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SECOND AND UNIVERSITY  
SEATTLE, WASHINGTON



# Building Amenities

# What will you do at 2+U?

2+U is at the heart of Seattle's CBD with direct access to transportation, the waterfront, Pike Place Market, Pioneer Square, and the city's best in arts and entertainment.

Now, let's talk office.

We eased the commute, added small comforts, and designed useful amenities and flexible work spaces.

Take a look at the office amenities 2+U has to offer.







LOOKING WEST FROM LEVEL 19

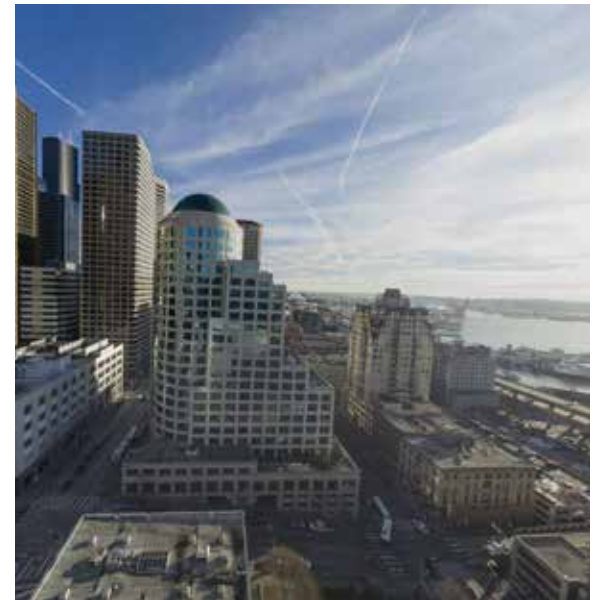
# 19th Floor Tenant Deck, Conference + Event Space

A private deck and tenant event space for dinners, parties, conferences, or meetings. The 19th floor deck and conference space offer panoramic views from south to the north with unobstructed views to the southwest.

- + Location: 19th floor ( facing west )
- + Access: Accessible from all interior building stairs and elevators
- + SF: Deck 10,913 SF; Event space: 1,383 SF
- + Occupancy: 172 people standing, 112 people in a conference-style setting and 57 for private dining
- + Landscaped and furnished outdoor deck with multiple areas to accommodate separate events and tenant needs
- + Panoramic views south to the north
- + Unobstructed views to the southwest
- + State of the art conferencing and audio visual equipment
- + Full-height windows/glazing
- + Class A high-end finishes throughout
- + Catering kitchenette
- + 2 dedicated restrooms



LOOKING NORTH FROM LEVEL 19



LOOKING SOUTH FROM LEVEL 19

# 1st Avenue Conference + Event Space

An event space perfect for dinners, parties, or small meetings. The First Avenue tenant event space offers peekaboo views to the southwest as well as city views up and down First Avenue.



- + Location: First Avenue, mid block, level 3
- + Access: First Avenue grand stair or parking elevator
- + Area: 611 SF
- + Occupancy: 49
- + South-facing private view terrace
- + State of the art conferencing and audio visual equipment
- + Dedicated restroom
- + Class A high-end finishes throughout





LOOKING EAST FROM 1ST AVENUE

# Fitness + Wellness

The fitness and wellness spaces at 2+U are perfect for your daily routine, a new class with your colleagues, or just some time to decompress.

- + Location: Mezzanine over lobby retail located on 4th floor facing north to University Street
- + Access: First Avenue grand stair or parking elevator
- + Area: 1,871 SF
- + Occupancy: 49
- + Direct elevator access to locker rooms, sauna, and shower facilities
- + Full-height windows
- + Dedicated restroom
- + Towel service
- + Water bottle filling stations
- + Private, dedicated room for health and wellness



