

SECOND AND UNIVERSITY  
SEATTLE, WASHINGTON

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2  
A N D  
U

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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



LOOKING EAST FROM FIRST AVENUE





## 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 Victor Tavern 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. Tenants include Spaces, Indeed, Bungie 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

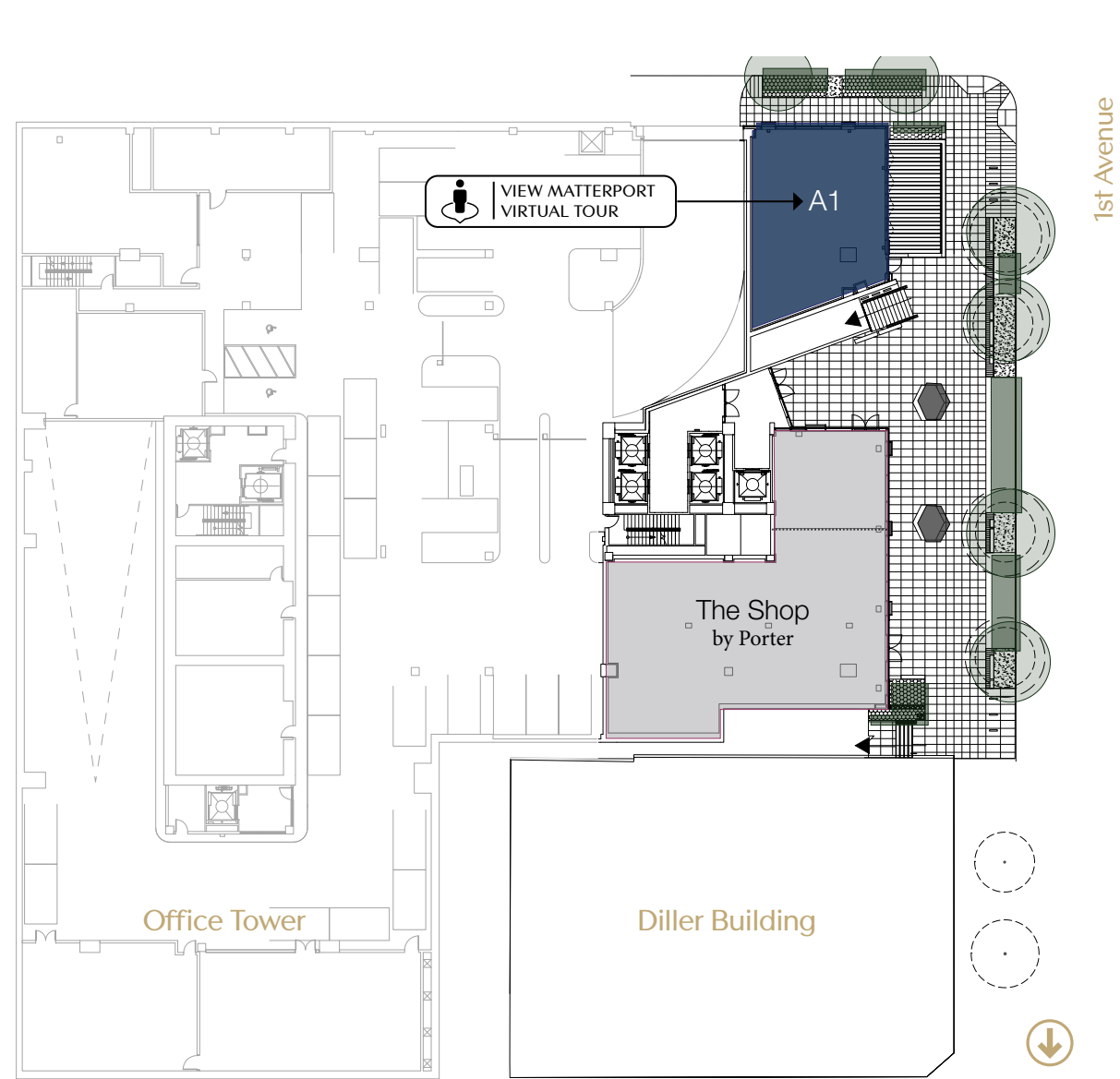




Food & Beverage (type I venting)
  Food & Beverage (type II venting)
  Retail
  Arts + Culture

