

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

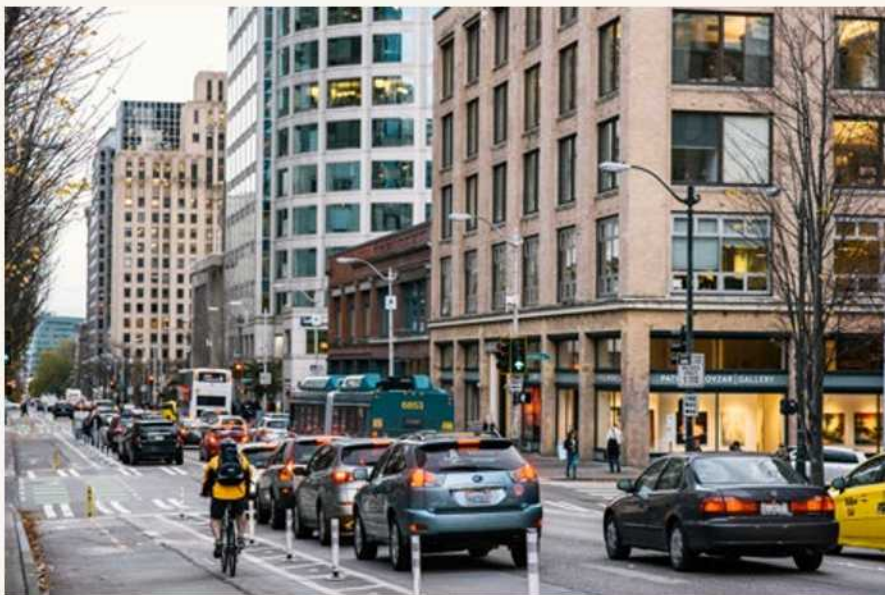

WATERFRONT PARK


SEATTLE GREAT WHEEL

The Urban Village at 2+U



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 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

