

2 AND U

SECOND AND UNIVERSITY
SEATTLE, WASHINGTON



2
A N D
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The best ideas
come from a place
of uncertainty.



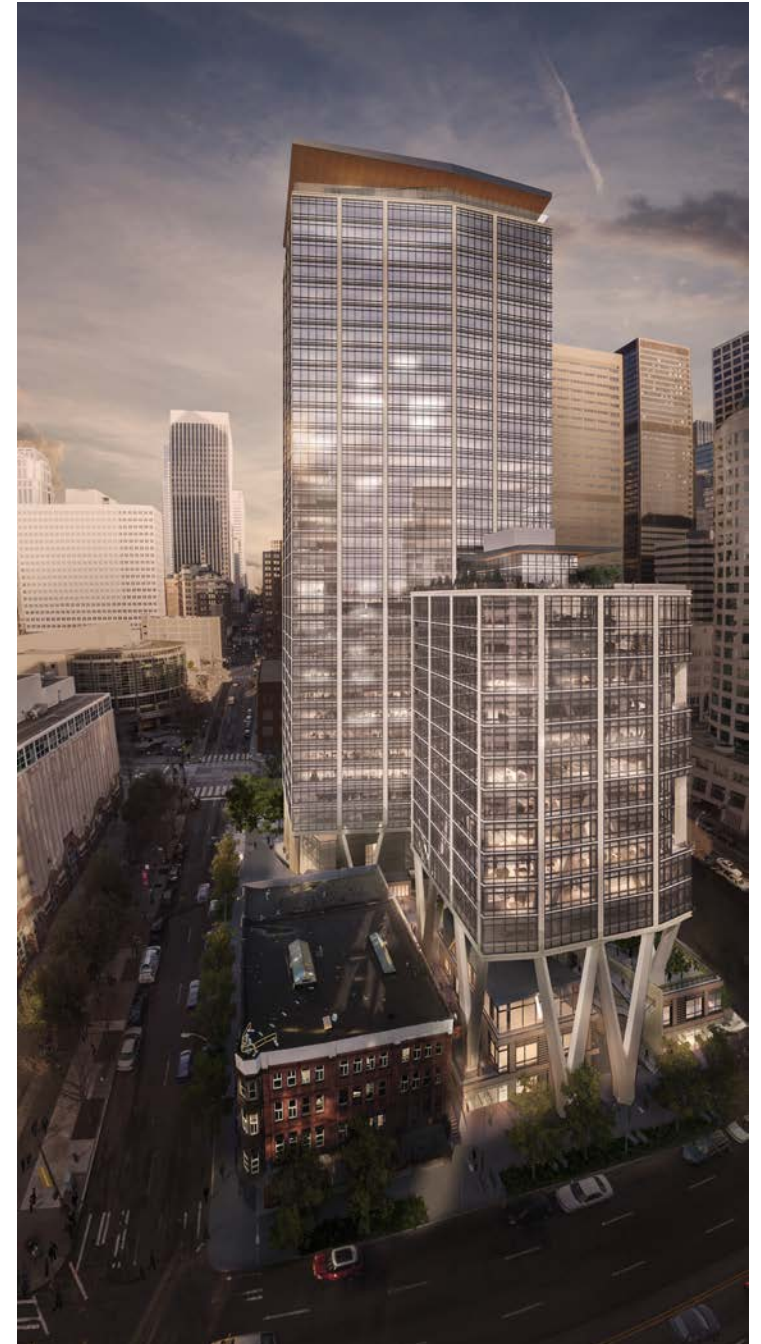
Roll up your sleeves

At 2+U, we're creating a place to push creativity. A place where those who think about the next big thing can roll up their sleeves and actually make it real.

We've eased the commute, added small comforts, and designed useful amenities and flexible work spaces where you can truly feel at home and at ease.

2+U is a carefully designed space that energizes the neighborhood, engages the community, and elevates our everyday to the remarkable.

Placing the
highest value
on ideas and
what fuels them.



