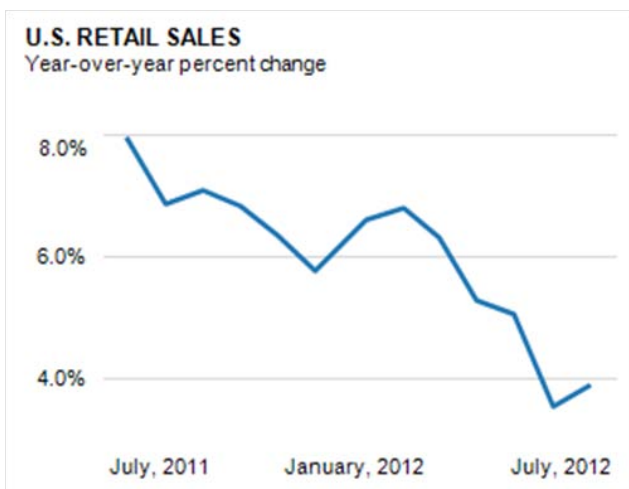
[http://seattletimes.com/html/business/technology/2019398233\\_drapervalleyxml.html](http://seattletimes.com/html/business/technology/2019398233_drapervalleyxml.html)



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## RETAIL MARKET



**Moksha brings southern Indian food to Bellevue Square:** A taste of southern India and a burst of bright colors are coming to downtown Bellevue Monday with the opening of Moksha, an elegantly designed restaurant in Bellevue Square. Moksha is owned by Lakshmi Thanu, who also owns Spice Route in Bellevue's Crossroads neighborhood. His new restaurant will feature food from his home state of Tamil Nadu, located on the southeastern tip of the subcontinent, across the Gulf of Mannar from Sri Lanka. (See figure A, page 9)

**Source:** *Puget Sound Business Journal*, September 24, 2012

[http://www.bizjournals.com/seattle/blog/2012/09/moksha-brings-southern-indian-food-to.html?ana=e\\_du\\_pub&s=article\\_du&ed=2012-09-24](http://www.bizjournals.com/seattle/blog/2012/09/moksha-brings-southern-indian-food-to.html?ana=e_du_pub&s=article_du&ed=2012-09-24)

**The Wandering Goose lands on 15th Ave E:** With a kitchen churning out biscuits and treats run by onetime Volunteer Park Cafe baker Heather Earnhardt, coffee expertise provided by Fuel's Dani Cone and a location picked by Vita's Mike McConnell, the debut of The Wandering Goose on 15th Ave E is the product of some deep Capitol Hill cafe love. CHS stopped by a preview party over the weekend for these shots -- and for a biscuit or three. Monday, October 1st, marks the cafe's first day of business. (See figure B, page 9)

**Source:** *capitolhillseattle.com*, September 30, 2012

<http://www.capitolhillseattle.com/2012/09/30/chs-pics-the-wandering-goose-lands-on-15th-ave-e>

**New Bellevue Square Apple Store – Now Open:** Today, Apple opened their newest Apple Store in Bellevue Square. The opening is just in time for the Labor Day holiday weekend. The new Apple store is three times the size of its predecessor, which was located on the lower level, at Bellevue Square Mall. This latest opening now presents itself as the largest Apple Store in in the Pacific Northwest. The store's exterior is made of stunning glass panels. These panels are the largest glass panels in any Apple Store located in shopping malls. (See figure C, page 9)

**Source:** *downtownbellevue.com*, September 30, 2012

<http://www.downtownbellevue.com/2012/09/01/new-bellevue-store-apple-store-now-open/>

**First Look: Marination Ma Kai:** It's been a long, sometimes bumpy road, but the opening of Marination Ma Kai is nearly upon us. Not for nothing are Seattleites counting down this latest addition to Roz Edison and Kamala Saxton's Marination enterprise. There's the shave ice, infused with Ma Kai-made syrups (and with vodka, for adults). There's the beer, to be enjoyed on a spacious patio abutting Elliott Bay. (See figure D, page 9)

**Source:** *seattlemet.com*, October 2, 2012

<http://www.seattlemet.com/eat-and-drink/nosh-pit/articles/first-look-marination-ma-kai>

