



MAKE IT HAPPEN **MAKE IT** **TACOMA**

makeittacoma.com





WELCOME TO TACOMA

The ideal location. An international port, 20 miles south of the Seattle-Tacoma International Airport, along the I-5 corridor, and freight and commuter railways. Tacoma is experiencing rapid growth attracting international business with its talented workforce, high quality of life, competitive cost of living, and supportive business environment.

By doing business in Tacoma, you're investing in a vibrant, international city that places emphasis on innovation, tolerance, and inclusion with prime access to Pacific Rim markets, a bustling downtown, and affordable real estate.



EDUCATED & SKILLED WORKFORCE

Find the dream team here

The access to higher education in Tacoma offers an innovative, diverse, skilled pool of talent to employers.

- University of Washington Tacoma
- Pacific Lutheran University
- University of Puget Sound
- Bates Technical College
- Pierce College
- Clover Park Technical College
- Tacoma Community College
- Evergreen State College



Tacoma Public Schools is a designated Washington Education Innovation Zone providing choice-based programming at 11 schools K-12.

District Innovation High Schools: iDEA (Industrial Design Engineering and Art); SAMI (Science and Math Institute) and; SOTA (School of the Arts).



Joint Base Lewis-McChord, the fourth largest military base in the country, is located adjacent to Tacoma. Over 8,000 service members leave the service every year and enter the workforce as highly trained and skilled potential employees.

Graduate Tacoma

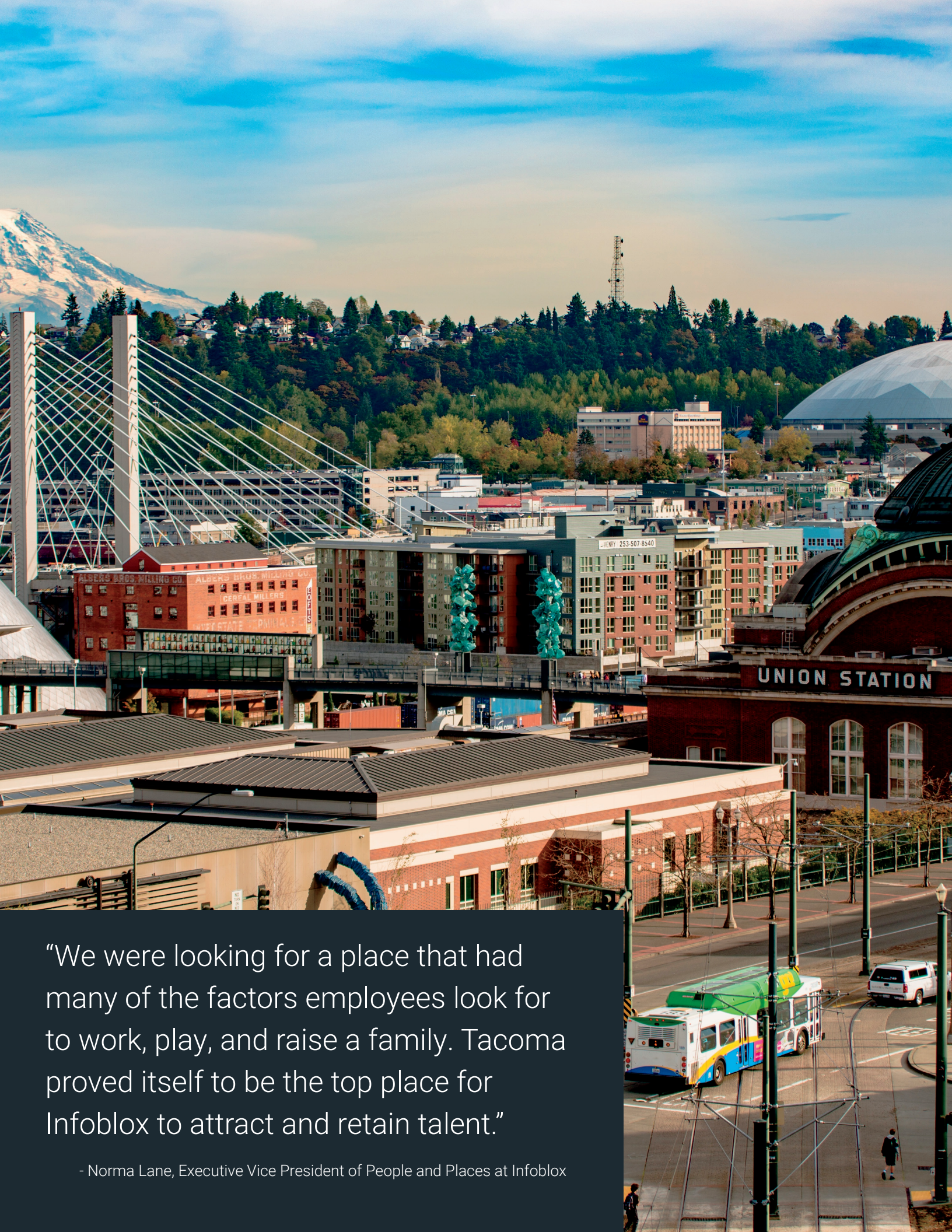
Graduate Tacoma, a coalition of business, government and service organizations, partners with Tacoma Public Schools to create a rich learning environment.