LOOKING EAST FROM THE NORTHWEST CORNER OF 1ST AND UNIVERSITY

Entitlement

 DESIGN 2015



 MASTER USE PERMIT



 BUILDING PERMITS 2016



Construction

 EXCAVATION 2017



 CORE & SHELL BEGINS



 TENANT IMPROVEMENT BEGINS 2018



Tenant Occupancy 2019



What will you do at 2+U?

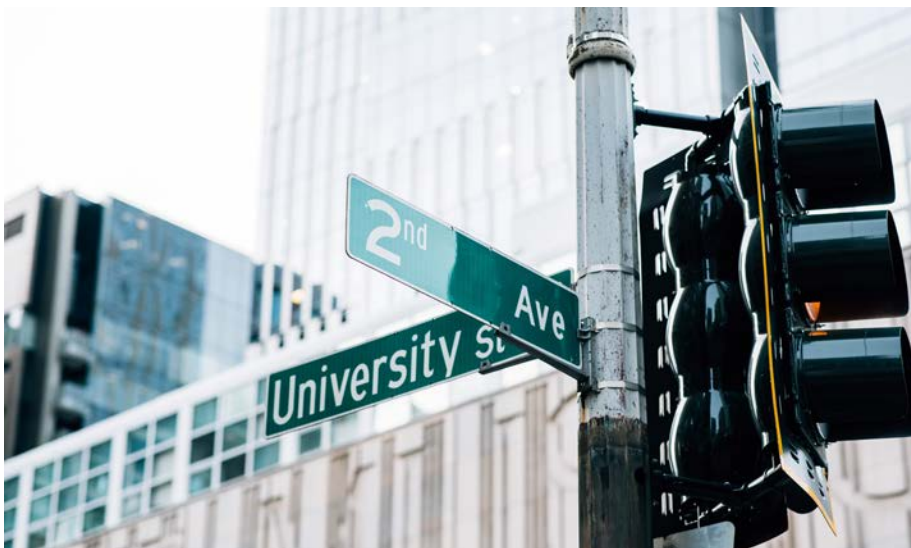
You have the talent needed to grow a successful organization, and you want your talent to move beyond what you thought possible. You crave inspiration.

2+U is designed to inspire all of us to do our most innovative work.



Building highlights

- + 686,000 SF OFFICE
- + 17,000 SF RETAIL + ARTS & CULTURE
- + 24,000 SF COVERED OUTDOOR, OPEN SPACE
- + 18,000-30,000 SF FLOORPLATES AVERAGE
- + AN OFFSET CORE AND FLEXIBLE, VERSATILE FLOORPLATES
- + SUBSTANTIAL DAYLIGHT AND UNOBSTRUCTED VIEWS FROM FLOORS 20-38
- + AN OPEN URBAN VILLAGE WITH THE BEST OF THE PACIFIC NORTHWEST IN ARTS, ENTERTAINMENT, EVENTS, RETAIL, FOOD, AND MORE
- + MULTIPLE UNIQUE TENANT EVENT SPACES
- + 19TH FLOOR TENANT VIEW DECK AND EVENT SPACE
- + EASY COMMUTER ACCESS FROM THE HIGHWAY OR TO PUBLIC TRANSIT INCLUDING BUS, LIGHT RAIL, AND FERRIES
- + BIKE CLUB, STORAGE, AND SERVICE STATIONS
- + FITNESS AND YOGA STUDIO
- + EFFICIENT PARKING, VALET SERVICES, AND EV CHARGING STATIONS
- + HIGH-TOUCH, CONCIERGE-STYLE PROPERTY MANAGEMENT



LOOKING SOUTHWEST FROM THE NORTHEAST CORNER OF 2ND AND UNIVERSITY

Access

The day begins just like every other day—except better.

Your commute by foot, highway, bike, ferry, or bus is more convenient, closer, and simply easier.

KEY

-  CYCLE TRACK
-  BIKE LANE
-  BUS ROUTE
-  BUS STOP
-  TRANSIT TUNNEL
-  TRANSIT TUNNEL ACCESS
-  I-5 NORTH ON/OFF RAMP
-  I-5 SOUTH ON/OFF RAMP
-  PLANNED STREETCAR ROUTE
-  WA STATE FERRY TERMINAL
-  WEST SEATTLE WATER TAXI





Easy access for staff that live in and around Seattle, on an island, or who commute from the Eastside.