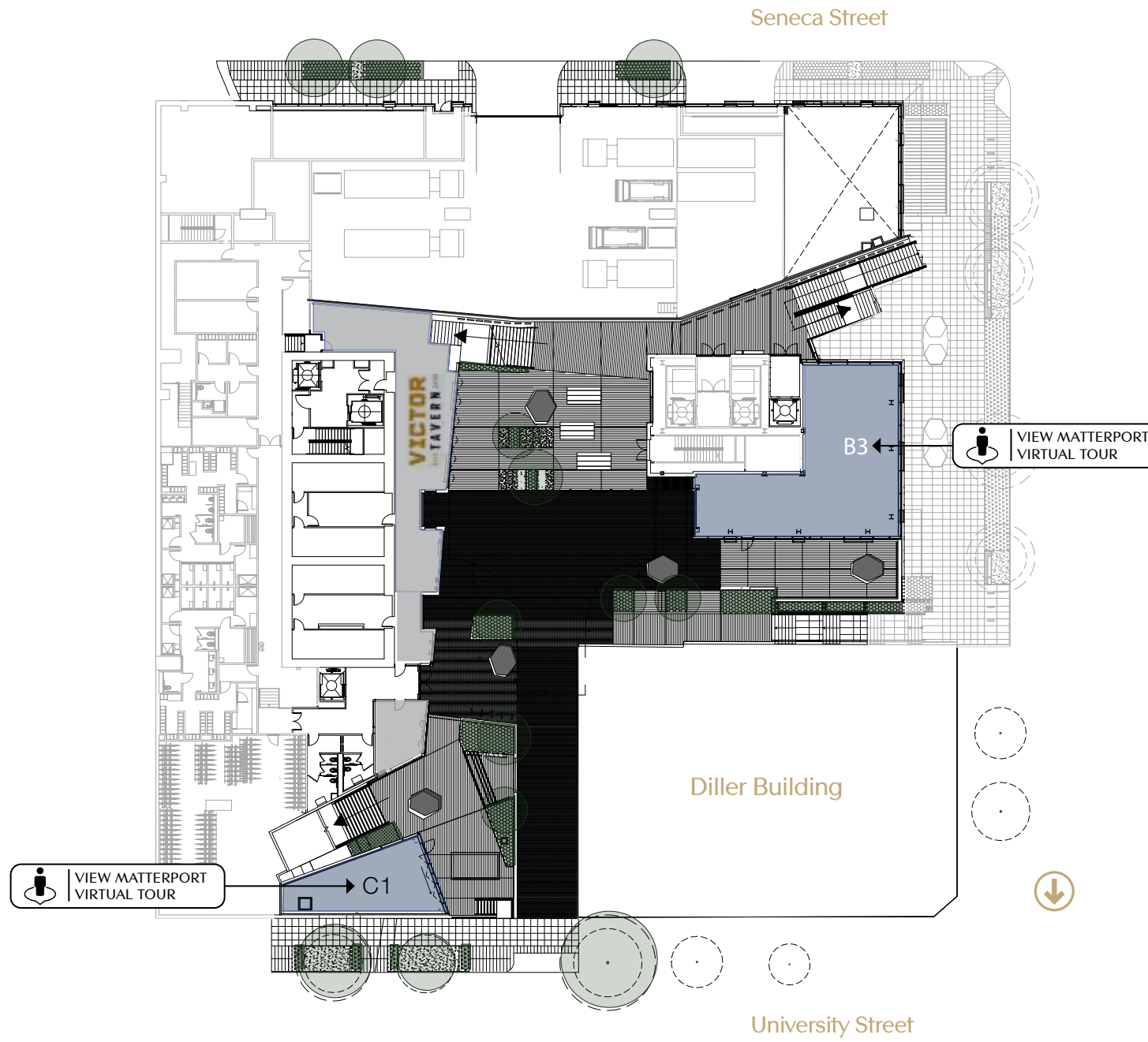
\* rentable square footages are approximate

