

SECOND AND UNIVERSITY
SEATTLE, WASHINGTON

2
A N D
U

Retail





Within blocks of the Seattle Waterfront, the Seattle Art Museum, Pike Place Market, and more...



Providing the best the city has to offer

2+U is a carefully designed mixed use development that energizes the neighborhood, engages the community, and elevates our everyday to the remarkable. The project incorporates an Urban Village offering patrons outstanding arts, entertainment, and retail in the Pacific Northwest. With a highly curated selection of retail and restaurants celebrating the surrounding arts and creative community, the Urban Village offers visitors the best the city has to offer in the heart of downtown Seattle, just steps away from Pike Place Market, the Seattle Art Museum and Pioneer Square neighborhood.



SEATTLE ART MUSEUM



SEATTLE PUBLIC LIBRARY



BENAROYA HALL



PIKE PLACE MARKET



HARBOR STEPS



SEATTLE AQUARIUM



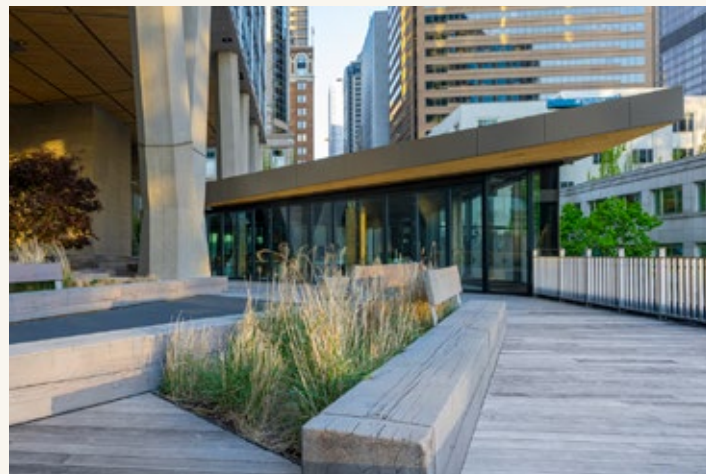
WATERFRONT PARK



SEATTLE GREAT WHEEL



The Urban Village at 2+U

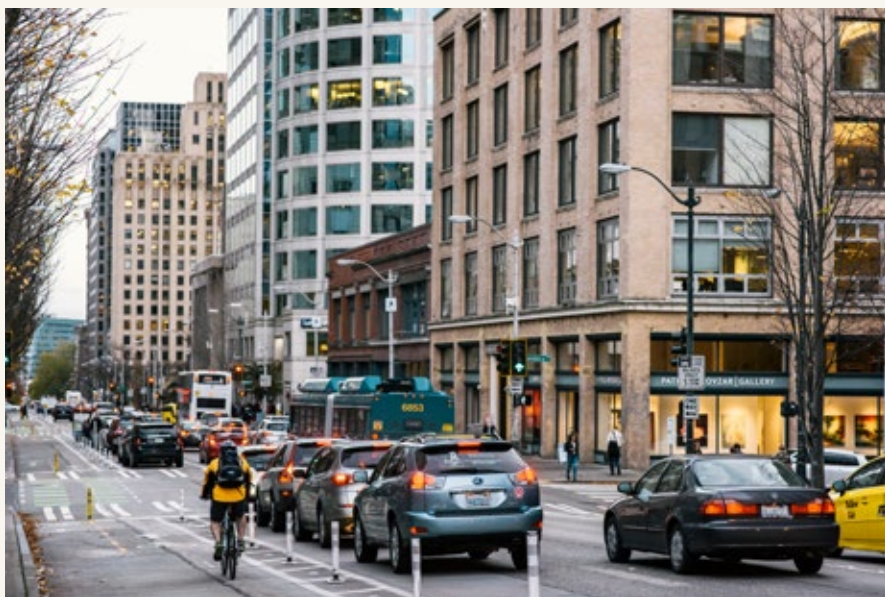


The Urban Village at 2+U

2+U offers a highly curated exploration of retailers and restaurants that deliver the best in the pacific northwest. The open, accessible space provides plenty of room for seasonal pop-ups, cultural events, and entertainment for the vibrant Seattle downtown core.