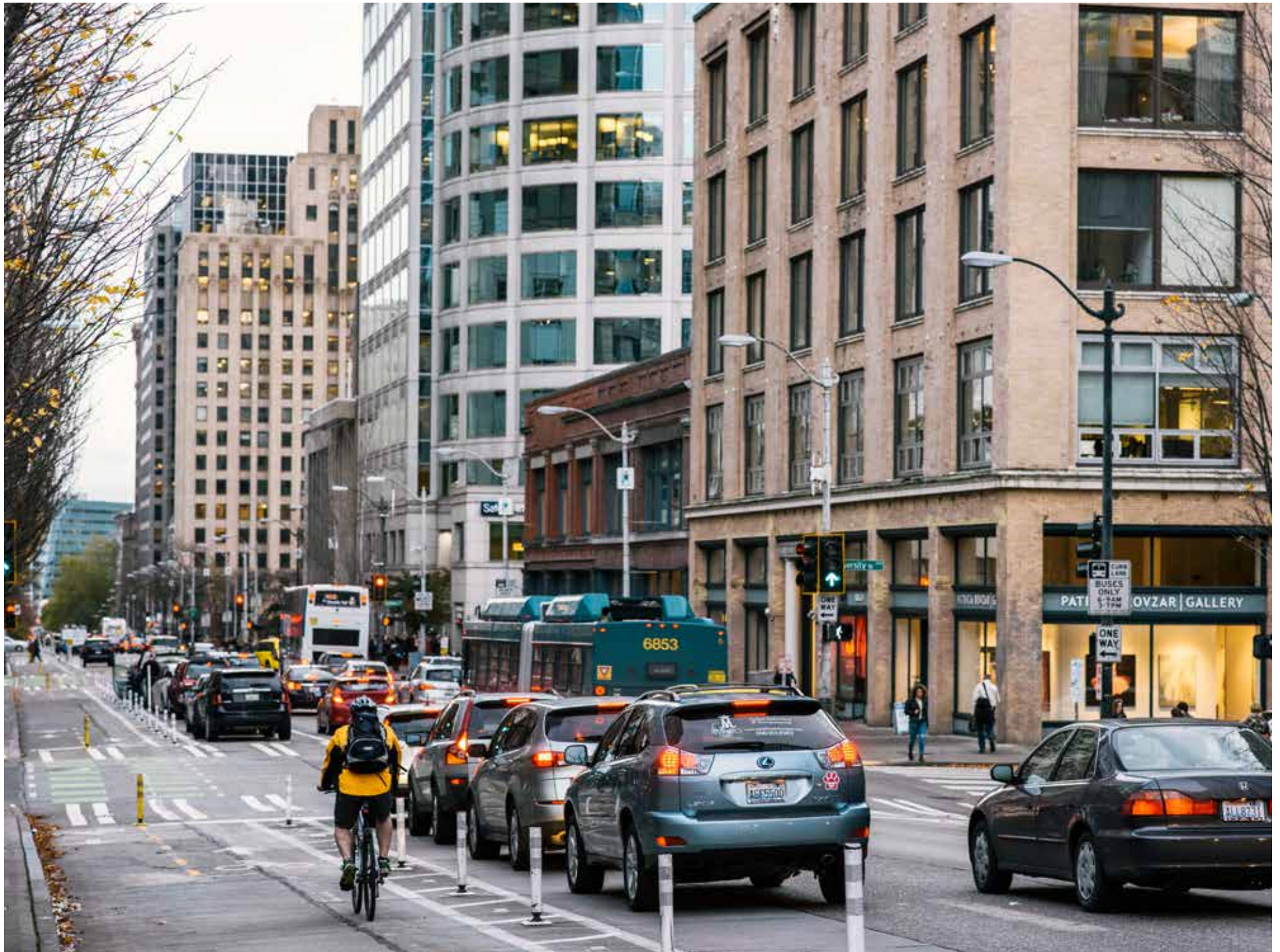
# Shower + Sauna Facilities

- + Location: Level 2
- + Access: Directly accessible from plaza as well as garage and fitness elevator
- + SF: 2,421 SF
- + Water bottle filling stations
- + Drying room
- + 7 showers per gender
- + 2 saunas
- + Towel service
- + 100 + lockers per gender
- + Class A high-end finishes throughout



UNIVERSITY STREET LOOKING SOUTH





# 2+U Bike Program

You live in Seattle. You own a bike. And yet, there are never enough spaces to park your bike, repair your bike, or now charge your bike. The 2+U bike program was thoughtfully considered by some of the city's most dedicated bike commuters.

## Inside

### LOCATION 1

- + Located on: Level 2
- + Access: Directly accessible from plaza as well as garage and fitness elevator, adjacent to shower and sauna facilities
- + Holds: 164 bikes
- + Secured
- + Efficient double-stacked parking spaces
- + EV bike charging stations
- + Repair station
- + Bike trailer parking

### LOCATION 2

- + Located on: Level 1
- + Access: From parking garage and garage elevators
- + Holds: 162 bikes
- + Secured
- + Efficient double-stacked parking spaces
- + Bike trailer parking

## Outside

- + Located on: Plaza level
- + Access: 2nd Avenue, 1st Avenue, and University Street
- + Spaces: 40
- + EV bike charging stations
- + Repair station

# The Plaza

One of the most unique opportunities to the individual or company at 2+U is The Plaza. Whether you need a space for your company's yearly All Hands meeting or would like to support a local charity's initiatives—the 2+U plaza is unique, convenient, and unlike any space downtown Seattle offers.

- + Location: Level 2 + Level 3
- + Access: 2nd Avenue, 1st Avenue and University Street
- + Area: 24,000 SF (total)
- + View terrace with views to the southwest
- + Water fountains
- + Wi-Fi
- + Large group seating
- + Small breakout seating
- + Weather protection



VIEW INTO THE PLAZA

# Benaroya Hall Partnership

The team at 2+U and Benaroya Hall worked together for the past two years to create opportunities for our tenants. Here are some spaces available to you.

- + Samuel & Althea Stroum Grand Lobby  
(Seats from 350–550)
- + S. Mark Taper Foundation Auditorium  
(Seats up to 2,479)
- + Illsley Ball Nordstrom Recital Hall  
(Seats up to 536)
- + Norcliffe Founders Room  
(Seats up to 150)



1201 SECOND AVENUE, SEATTLE, WASHINGTON

2ANDU.COM

## Office Leasing



JOHN HANSEN

Senior Vice President  
(206) 386-5385

JOHN.HANSEN2@CBRE.COM



JESSE OTTELE

Executive Managing Director  
(206) 605-6593

JESSE.OTTELE@NGKF.COM

## Retail Leasing



ANNE MARIE KOEHLER

Senior Managing Director  
(206) 849-7268

ANNEMARIE.KOEHLER@NGKF.COM

ERIKA KOEHLER

Senior Managing Director  
(206) 607-1795

ERIKA.KOEHLER@NGKF.COM

# SKANSKA

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