Leased




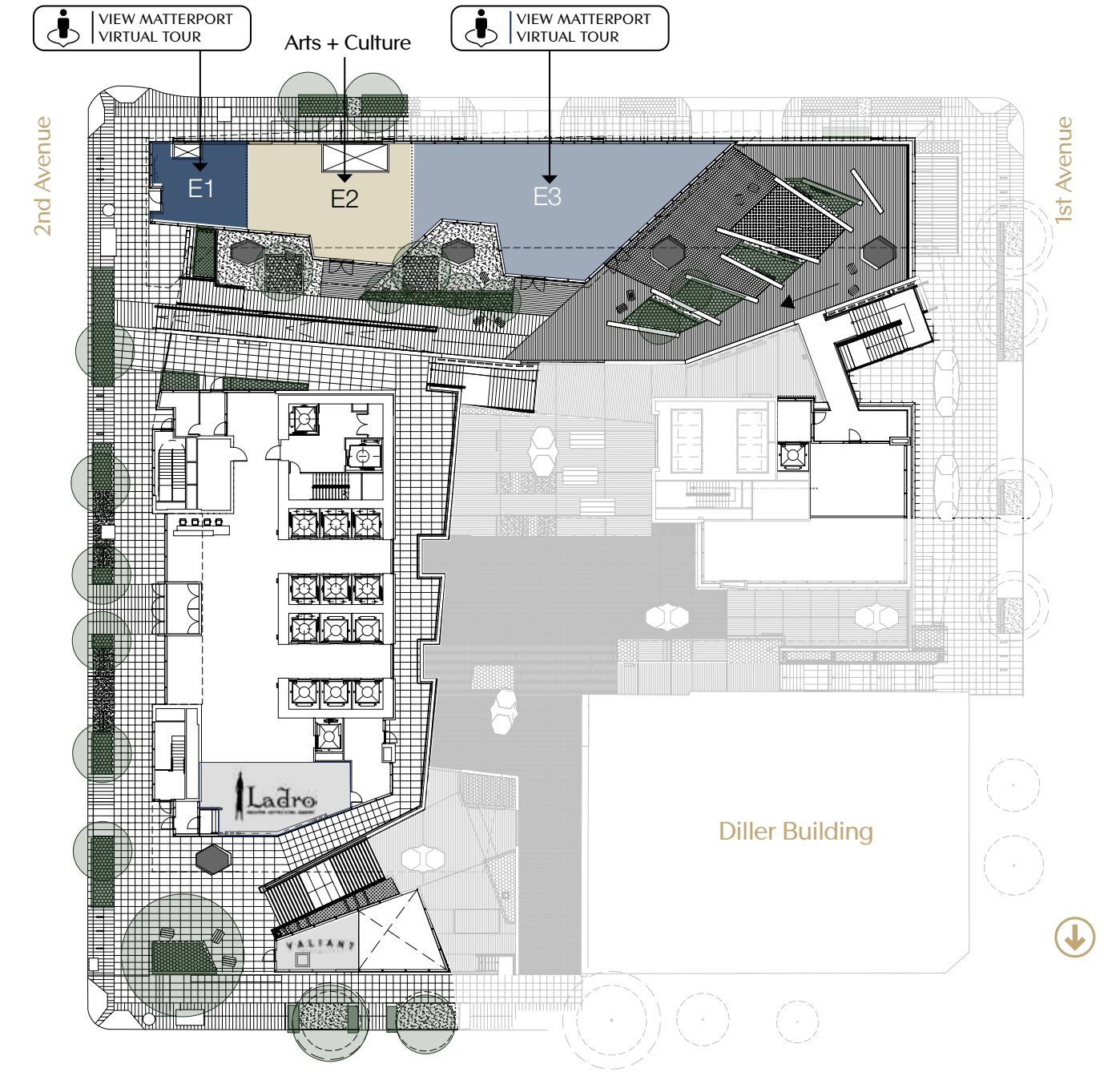
## Level 1

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





## Level 2

Suite D1 - D3	LEASED	
Suite C1	850 RSF	
Suite B3	2,099 RSF	



## Level 3

Suite E1	734 RSF	
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