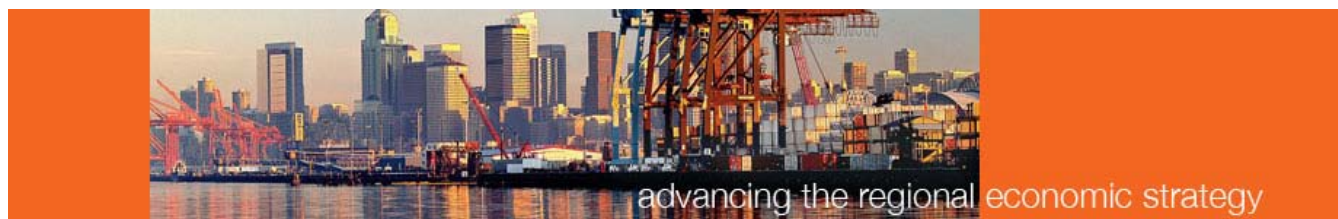
**Tom Douglas plans four new restaurant concepts for downtown Seattle apartment building:** Next spring, award-winning restaurateur Tom Douglas plans to open four new food venues in the developing Via6 Apartment Project at Sixth Avenue and Lenora Street in Seattle's Denny Triangle area downtown. The new concepts will include a restaurant with outdoor seating called "Grange Hall," a full-scale bakery, a café and an urban market featuring Douglas' new line of prepared foods called "Tom's Home Remedies." (See figure E, page 9)

**Source:** *Puget Sound Business Journal*, October 10, 2012

[http://www.bizjournals.com/seattle/news/2012/10/10/award-winning-restaurateur-tom-douglas.html?ana=e\\_sea\\_rdup&s=newsletter&ed=2012-10-11](http://www.bizjournals.com/seattle/news/2012/10/10/award-winning-restaurateur-tom-douglas.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-11)



## REGIONAL DEVELOPMENT



**Amazon plan adds more streetcar trips:** Streetcars would arrive as often as every 10 minutes in South Lake Union, if city officials approve [Amazon.com](http://www.amazon.com)'s offer to buy a railcar and sponsor added trips. The e-commerce giant wants to pay the city \$5.5 million for streetcar and bicycling improvements that would help its employees get to work. The plan would also bring a public benefit, to compensate for Amazon taking city-owned alley space to build its high-rise Denny Triangle campus, Mayor Mike McGinn announced Friday. Amazon intends to build a trio of towers, each 38 stories high, a few blocks south of its still-growing South Lake Union campus. Construction on the first tower could begin next year.

*Source:* *The Seattle Times*, September 21, 2012

[http://seattletimes.com/html/localnews/2019227494\\_amazon22m.html](http://seattletimes.com/html/localnews/2019227494_amazon22m.html)

**Amazon leases yet another building:** Another week, another Amazon.com real-estate deal. The booming online retailer has agreed to lease all 110,000 square feet of office space at 202 Westlake, a six-story building now under construction in Seattle's South Lake Union neighborhood, real-estate sources say. Word of the deal comes just two weeks after Vulcan Real Estate announced it will break ground in January on two more South Lake Union buildings that Amazon will lease long-term. Before the latest agreements, Amazon already leased about 2.7 million square feet in South Lake Union and the Denny Triangle. It also plans to start construction next year on a 3.3 million-square-foot high-rise complex on three blocks it is buying in the Triangle. Spear Street Capital, broke ground on 202 Westlake this spring without a signed tenant.

*Source:* *The Seattle Times*, September 20, 2012 (See figure F, page 9)

[http://seattletimes.com/html/businesstechnology/2019216635\\_amazonwestlakexml.html](http://seattletimes.com/html/businesstechnology/2019216635_amazonwestlakexml.html)

**Hansen buys more land near proposed arena:** Investor Chris Hansen and his partners have bought more property near his proposed Sodo basketball and hockey arena. A Hansen entity paid \$3.2 million Tuesday for 0.6 acres on the south side of South Holgate Street between First Avenue South and Utah Avenue South, according to county records. The site is just to the southwest of the 7-acre arena site, most of which Hansen already owns. A Hansen spokesman said the property was listed for sale, and Hansen bought it to use for parking if the city determines more is needed for the proposed arena.