The District's graduation rate is 86%, higher than the state average of 77.2% and national average of 83.2%, building a roadmap to higher education and bettering the quality of life for families in Tacoma.

"University of Washington Tacoma is powering greater Tacoma's emergence as a driver of innovation and epicenter of workforce creativity."

– Mark Pagano, Chancellor, University of Washington Tacoma





“We were looking for a place that had many of the factors employees look for to work, play, and raise a family. Tacoma proved itself to be the top place for Infoblox to attract and retain talent.”

- Norma Lane, Executive Vice President of People and Places at Infoblox

TRANSPORTATION

Connect by air, sea, rail, and Interstate 5



RAIL:

- **BNSF Railway and Union Pacific Railroad** - Provide Class I transcontinental rail service out of the Tacoma South Intermodal Facility
- **Tacoma Rail** - A publicly operated rail system, provides key freight connections and handles more than 100,000 freight shipments per year
- **Amtrak** - New station connects Tacoma to Seattle, Vancouver B.C., Portland, California and the nation

PORT OF TACOMA:

- Thriving international port, one of largest container ports in North America
- Over \$42 Billion imported annually
- Ports of Tacoma and Seattle have formed the Northwest Seaport Alliance to strengthen the Puget Sound gateway and attract more marine cargo



SEATTLE-TACOMA INTERNATIONAL AIRPORT:

- The 9th busiest airport in the U.S.
- 20 miles from Tacoma
- Accessed via Sound Transit Express Bus Service



PUBLIC TRANSIT:

- **Tacoma Link** - Free modern electric light rail service, currently expanding throughout downtown
- **Sound Transit** - Commuter trains and express bus service connect Tacoma with Seattle
- **Pierce Transit** - Integrated bus service routes covering 292 square miles in Pierce County

Contact the City of Tacoma to learn more about reducing import costs with **Foreign Trade Zone 86.**



INTERNATIONAL INVESTMENTS

Access the global marketplace

With its direct access to Pacific Rim markets and the City's established global relationships, international investments are soaring in Tacoma.

- Partnership with Chinese developers for a \$150 million investment in a 22-story four-star hotel and mixed-use project at the Greater Tacoma Convention Center
- \$1 billion Point Ruston waterfront mixed use development project featuring condominiums, restaurants, and movie theater
- The \$125 million Tacoma Town Center has broken ground in the Brewery District, funded by Chinese developers
- Home to the World Trade Center (WTC) Tacoma, an association to support business that stretches across nearly 100 countries




LIFESTYLE

Discover extraordinary natural beauty, outdoor recreation, and cultural vitality

Tacoma offers unmatched access to outdoor recreation, spectator sports, world-class concerts and theater, and vibrant and diverse arts and dining.