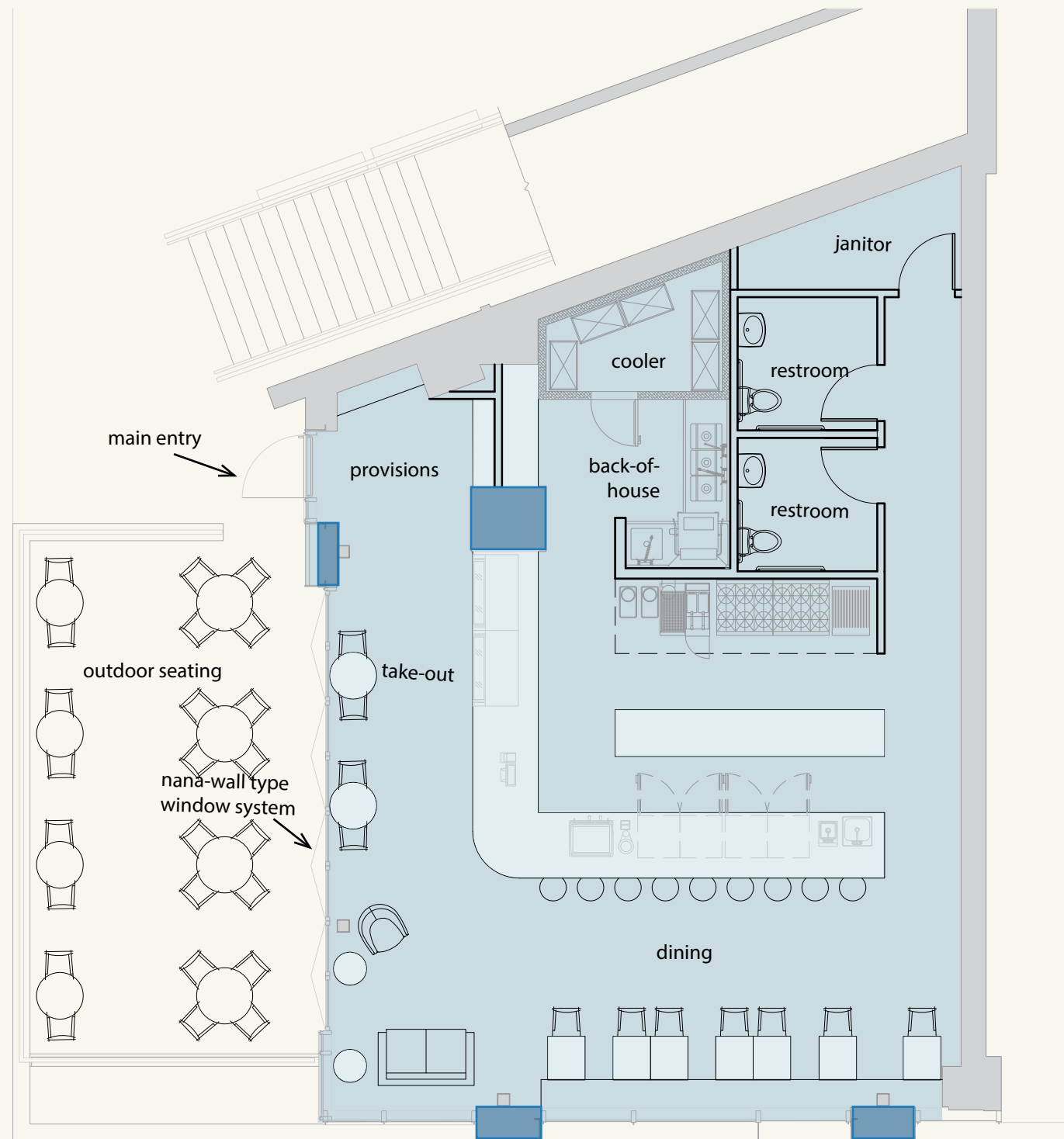
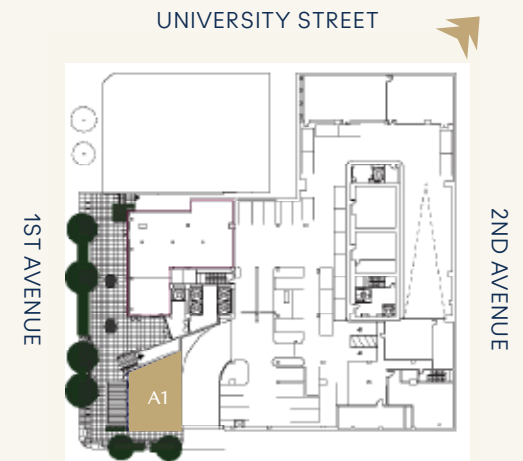
DRIVE TIMES	3 MINUTES	5 MINUTES	10 MINUTES
RESIDENTIAL POPULATION	10,510	51,272	215,488
DAYTIME POPULATION	64,752	141,867	357,373
MEDIAN HOUSEHOLD INCOME	\$67,659	\$77,607	\$84,530