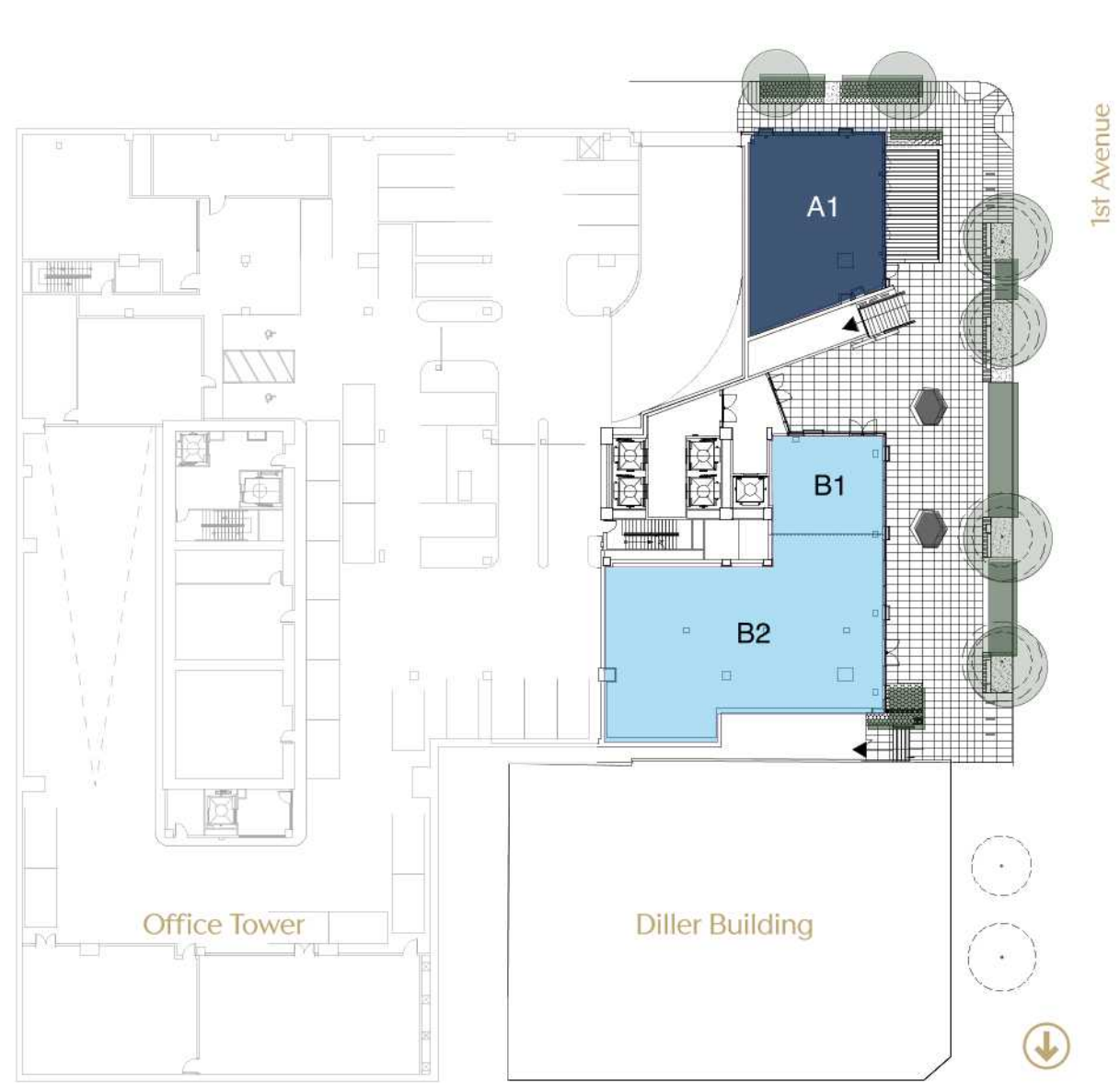


THE URBAN VILLAGE

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

* rentable square footages are approximate

■ Leased



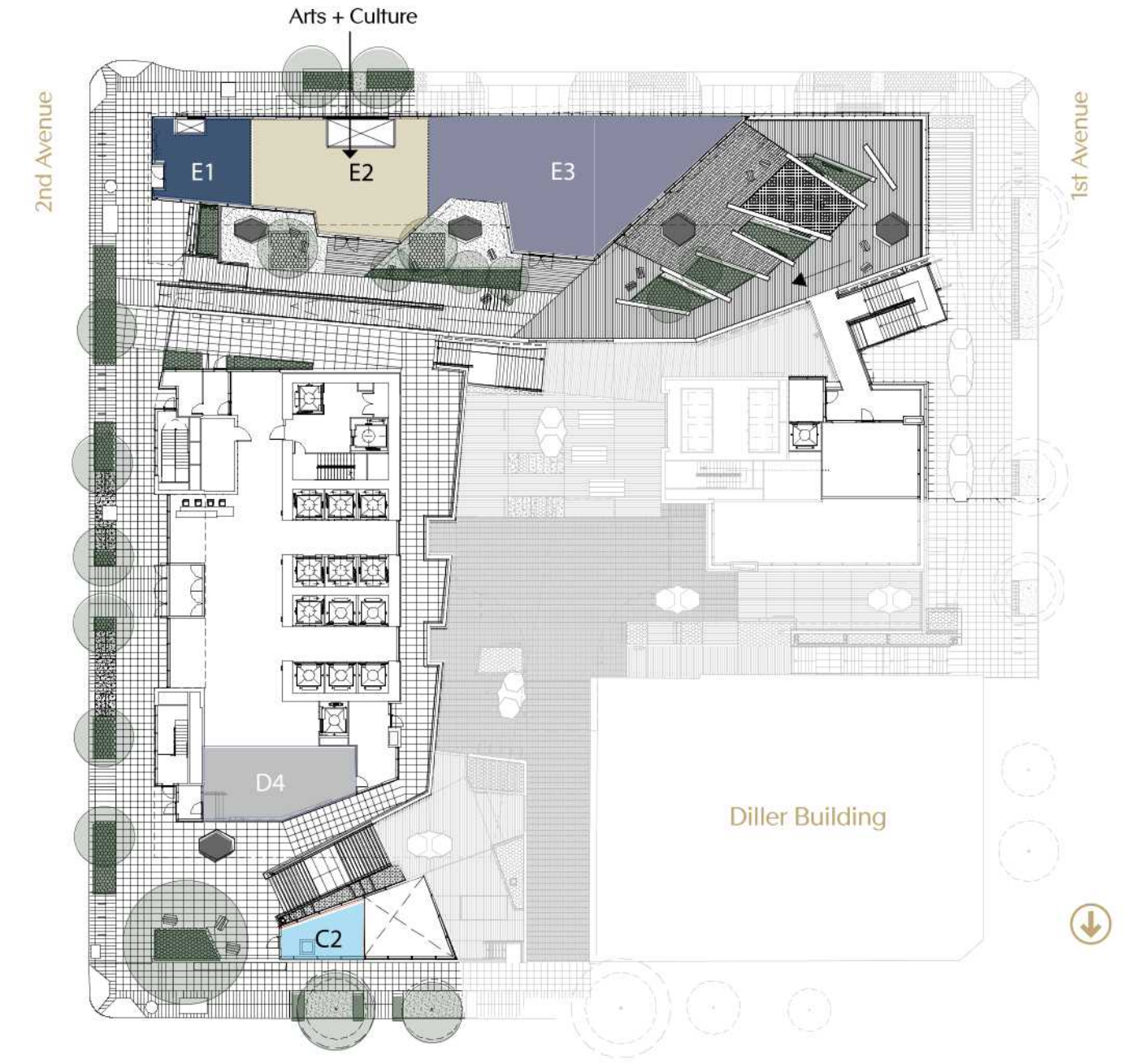
Level 1

Suite A1	1,611 RSF
Suite B1	715 RSF
Suite B2	3,047 RSF



Level 2

Suite D1 - D3	LEASED	TAVOLÀTA
Suite C1	754 RSF	
Suite B3	2,099 RSF	



Level 3

Suite E1	648 RSF	
Suite E2	Arts & Culture	
Suite E3	2,638 RSF	
Suite D4	LEASED	La Dro
Suite C2	328 RSF	