- 33 miles of waterfront on Puget Sound, offering ample opportunities to view marine life, participate in water sports, or simply to relax
- Mount Rainier National Park featuring Mount Rainier, the highest mountain in Washington State at 14,411 feet
- Point Defiance Park, comprising 760 acres, features a zoo and aquarium, themed gardens, beach and shoreline access, and Historic Fort Nisqually
- Cheney Stadium, home of AAA Tacoma Rainiers baseball and Sounders FC2 soccer, affiliates of the Seattle Mariners and Seattle Sounders
- Internationally recognized Museum of Glass, Tacoma Art Museum, WA State History Museum, America's Car Museum, Children's Museum, and Foss Waterway Seaport Museum
- Chambers Bay Golf Course, site of the 2015 U.S. Open
- Historic Pantages and Rialto theaters
- Craft breweries and a variety of signature bistros and restaurants
- The iconic Tacoma Dome is undergoing a \$30 million modernization and hosts the world's premier artists and events





“Tacoma is a wonderfully diverse city that maintains and encourages a really unified community spirit. People are willing to work together. It’s a ... town where you can know pretty much everybody in your field, and you can still do business based on relationships and a handshake. That’s a rare and valuable commodity in today’s world.”

- David Zeeck, President, The News Tribune

REAL ESTATE

Live and work in Tacoma for a better value

With a median house price less than half of Seattle's, Tacoma offers all the business resources and natural beauty Puget Sound is known for, without the hefty price tag.

From Class A high rise office spaces to architecturally-rich historic buildings with waterfront or mountain views, these varied options will inspire entrepreneurship.

Class A Office Space Rental Averages

STATE	RENTAL AVERAGE
SAN FRANCISCO	\$62.11/sf
SEATTLE	\$41.93/sf
TACOMA	\$27.00/sf

Fair Market Rent For a Two-Bedroom Apartment

STATE	TWO BEDROOM RENT
SAN FRANCISCO	\$3,121/mo
SEATTLE	\$1,527/mo
TACOMA	\$1,145/mo

Tacoma features 15 distinct and unique Neighborhood Business Districts that enhance the quality and vibrancy of life through an array of neighborhood retail services and communities.

The **MakeitTacoma.com** website features Zoom Prospector and GIS Planning Tools to help developers answer questions and view available properties.



SUPPORTIVE BUSINESS ENVIRONMENT

The Community and Economic Development Department works to leverage the City's resources, community partnerships and in-house expertise to drive economic growth and improve life for residents in Tacoma.



Top Washington Incentives:

- Washington State has no personal income tax
 - No capital gains tax
 - No corporate excise tax; B&O taxes are simpler to compute, reducing administrative burdens
 - State B&O Tax Credit for Customized Training
-

Top Tacoma Incentives:

B&O Tax Exemption

- The portion of a company's gross revenues related to international investment management is exempt from business and occupation tax