Easy access from the highway or to public transit including bus, light rail, and ferries



TRANSIT SCORE
100

WALK SCORE
99

BIKE SCORE
64

Building Highlights

- + 18,000 SF of retail space
- + An open, accessible place to experience and celebrate the surrounding creative community
- + 24,000 square feet of covered outdoor open space
- + An exploration of retailers and restaurants that deliver the best of the Pacific Northwest, including Ethan Stowell's Tavolata and Caffè Ladro.
- + A welcoming space featuring seasonal pop-ups, cultural events, and entertainment
- + A connector linking the waterfront, Pioneer Square, downtown, and surrounding neighborhoods
- + 683,000 SF of office space above 100% leased. Tenants include Spaces, Dropbox, Indeed, and Qualtrics
- + Easy access from the highway or to public transit including bus, light rail, and ferries
- + Efficient parking, valet services, and EV charging stations
- + Bike club, storage, and service stations
- + High-touch, concierge-style property management

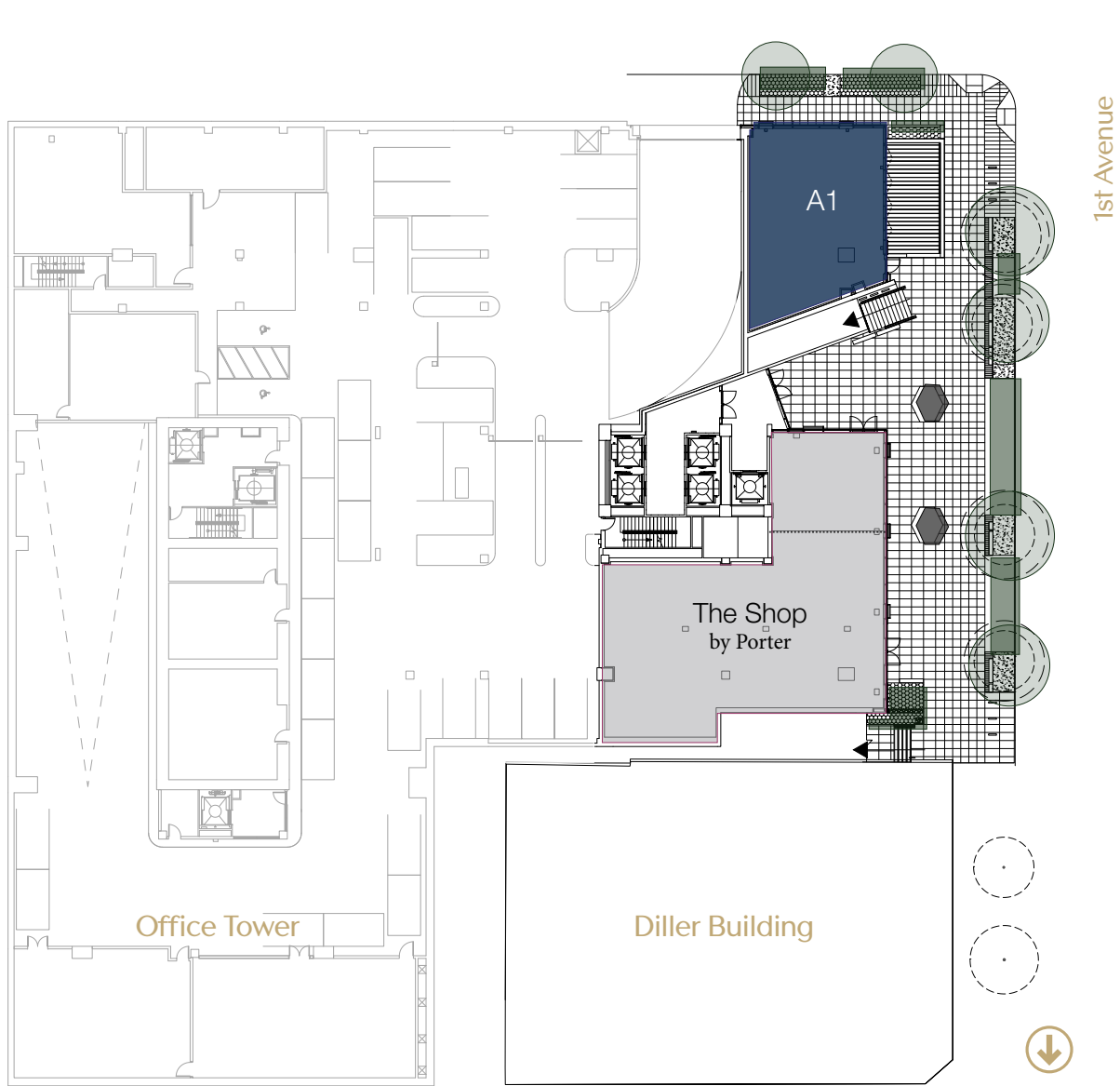
THE URBAN VILLAGE



■ Food & Beverage (type I venting) ■ Food & Beverage (type II venting) ■ Retail ■ Arts + Culture