SECOND AVENUE ENTRANCE

Typical Low Rise

- + An offset core providing flexible, versatile floorplates
- + Substantial daylight
- + Views of the Puget Sound and Olympic Mountains
- + 13' 6" floor to floor
- + Drop ceiling height estimated 10' at perimeter
- + 30,000 RSF



FLOOR PLAN FOR TYPICAL LOW RISE

See how Gensler planned for today's tech environment.

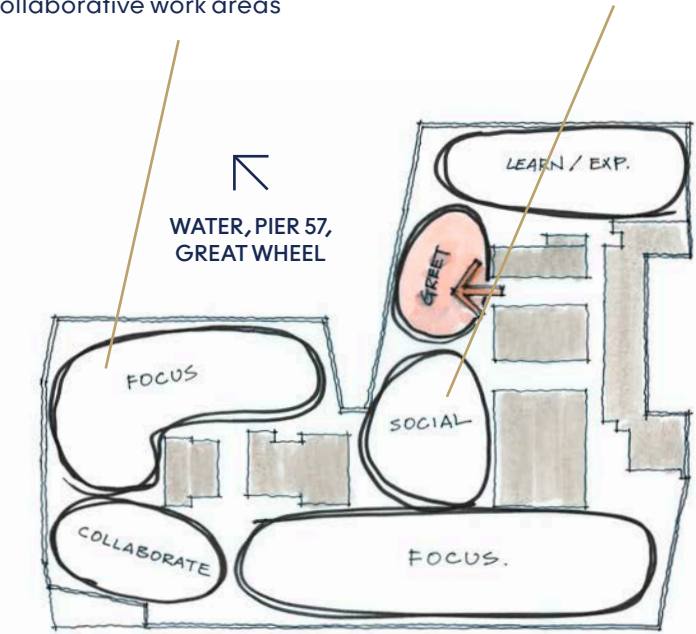
OPTION A

WORK MODES

Neighborhoods are comprised of a clear separation between quiet focus work zones and collaborative work areas

EXPERIENCE

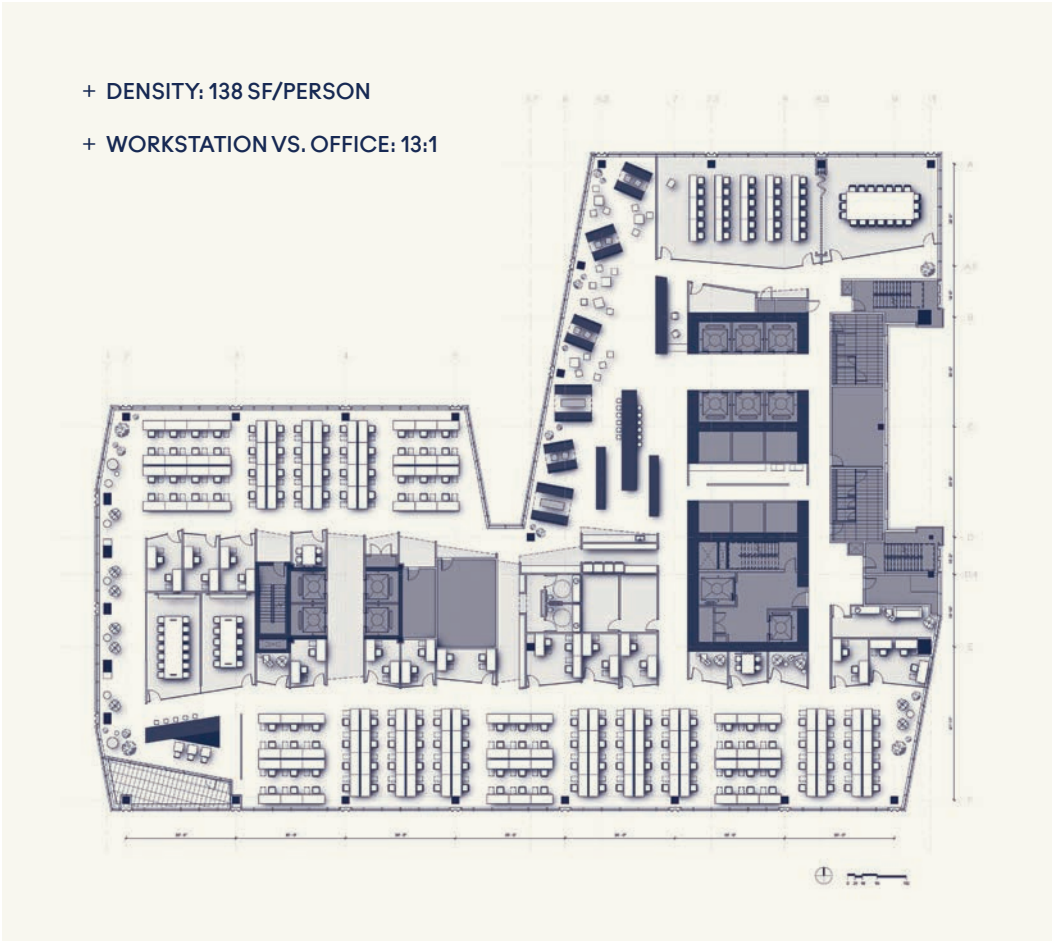
Upon entry you arrive in the social activity hub, immersing you into the company culture