B&O Tax Credit for Employment

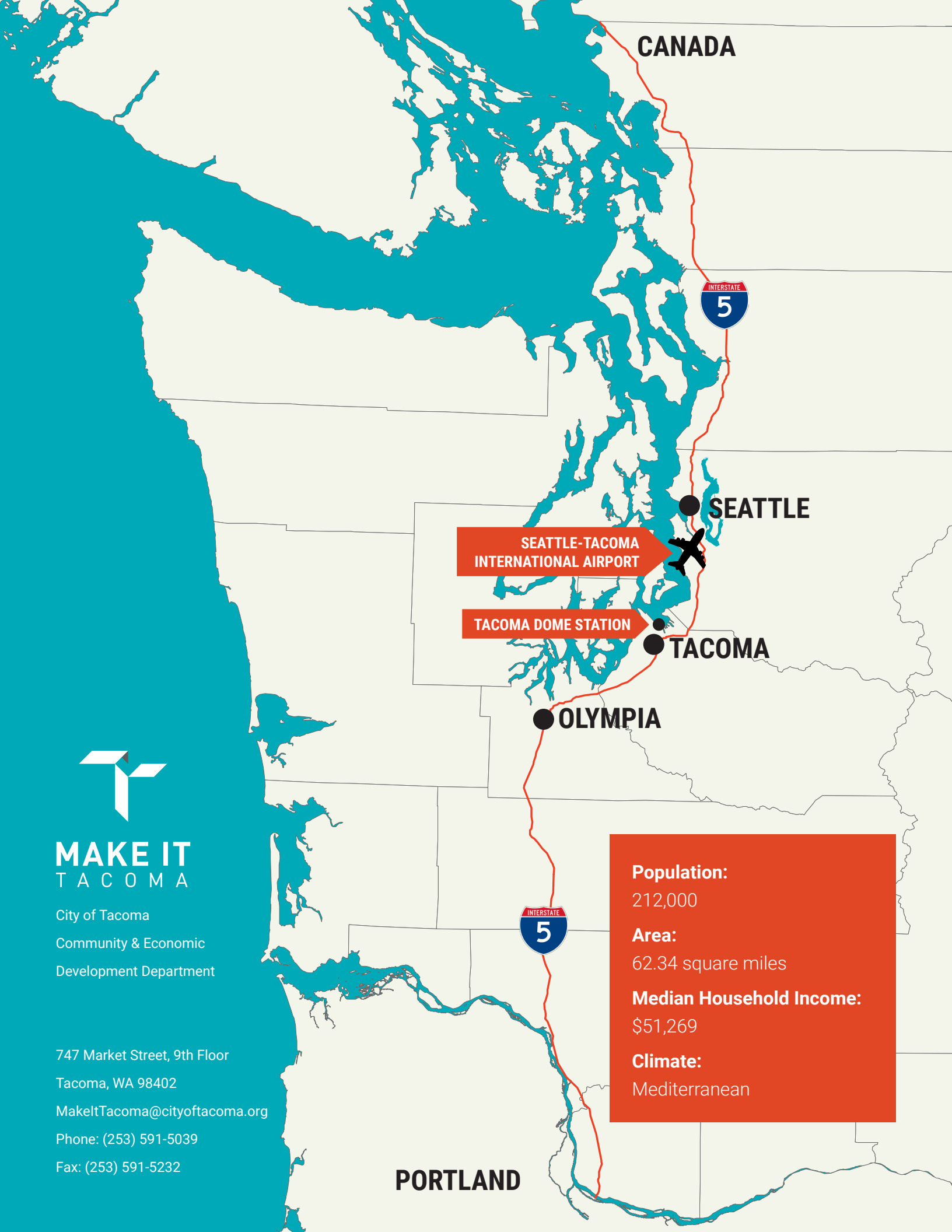
- The City of Tacoma provides a \$500 credit per year for 5 years against its local B&O taxes for every new, permanent, family-wage (\$19.77/hour or more in 2018) job that an eligible business creates. A company must retain the position for five years or pay back the credit with interest

Tacoma is a "wired" city, with a reliable, high-speed fiber-optic network.

Sunset Magazine named Tacoma one of "20 Game-Changing Places to Live" citing its repurposed historic buildings, waterfront and view of Mt. Rainier, affordable housing, and artisan culture.

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TACOMA**





CANADA



SEATTLE

SEATTLE-TACOMA
INTERNATIONAL AIRPORT



TACOMA DOME STATION

TACOMA

OLYMPIA



Population:

212,000

Area:

62.34 square miles

Median Household Income:

\$51,269

Climate:

Mediterranean



**MAKE IT
TACOMA**

City of Tacoma

Community & Economic
Development Department

747 Market Street, 9th Floor
Tacoma, WA 98402

MakeltTacoma@cityoftacoma.org

Phone: (253) 591-5039

Fax: (253) 591-5232

PORTLAND