*Source:* *The Seattle Times*, September 25, 2012 (See figure G, page 9)

[http://seattletimes.com/html/businesstechnology/2019258449\\_hansenpaperzonexml.html](http://seattletimes.com/html/businesstechnology/2019258449_hansenpaperzonexml.html)

**Westlake Center's owner mulls a major remodel, new tenants:** General Growth Properties is considering a major makeover for Westlake Center in downtown Seattle — a dramatic update that could change the face of the shopping center that overlooks Westlake Park. Owner representatives showed Westlake center site plans and renderings at a recent [International Council of Shopping Centers](http://www.internationalcouncilofshoppingcenters.com) conference. The draft plans and renderings depict Westlake Center's facade remodeled into a sleek, glass box facing Pine Street. The mall's peaked, three-story entryway would be replaced by a two-story, white rectangular entrance in the middle of a newly minimalist exterior. The draft plans also show that the building's owner would add retail space by pushing part of the front of the mall forward a few feet. The mall would also have a new entryway elevator. (See figure H, page 9)

*Source:* *Puget Sound Business Journal*, September 25, 2012

[http://www.bizjournals.com/seattle/blog/2012/09/major-remodel-new-retailer-in-works.html?ana=e\\_du\\_pub&s=article\\_du&ed=2012-09-25](http://www.bizjournals.com/seattle/blog/2012/09/major-remodel-new-retailer-in-works.html?ana=e_du_pub&s=article_du&ed=2012-09-25)

**Apartment buildings on Greyhound station block sold, making way for mega hotel project:** There were some notable commercial real estate sales this week, including one that clears the way for a high-rise development in Seattle's Denny Triangle neighborhood. Seattle-based R.C. Hedreen Co. paid \$7 million for two apartment buildings on the Greyhound bus terminal block. It now controls the block, where it plans a convention hotel of more than 1,200 rooms. [Dick Hedreen](http://www.bizjournals.com/seattle/blog/2012/09/hedreen-buys-last-seattle-parcel-for.html) said an office tower could be built on the block bounded by Howell and Stewart streets and Eighth and Ninth avenues. (See figure I, page 9)

*Source:* *Puget Sound Business Journal*, September 28, 2012

[http://www.bizjournals.com/seattle/blog/2012/09/hedreen-buys-last-seattle-parcel-for.html?ana=e\\_du\\_pub&s=article\\_du&ed=2012-09-28](http://www.bizjournals.com/seattle/blog/2012/09/hedreen-buys-last-seattle-parcel-for.html?ana=e_du_pub&s=article_du&ed=2012-09-28)

## THE SEATTLE MARKET REVIEW

**Filson doubling its Sodo footprint:** Venerable Seattle outdoor-clothing manufacturer Filson bought a four-story Sodo office building this week and plans to move its headquarters there by spring. Filson also plans to keep the two-story building a few blocks away that now houses its flagship store, offices and most of its manufacturing, marketing manager Amy Terai said Friday. That means the company is more than doubling its Sodo real-estate footprint. "It's definitely an expansion," Terai said of the new building. She said she couldn't say whether the expansion will generate more jobs. (See figure J, page 9)

**Source:** *The Seattle Times*, October 5, 2012

[http://seattletimes.com/html/business/technology/2019354950\\_filsonexpandsxml.html](http://seattletimes.com/html/business/technology/2019354950_filsonexpandsxml.html)

**GM eyeing Seattle for a tech center?:** GM plans to hire 10,000 computer workers at four technology innovation centers across the country, and experts say one of the centers could be in Seattle. The centers are part of a plan to bring 90 percent of GM's computer technology into the company from outside firms to put GM on the cutting edge. The first two centers will be in Austin, Texas, and suburban Detroit, but GM won't comment on the other two.

**Source:** *Daily Journal of Commerce*, October 10, 2012

<http://www.djc.com/news/bu/12045977.html?cgi=yes>

**Arena's a done deal; finding team is the hard part:** Metropolitan King County Councilmember Pete von Reichbauer said county and city approval Monday to build a new sports arena in Sodo is like a layover on the quest to summit Mount Rainier. "Today we're at Camp Muir," von Reichbauer said, suggesting there's still an arduous climb to reach the peak, and possibly some altitude sickness along the way. The Metropolitan King County Council voted unanimously to move forward with a Memorandum of Understanding with investor Chris Hansen to build a \$490 million sports and entertainment venue with \$200 million in public funds.

**Source:** *The Seattle Times*, October 15, 2012

[http://seattletimes.com/html/localnews/2019441905\\_arena16m.html](http://seattletimes.com/html/localnews/2019441905_arena16m.html)

**Bellevue City Council votes to keep studying surface light rail:** Despite neighborhood opposition, the Bellevue City Council has agreed the city and Sound Transit should continue studying a surface option for a future light-rail line south of downtown Bellevue. The council voted 6-1 Monday night to authorize further engineering and environmental review of cost-saving proposals that would shift Bellevue Way Southeast to the west and close a neighborhood connection to 112th Avenue Southeast in order to accommodate a surface rail route. The Sound Transit Board will vote Oct. 25 on which cost-saving options to carry forward.