WATER, PIER 57,
GREAT WHEEL

WATER, PIER 54

- + DENSITY: 138 SF/PERSON
- + WORKSTATION VS. OFFICE: 13:1



- | | | |
|-------------------------|--------------------------|----------------------------|
| + WORKSTATION: 152 | + SM CONF (4 PERSON): 2 | + LG CONF (14 PERSON): 2 |
| + OFFICE (2 PERSON): 12 | + MD CONF (10 PERSON): 1 | + TRAINING / AUDITORIUM: 1 |
| + INFORMAL CONF: 3 | | |

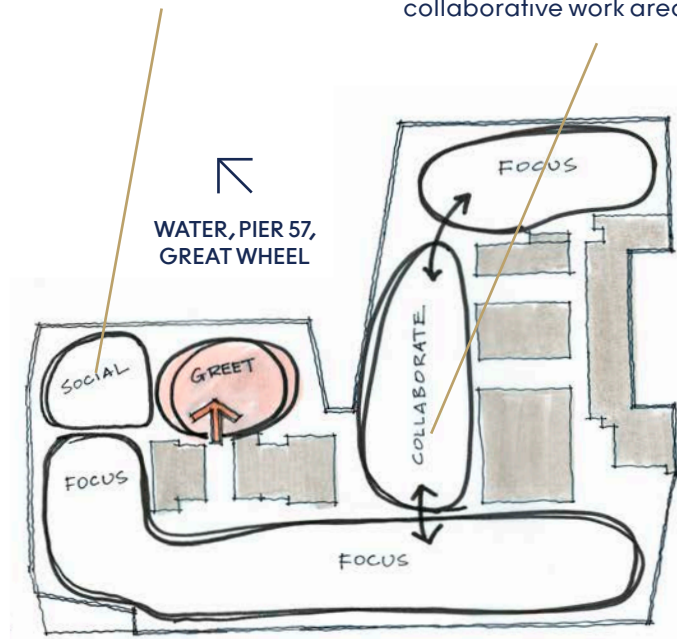
OPTION B

EXPERIENCE

Upon entry you arrive in the social activity hub, immersing you into the company culture