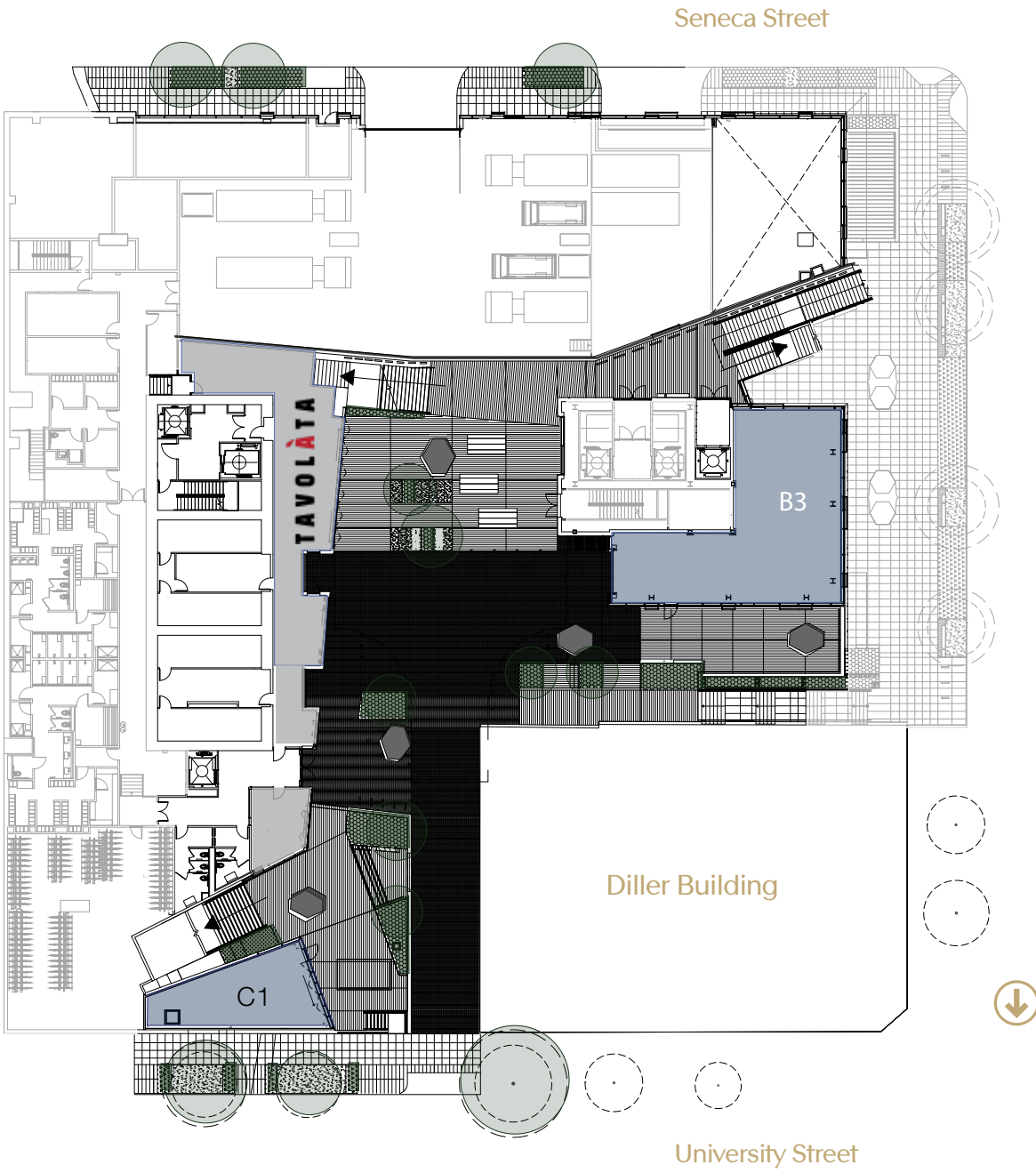
* rentable square footages are approximate