**Source:** *The Seattle Times*, October 16, 2012

[http://seattletimes.com/html/localnews/2019445622\\_bellevuerail17m.html](http://seattletimes.com/html/localnews/2019445622_bellevuerail17m.html)

**Boeing opens Seattle plant to build tanker booms:** Boeing this week begins assembling the first refueling boom for the Air Force's new aerial tanker aircraft, the KC-46, which is a modified 767-200ER and will be produced in Everett. The boom, which is deployed in flight to connect the tanker aircraft to the gas tank of the aircraft it is refueling, will be built at a new Boom Assembly Center that opened Tuesday at Boeing Field in Seattle. Maj. Gen. John Thompson, the U.S. Air Force Tanker Program Executive Officer, said the opening marked "a big day" for the tanker program and for the Air Force. The start of boom assembly marks a shift from design activities to production.

**Source:** *The Seattle Times*, October 16, 2012

[http://seattletimes.com/html/business/technology/2019447872\\_tankerboomxml.html](http://seattletimes.com/html/business/technology/2019447872_tankerboomxml.html)

**Arena backer Chris Hansen details his ideas for a Sodo entertainment district:** If [Chris Hansen](#) could wave a magic wand and create an area where fans could mingle before and after games, it would resemble the neighborhoods around Wrigley Field in Chicago or Fenway Park in Boston. In an interview with the Puget Sound Business Journal on Tuesday, Hansen outlined his vision for the area around Seattle's existing professional sports stadiums in the Sodo neighborhood, where he wants to build a professional basketball arena. The entertainment complex would be along First Avenue South between South Massachusetts Street and Edgar Martinez Way South, he said.

**Source:** *Puget Sound Business Journal*, October 16, 2012

[http://www.bizjournals.com/seattle/news/2012/10/16/chris-hansen-spells-out-his-ideas-for.html?ana=e\\_du\\_pub&s=article\\_du&ed=2012-10-16](http://www.bizjournals.com/seattle/news/2012/10/16/chris-hansen-spells-out-his-ideas-for.html?ana=e_du_pub&s=article_du&ed=2012-10-16)



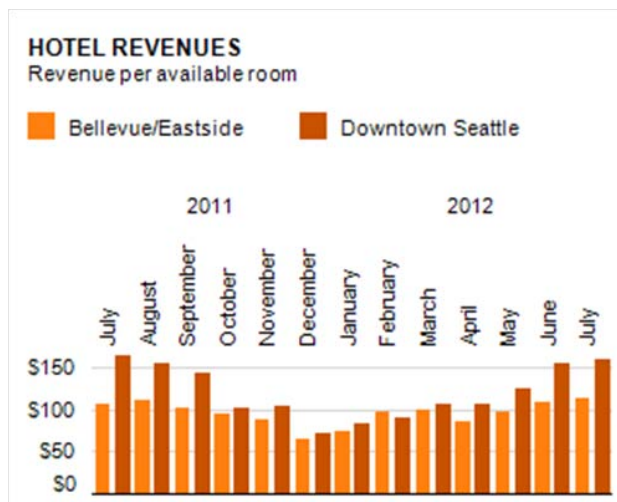
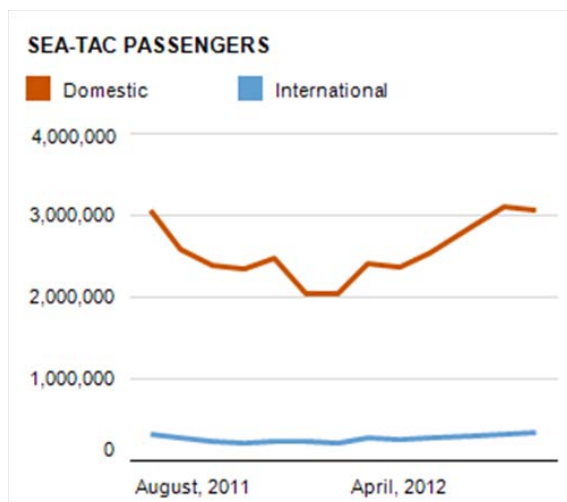
### Seattle Media Maven

Need some help navigating the Seattle media scene?