WORK MODES

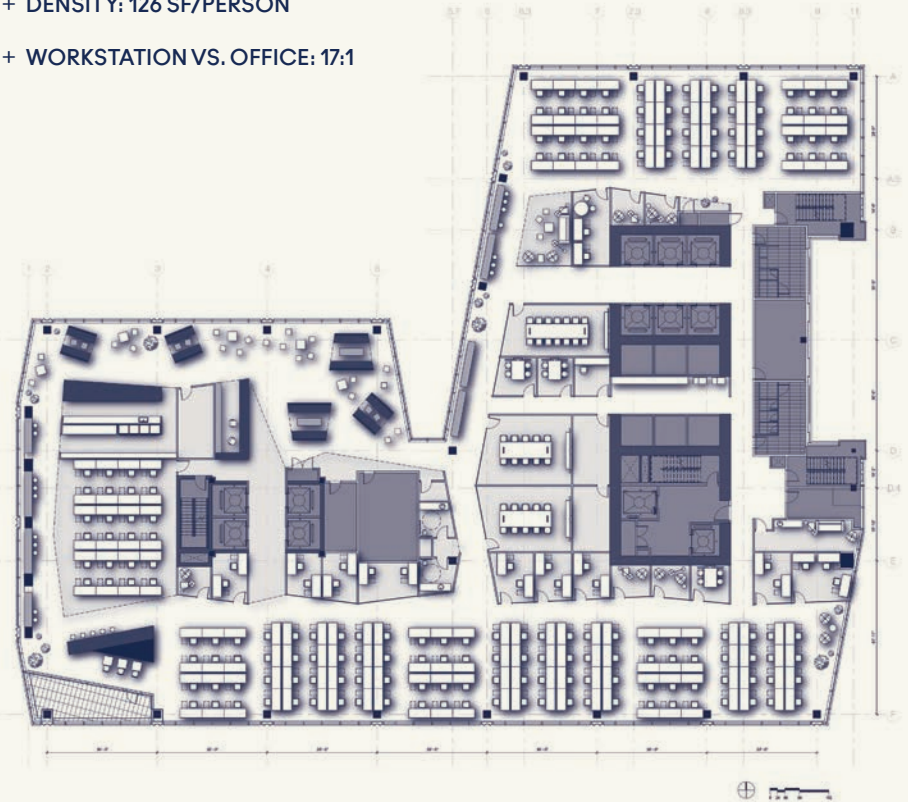
Neighborhoods are comprised of a clear separation between quiet focus work zones and collaborative work areas



WATER, PIER 54

+ DENSITY: 126 SF/PERSON

+ WORKSTATION VS. OFFICE: 17:1



+ WORKSTATION: 172

+ OFFICE (2 PERSON): 10

+ INFORMAL CONF: 6

+ SM CONF (4 PERSON): 3

+ MD CONF (10 PERSON): 2

+ LG CONF (14 PERSON): 1

+ TRAINING / AUDITORIUM: 0

Design Benefits

FLOOR PLATE

Continuous glass facade wrapping around building with shallow floor depth increases natural daylighting for interior environment.

ORIENTATION

Great views of Puget Sound and daylight in all work areas.

CORE

Dual elevator cores allows for flexible tenant entries.

EXPERIENCE

Upon entry you arrive in the social activity hub, immersing you into the company culture. Breaking up the monotony of typical workspace by introducing faceted forms along linear circulation.

WORK MODES

Neighborhoods are comprised of a clear separation between quiet focus work zones and collaborative work areas.

CHOICES

Varieties of space offerings for users to decide the most appropriate environment for the types of work they do.



Low Rise Views



LOOKING WEST FROM LEVEL 19



LOOKING NORTH FROM LEVEL 19

“Those who sit near a window were also found to have less broken sleep and a better quality of life than employees deprived of daylight.”

—*Daily Mail*



LOOKING EAST FROM LEVEL 19



LOOKING SOUTH FROM LEVEL 19

Typical High Rise

- + An offset core providing flexible, versatile floorplates
- + Substantial daylight
- + Unobstructed views of the Puget Sound and Olympic Mountains on all high rise floors
- + 13' 6" floor to floor
- + Drop ceiling height estimated 10' at perimeter
- + 18,000 RSF