■ Leased



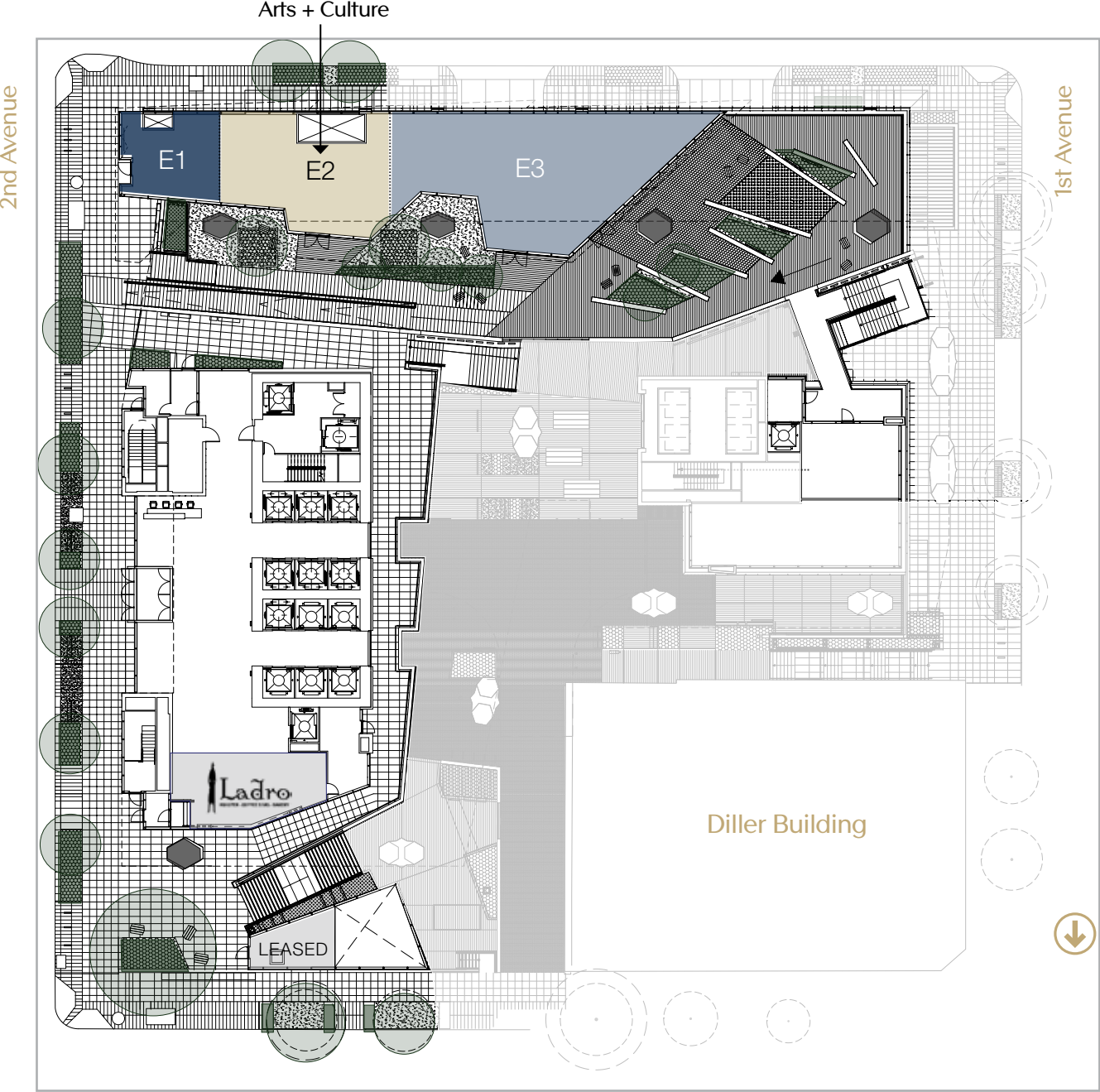
Level 1

Suite A1	1,611 RSF	The Shop by Porter
Suite B1	LEASED	
Suite B2	LEASED	



Level 2

Suite D1 - D3	LEASED	TAVOLATA
Suite C1	PENDING	
Suite B3	PENDING	



Level 3

Suite E1	734 RSF	LADRO
Suite E2	Arts & Culture	
Suite E3	2,499 RSF	
Suite D4	LEASED	
Suite C2	LEASED	



OPEN

Demographics

RADIUS	.25 MILES	.5 MILES	1 MILE	3 MILES
RESIDENTIAL POPULATION	3,860	17,061	70,550	229,097
DAYTIME POPULATION	31,064	77,229	164,984	347,693
MEDIAN HOUSEHOLD INCOME	\$103,782	\$72,462	\$72,652	\$91,872

DRIVE TIMES	3 MINUTES	5 MINUTES	10 MINUTES
RESIDENTIAL POPULATION	10,510	51,272	215,488
DAYTIME POPULATION	64,752	141,867	357,373
MEDIAN HOUSEHOLD INCOME	\$67,659	\$77,607	\$84,530



LOOKING SOUTHWEST FROM THE CORNER OF 2ND AVENUE AND UNIVERSITY STREET

2 AND U

1201 SECOND AVENUE
SEATTLE, WA

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SKANSKA

NEWMARK