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## TRAVEL MARKET



**Average price of gasoline in Washington \$4.02:** The AAA auto club reports the average price of a gallon of gas in Washington is \$4.02. That's down 3 cents from a week ago. It's 21 cents higher than the national average. Some metro prices from the AAA's Monday survey: Bellingham \$4.13, Bremerton \$4.01, Seattle-Bellevue-Everett \$4.04, Tacoma \$4.01, Olympia \$4.02, Vancouver \$3.99, Yakima \$4, Tri-Cities \$3.97, and Spokane \$3.90.

*Source: The Seattle Times, September 24, 2012*

[http://seattletimes.com/html/localnews/2019245440\\_apwagasprices.html](http://seattletimes.com/html/localnews/2019245440_apwagasprices.html)

**Metro's downtown Seattle free bus service to end Saturday:** Beginning Saturday, Metro Transit will eliminate its Ride Free Zone, a 39-year-old tradition that allowed riders to enter and exit buses in downtown Seattle within designated hours without paying. Starting Saturday, all downtown riders will board at the front of buses and pay as they enter. It's anticipated that the change will slow down boarding times and especially affect lower-income passengers (subscription required). The free-fare system is being cut in hopes that additional fares will save an estimated \$2.2 million per year and will prevent fare evasion from riders who took advantage of the system's policy of boarding through both front and back doors and paying upon exit.

*Source: Puget Sound Business Journal, September 28, 2012*

[http://www.bizjournals.com/seattle/news/2012/09/28/metros-free-bus-service-to-end-sept.html?ana=e\\_sea\\_rdup&s=newsletter&ed=2012-10-01](http://www.bizjournals.com/seattle/news/2012/09/28/metros-free-bus-service-to-end-sept.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-01)

**Delta adds Seattle routes to Shanghai, Tokyo:** Delta Air Lines Inc. and codesharing partner Alaska Airlines have announced increased international service from Seattle-Tacoma International Airport. On Monday, Delta said it filed an application with the U.S. Department of Transportation to offer daily nonstop service between Seattle and Shanghai starting June 17, 2013. The proposed new flight will be Delta's second route between Seattle and China, following Beijing service that began in 2010. Delta previously filed an application this summer to begin nonstop service between Seattle and Haneda Airport in Tokyo. The proposed Seattle-Haneda flight would complement Delta's existing service between Seattle and Narita Airport in Tokyo.

*Source: Puget Sound Business Journal, October 8, 2012*

[http://www.bizjournals.com/seattle/news/2012/10/08/delta-adds-seattle-routes-to-shanghai.html?ana=e\\_du\\_pub&s=article\\_du&ed=2012-10-08](http://www.bizjournals.com/seattle/news/2012/10/08/delta-adds-seattle-routes-to-shanghai.html?ana=e_du_pub&s=article_du&ed=2012-10-08)

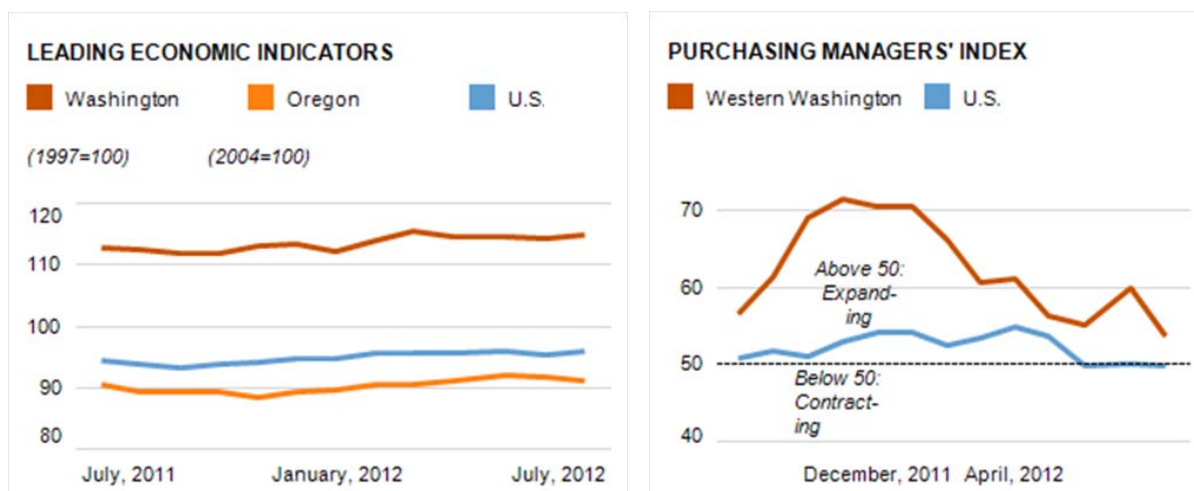
**2012 Seattle Cruise Season Sets Record with 933,900 Passengers:** The Port of Seattle today announced that a record 933,900 revenue passengers moved through the port's two cruise terminals during the 2012 cruise season, further solidifying Seattle as a port of origin for Alaska-bound cruises. The port estimates that the record passenger number generated more than \$416 million in annual business revenue, \$18 million in state and local taxes while creating 4,319 jobs. Each time a homeport ship docks in Seattle, it contributes \$2.1 million to the local economy. "The cruise business is good not only for King County, but for the entire state," said Gael Tarleton, Port of Seattle Commission president. Our goal is to have cruise passengers extend their stay a few more days to discover what else Washington has to offer and to increase tourism spending statewide.