OPEN 

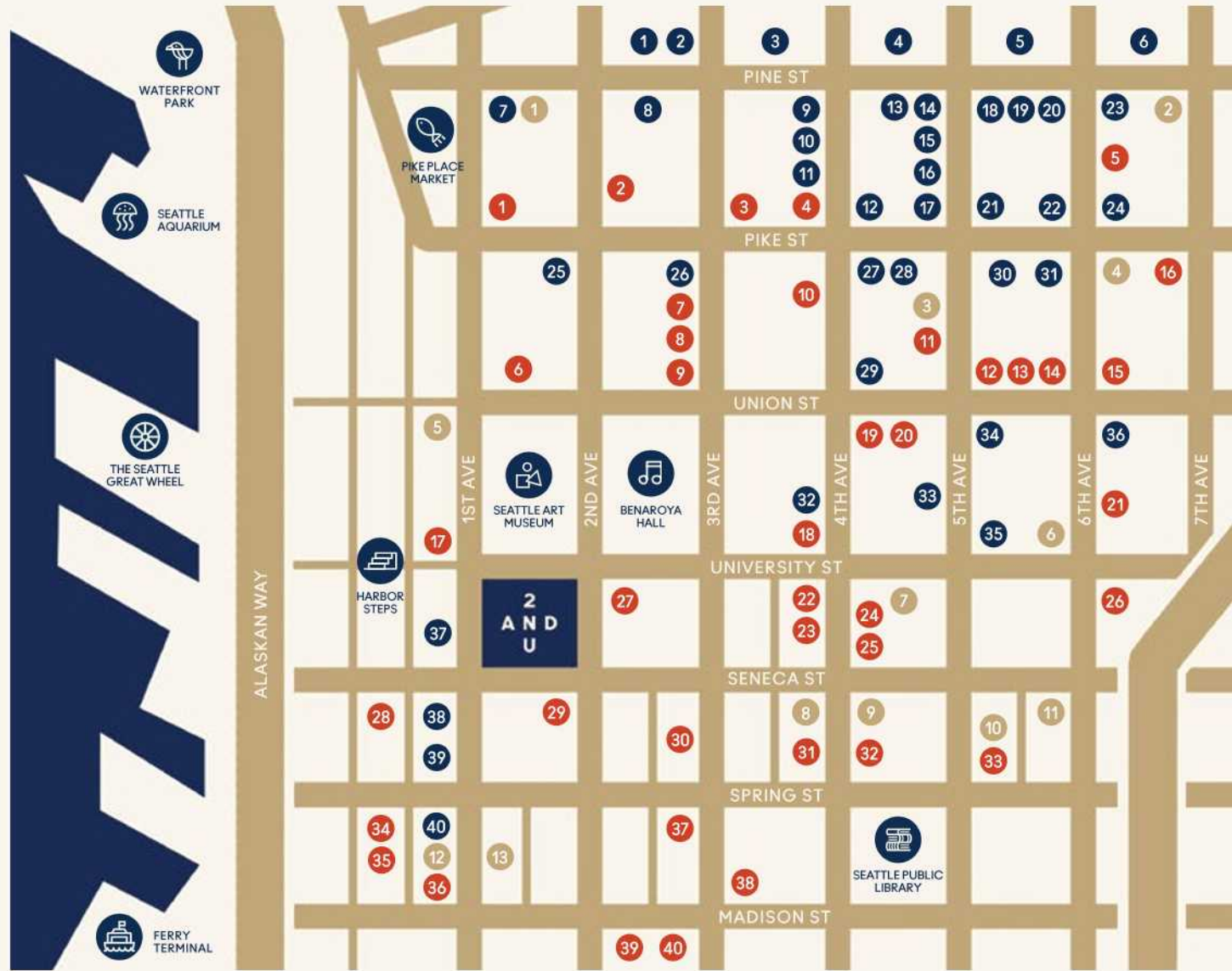
Demographics

RADIUS	.25 MILES	.5 MILES	1 MILE	3 MILES
RESIDENTIAL POPULATION	2,574	13,075	53,085	195,184
DAYTIME POPULATION	45,533	123,176	217,792	390,507
MEDIAN HOUSEHOLD INCOME	\$53,767	\$43,934	\$41,681	\$60,916

DRIVE TIMES	3 MINUTES	5 MINUTES	10 MINUTES
RESIDENTIAL POPULATION	6,078	34,310	172,026
DAYTIME POPULATION	98,341	178,732	388,519
MEDIAN HOUSEHOLD INCOME	\$60,916	\$41,311	\$53,660



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



What's Next Door

RETAIL

- 01 Mountain Hardwear
- 02 Columbia Sportswear
- 03 Macy's
- 04 Westlake Center
- 05 Nordstrom
- 06 Pacific Place
- 07 Alhambra
- 08 Fluevog Shoes
- 09 Abercrombie & Fitch
- 10 Dr. Martens
- 11 Vans
- 12 Arc'Teryx
- 13 Sephora
- 14 All Saints
- 15 Anthropologie
- 16 Urban Outfitters
- 17 Madewell
- 18 Gap
- 19 Old Navy
- 20 Eileen Fisher

FOOD & DRINK

- 01 Starbucks
- 02 Elysian Bar
- 03 Chipotle
- 04 Yard House
- 05 Taphouse Grill
- 06 Caffe Ladro
- 07 Steak n Shake
- 08 Harried & Hungry
- 09 Wild Ginger
- 10 Potbelly Sandwiches
- 11 Elephant and Castle
- 12 Specialty's Cafe
- 13 Sushi Kudasai
- 14 Starbucks
- 15 Loulay
- 16 Daily Grill
- 17 Fonte Cafe
- 18 Capital Grill
- 19 Starbucks
- 20 Eat Local

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



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SKANSKA