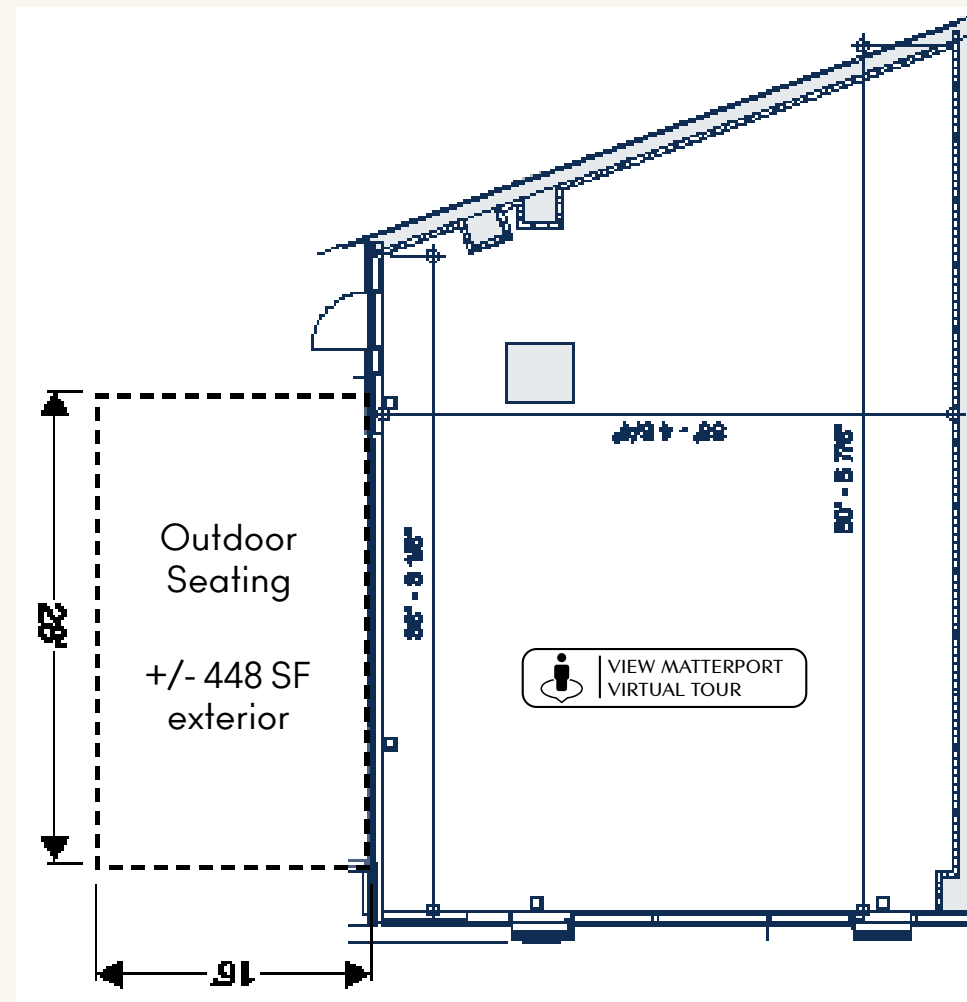
LOOKING SOUTHWEST FROM THE CORNER OF 2ND AVENUE AND UNIVERSITY STREET



# A1 Concept Plan



SENECA STREET



SENECA STREET