*Source: portseattle.org, October 8, 2012*

<http://www.portseattle.org/Newsroom/News-Releases/Pages/default.aspx?year=2012#318>



## ECONOMY



**Boeing gets \$1.9B Navy 'sub-killer' contract:** Boeing Co. has received a \$1.9 billion Navy contract to build 11 more P-8A Poseidon "sub-killer" planes that are mainly built in the Seattle area. Reuters reports the Department of Defense's latest contract is on top of the original \$40 billion P-8A deal with the Navy. The P-8A is a modified Boeing 737 equipped with sophisticated detection equipment and weaponry that's designed to find and sink submarines.

*Source:* Puget Sound Business Journal, September 24, 2012

[http://www.bizjournals.com/seattle/morning\\_call/2012/09/boeing-gets-19b-navy-sub-killer.html?ana=e\\_sea\\_rdup&s=newsletter&ed=2012-09-24](http://www.bizjournals.com/seattle/morning_call/2012/09/boeing-gets-19b-navy-sub-killer.html?ana=e_sea_rdup&s=newsletter&ed=2012-09-24)

**State personal income inches higher:** Total personal income in Washington state rose a seasonally adjusted 1.03 percent in the second quarter, according to data released Tuesday by the U.S. Bureau of Economic Analysis (BEA). The gain, though down from the 1.64 percent growth rate achieved in the first quarter, just barely beat out the national second-quarter growth of 1.01 percent. Washington ranked 21st among the 50 states in terms of second-quarter income growth.

*Source:* The Seattle Times, September 25, 2012

[http://seattletimes.com/html/business/technology/2019258858\\_stateincomexml.html](http://seattletimes.com/html/business/technology/2019258858_stateincomexml.html)

**T-Mobile deal an economic boost for Puget Sound area:** T-Mobile USA finally found a dance partner. The Bellevue wireless company confirmed Wednesday that it's merging with Dallas-based MetroPCS in a deal that will speed T-Mobile's rollout of a high-speed 4G LTE network and strengthen the bargain section of the wireless market. It will take a few years to see whether the merged company's subscriber count overtakes Sprint and poses a major challenge to AT&T and Verizon Wireless.

*Source:* The Seattle Times, October 3, 2012

[http://seattletimes.com/html/business/technology/2019335654\\_tmobil04.html](http://seattletimes.com/html/business/technology/2019335654_tmobil04.html)

**Seattle, state will get tax windfalls from \$1.16B Amazon deal:** Call it an early Christmas. Washington state and the city of Seattle would both get tax windfalls if Amazon completes, as expected, its \$1.16 billion purchase of its South Lake Union headquarters. If the massive sale closes in the fourth quarter, the deal would generate about \$20.6 million in real estate excises taxes. About \$5.8 million would go to Seattle, according to city officials. The remaining \$14.8 million would go to the state, according to the state Department of Revenue.

*Source:* The Seattle Times, October 5, 2012

[http://www.bizjournals.com/seattle/blog/2012/10/tax-windfall-in-116b-purchase-of.html?ana=e\\_sea\\_rdup&s=newsletter&ed=2012-10-08](http://www.bizjournals.com/seattle/blog/2012/10/tax-windfall-in-116b-purchase-of.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-08)

