SECOND AND UNIVERSITY SEATTLE, WASHINGTON

2 A N D U







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.















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SEATTLE AQUARIUM















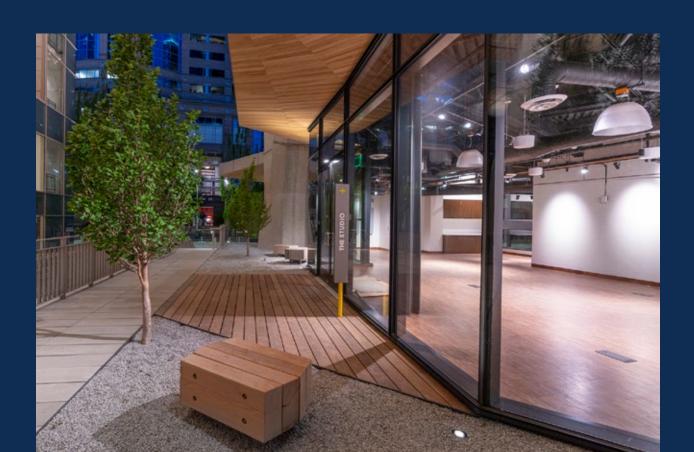






The Urban Village at 2+U

2+U offers a highly curated exploration of retailers and restaurants that deliver the best in the pacitic 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



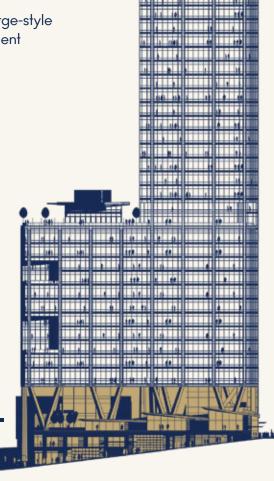
WALK SCORE



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 Caffe 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