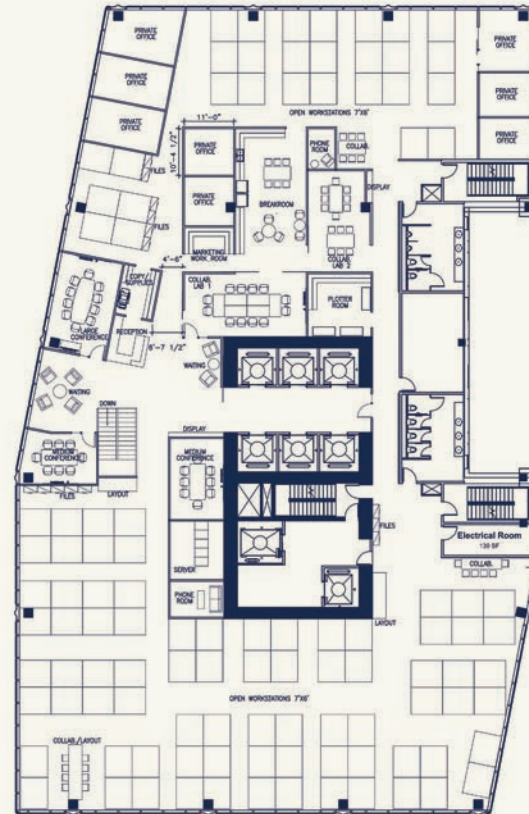


FLOOR PLAN FOR TYPICAL HIGH RISE

A new take on the traditional office

Whether you are a law firm, engineering firm, or in financial services, the offices at 2+U provide an opportunity to get a practical office solution without sacrificing creativity.

Take a look at how JPC Architects planned the high rise at 2+U.



+ 17,541RSF

+ 8 PRIVATE OFFICES

+ 102 WORKSTATIONS

High Rise Views



LOOKING WEST FROM LEVEL 34



LOOKING NORTH FROM LEVEL 34

“Natural light energizes
the thinking and
minimizes fatigue.”

—*Entrepreneur*



LOOKING EAST FROM LEVEL 34



LOOKING SOUTH FROM LEVEL 34



LOOKING EAST FROM 1ST AVENUE



ARTS AND CULTURE
SPACES



SHOPPING AND RETAIL



LOCAL RESTAURANTS
AND COCKTAIL BARS



GATHERING SPACES



Business, meet pleasure

For many of us, checking in at the office has meant checking our lifestyle at the door.

Found below the 85-foot lift of the tower, the urban village at 2+U is Seattle's newest neighborhood experience.

With a highly curated selection of retail, bars, restaurants, and events that celebrate the surrounding arts and creative community, 2+U's urban village offers building occupants and visitors the best the city has to offer.

“The chance encounters are necessary to increase familiarity and to hopefully create conversations that lead to solutions.”

—Fast Company



Elevate the everyday

- + An open, accessible place to experience and celebrate the surrounding creative community
- + A connector, linking the waterfront, Pioneer Square, and downtown neighborhoods
- + An exploration of restaurants and retailers that deliver the best of the Pacific Northwest
- + A welcoming space featuring seasonal pop-ups, events, and entertainment



UNIVERSITY STREET LOOKING SOUTH



LOOKING NORTH FROM THE CORNER OF 1ST AND SENECA



“Young workers
tend to focus on
creating a rich,
textured life now.”

—*The New York Times*



VIEW INTO THE URBAN VILLAGE

Work global, play local

Walk to Pioneer Square for a cocktail, visit Pike Place for the freshest local seafood, take in a show at Benaroya Hall, or enjoy a coffee break along the waterfront.

Experiences can
free our imagination
to solve pressing
human needs.



Within blocks of...



WATERFRONT



RETAIL SHOPS



RESTAURANTS



BARS



OUTDOOR SPACES



ART GALLERIES



What's next door



“Shake off the charcoal skies and wet weather to discover colorful art, a vibrant food scene, sweeping views and more during a weekend in the Emerald City.”

—“36 Hours in Seattle,” *The New York Times*



1201 SECOND AVENUE, SEATTLE, WASHINGTON

2ANDU.COM

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SKANSKA

A photograph of a man and a woman standing on the deck of a ship, looking out at the ocean during sunset. The sun is low on the horizon, creating a bright, golden glow over the water. The ship's deck is visible, with a green metal railing and a life preserver hanging on the left. Long shadows of the couple and the railing are cast across the deck. The text '2 AND U' is overlaid in the center.

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