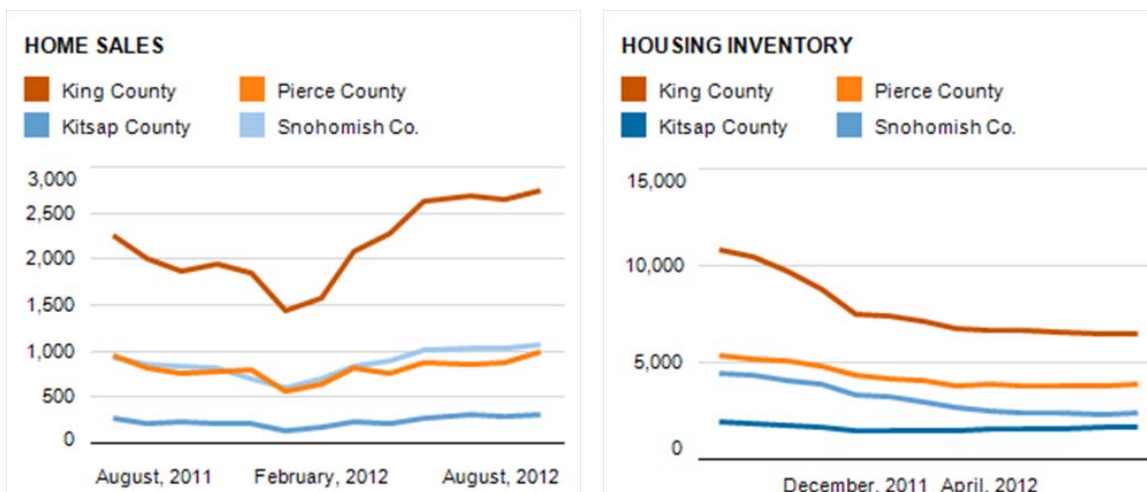
**Washington, Oregon manufacturing projects get \$1.8M in federal grants:** Three industry projects from Washington state and one from Oregon have been selected to share \$1.8 million in federal grants aimed at revitalizing American manufacturing and encouraging companies to invest in the United States. Ten public-private partnerships nationally were selected through the Advanced Manufacturing Jobs and Innovation Accelerator Challenge, a multi-agency government grant process created last May hopes to strengthen advanced manufacturing at local levels, awards totaling \$20 million.

*Source:* Puget Sound Business Journal, October 9, 2012

[http://www.bizjournals.com/seattle/news/2012/10/09/washington-industry-clusters-chosen-as.html?ana=e\\_sea\\_rdup&s=newsletter&ed=2012-10-10](http://www.bizjournals.com/seattle/news/2012/10/09/washington-industry-clusters-chosen-as.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-10)



## REAL ESTATE MARKET



**Apartment boom may rein in rents:** Landlords still hold the upper hand in the Seattle-area apartment market, recent reports from two research firms indicate. But the tide could start turning next year, Dupre + Scott Apartment Advisors and Apartment Insights Washington agree. For now, rents in King and Snohomish counties continue to climb, according to both firms. Dupre + Scott, which this month surveyed nearly 90 percent of all complexes with 20 or more units, calculated the average rent at \$1,103, up 3.7 percent from March and nearly 5 percent from last September.

*Source: The Seattle Times, September 24, 2012*

[http://seattletimes.com/html/business/technology/2019251870\\_apartmentrentsxml.html](http://seattletimes.com/html/business/technology/2019251870_apartmentrentsxml.html)

**Home prices up again in Seattle area, report shows:** Home prices in the Seattle metropolitan area continued to rebound in July, according to one closely watched measure. Prices were up 3.1 percent from July 2011, according to the Standard & Poor's/Case-Shiller home-price index. It was the third straight monthly year-over-year gain, and the biggest increase since the housing market collapsed five years ago. Indexes for Seattle and 19 other cities were released Tuesday.

*Source: The Seattle Times, September 25, 2012*

[http://seattletimes.com/html/business/technology/2019255089\\_homepricesxml.html](http://seattletimes.com/html/business/technology/2019255089_homepricesxml.html)

**Seattle office market forecast to grow:** The Puget Sound region's relatively robust economy will attract more big companies, and this could start the next round of office construction. This is according to a new report from commercial real estate brokerage Marcus & Millichap. The company forecasts that 16,100 office jobs will be added in the region in 2012, significantly more than the 4,800 office jobs added last year. It's a case of economic activity begetting more economic activity. Companies see the concentration of educated, white-collar workers in the Seattle area and want to move here, the report states.

*Source: Puget Sound Business Journal, September 25, 2012*

[http://www.bizjournals.com/seattle/news/2012/09/25/the-forecast-is-for-a-growing-office.html?ana=e\\_du\\_pub&s=article\\_du&ed=2012-09-25](http://www.bizjournals.com/seattle/news/2012/09/25/the-forecast-is-for-a-growing-office.html?ana=e_du_pub&s=article_du&ed=2012-09-25)

**King County well below U.S. homeownership average:** At only a bit more than 58 percent, King County falls well below the national homeownership rate of 65 percent. Only Whitman County in eastern Washington, home of [Washington State University](#) in Pullman, has a lower homeownership rate in the state, at 45.24 percent. Wahkiakum County in the southwestern part of the state has the highest percentage of homeownership, at 79.74 percent.