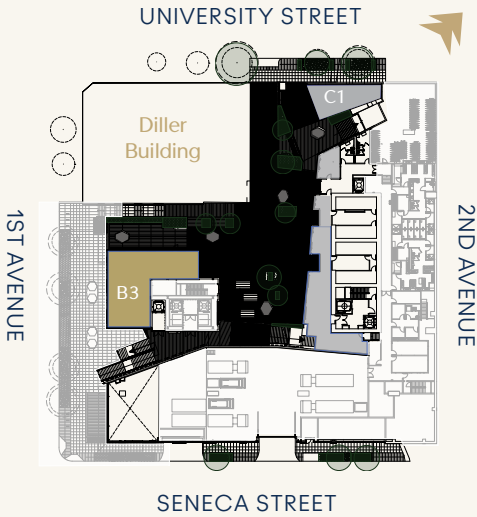
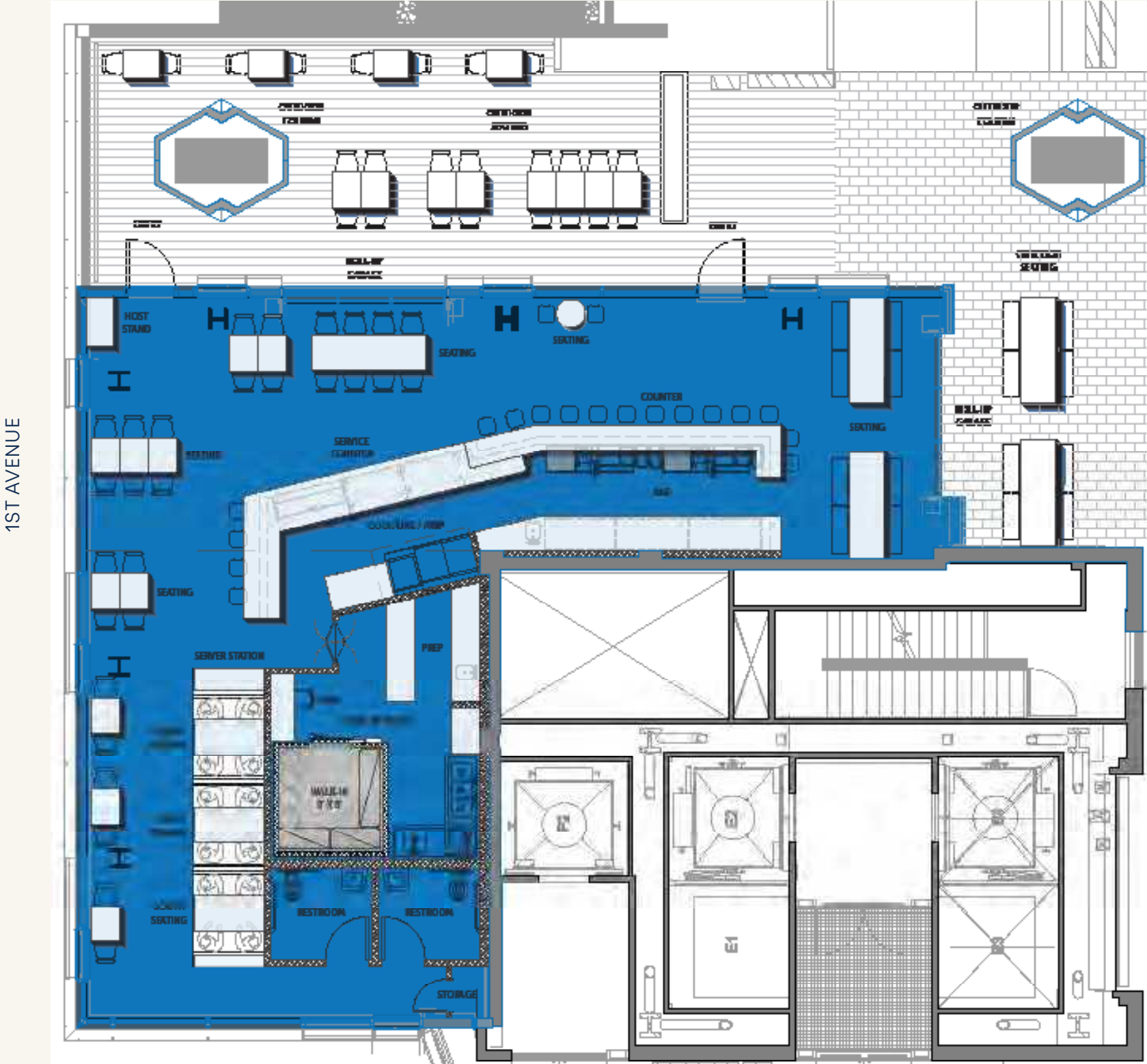
- + Front of House **TBD**
- + Back of House **TBD**
- + Interior Seating 18
- + Bar Seating 9
- + Exterior Seating 24