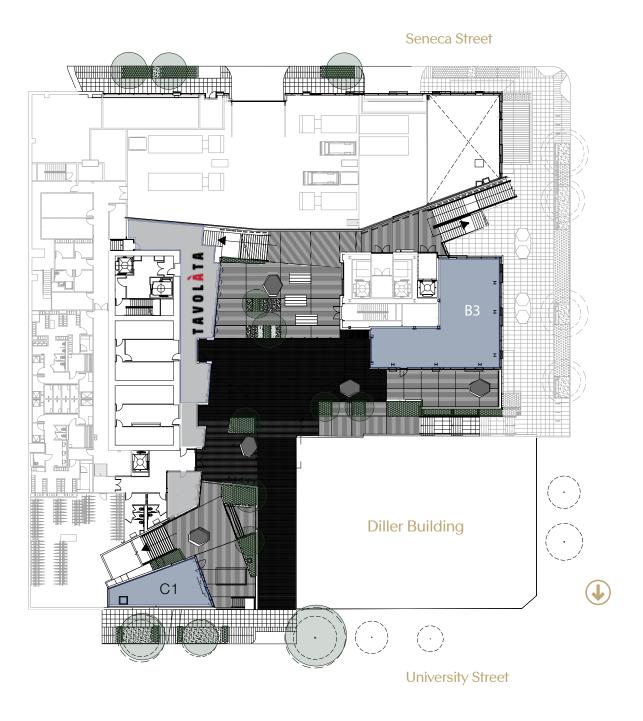
THE URBAN VILLAGE





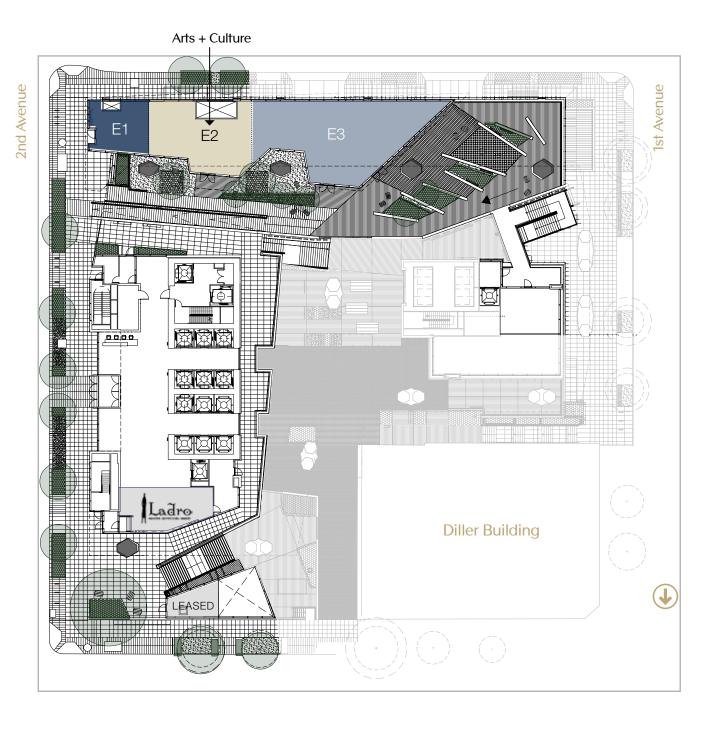


Suite A1	1,611 RSF	
Suite B1	LEASED	The Shop
Suite B2	LEASED	by Porter



Level 2

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



Level 3

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

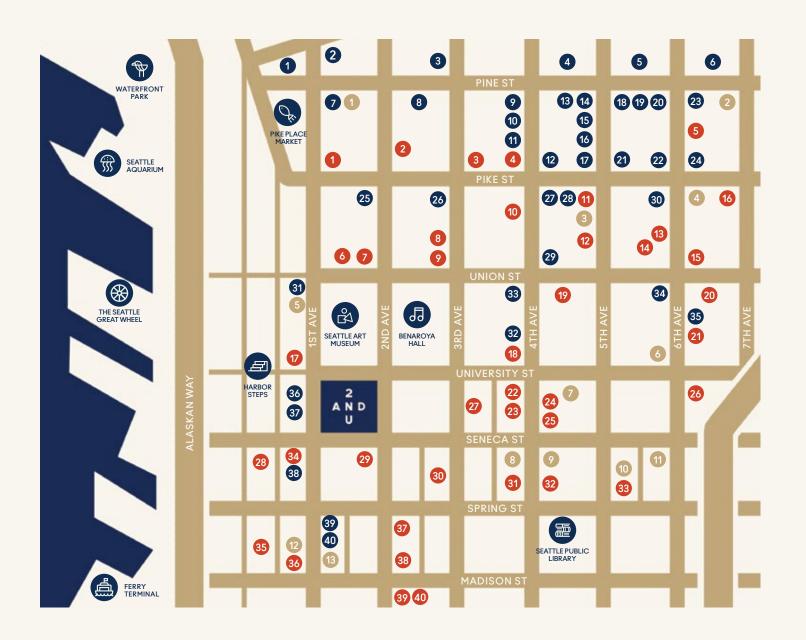


Demographics

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





What's Next Door

21 Banana Republic

29 Men's Warehouse

31 Fran's Chocolates

30 American Eagle

34 Beckett & Robb

35 Homestreet Bank

22 The North Face

23 Forever 21

24 Niketown

26 TJ Maxx

28 Carhartt

32 Pendelton

36 The Finerie

33 Key Bank

27 Ben Bridge

25 Target

RETAIL

- 01 Sur La Table
- 02 Free People
- 03 Mountain Hardwear
- 04 Westlake Center 05 Nordstrom
- **06** Pacific Place
- **07** Fjallraven
- 08 Fluevog Shoes
- 09 Abercrombie & Fitch
- 10 Dr. Martens
- 11 Vans
- 12 Arc'Teryx
- **13** Sephora
- 15 Anthropologie
- 16 Urban Outfitters
- 17 Madewell
- 18 Old Navy
- **19** TUMI 20 Eileen Fisher
- 14 All Saints
- 37 KAVU 38 A Mano
- **39** Watson Kennedy
- 40 Cone & Steiner

FOOD & DRINK

- 01 Starbucks
- 02 Elysian Bar
- 03 Chipotle
- 04 Yard House
- 05 Taphouse Grill 06 Caffe Ladro
- 07 Starbucks
- 08 Mr. Saigon
- 09 Wild Ginger
- 10 Potbelly Sandwiches
- 11 Starbucks
- 12 Elephant and Castle
- 13 Sushi Kudasai 14 Jimmy John's
- 15 Loulay
- 16 Daily Grill 17 Starbucks Roastery
- 18 Capital Grill
- 19 Red Mango 20 Cortina

- 21 Mod Pizza
 - 22 Purple Cafe & Wine
- 23 Caffe Migliore 24 Belle Epicurean25 Shuckers
- 26 Voxx Coffee
- 27 Sweet Iron
- 28 Post Alley Pizza
- 29 Starbucks
- 30 Potbelly Sandwiches 31 Outlier
- 32 Lodge Sports Grille
- 33 Tulio 34 Motofish Coffee
- 35 Nijo Sushi Bar
- 36 Storyville Coffee
- 37 Poke Alice
- 38 Mighty-O Donuts
- 39 Homegrown 40 Pho Cyclo Cafe

HOTELS

- 01 Gatewood Hotel
- 02 Roosevelt Hotel 03 Motif Hotel
- 04 Sheraton Hotel
- 05 Four Seasons Hotel
- 06 Seattle Hilton
- 07 Fairmont Olympic
- 08 Hotel Seattle
- 09 W Seattle Hotel
- 10 Kimpton Vintage
- 11 Crowne Plaza Hotel
- 12 Kimpton Alexis Hotel
- 13 Hotel 1000













2 A N D U

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