*Source: Puget Sound Business Journal, September 28, 2012*

[http://www.bizjournals.com/seattle/morning\\_call/2012/09/king-county-well-below-us.html?ana=e\\_sea\\_rdup&s=newsletter&ed=2012-09-28](http://www.bizjournals.com/seattle/morning_call/2012/09/king-county-well-below-us.html?ana=e_sea_rdup&s=newsletter&ed=2012-09-28)

**King County home sales, median prices up from year ago:** The Seattle area real-estate market's strong summer stretched into September, statistics released Thursday by the Northwest Multiple Listing Service indicate. Buyers closed on nearly 1,800 houses in King County last month, 13 percent more than in September 2011. The median sale price, \$375,000, was 7 percent higher than the same month last year. The median has been in the \$375,000-\$380,000 range since June.

*Source: The Seattle Times, October 4, 2012*

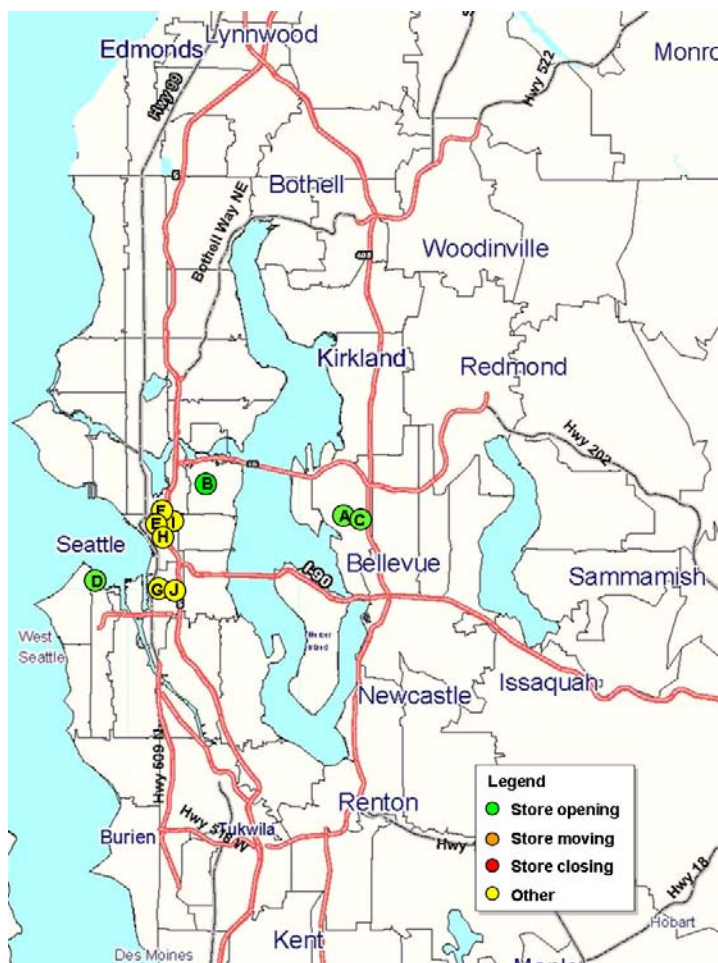
[http://seattletimes.com/html/business/technology/2019346080\\_homesales05.html](http://seattletimes.com/html/business/technology/2019346080_homesales05.html)



THE SEATTLE MARKET REVIEW



MARKET REFERENCE MAP



- A. Mosksha restaurant opens at Bellevue Square
- B. The Wandering Goose lands on 15<sup>th</sup> Avenue E (Seattle)
- C. New Apple store open in Bellevue Square
- D. Marination Ma Kai to open (Seattle)
- E. Tom Douglas plans four new restaurant concepts for downtown Seattle apartment building (Seattle)
- F. Amazon leases yet another building (Seattle)
- G. Hansen buys more land near proposed arena (Seattle)
- H. Westlake Center's owner mulls a major remodel (Seattle)
- I. Apartment buildings at Greyhound station sold (Seattle)
- J. Filson doubling its Sodo footprint (Seattle)

Note: All articles have been sourced; however, they are edited for brevity. Most articles are linked online, and all articles are available on request.