Suite A1: 1,611 RSF

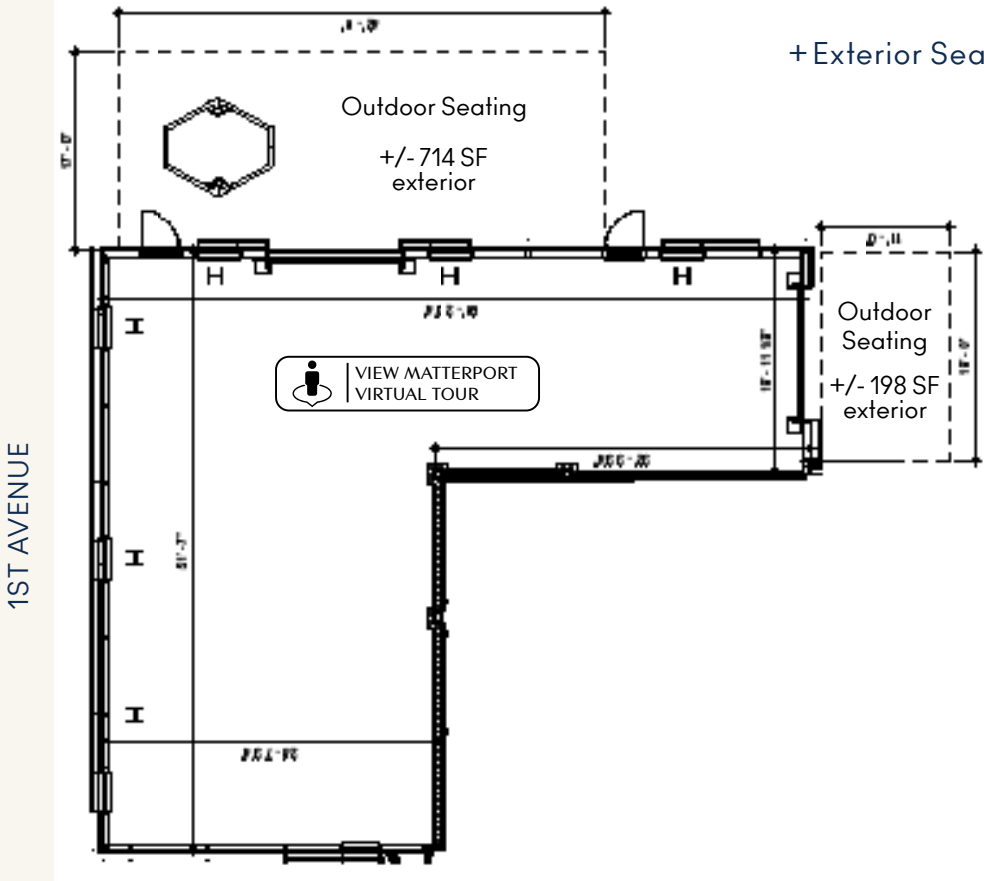
SOUTH - LEVEL 1



# B3 Concept Plan



- + Front of House 1,430 SF
- + Back of House 670 SF
- + Interior Seating 66
- + Bar Seating 18
- + Exterior Seating 40

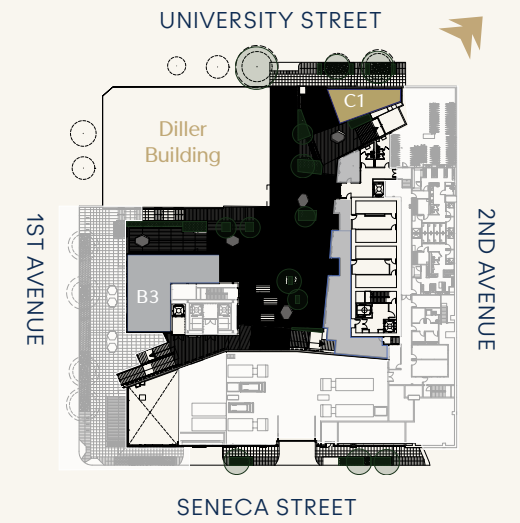
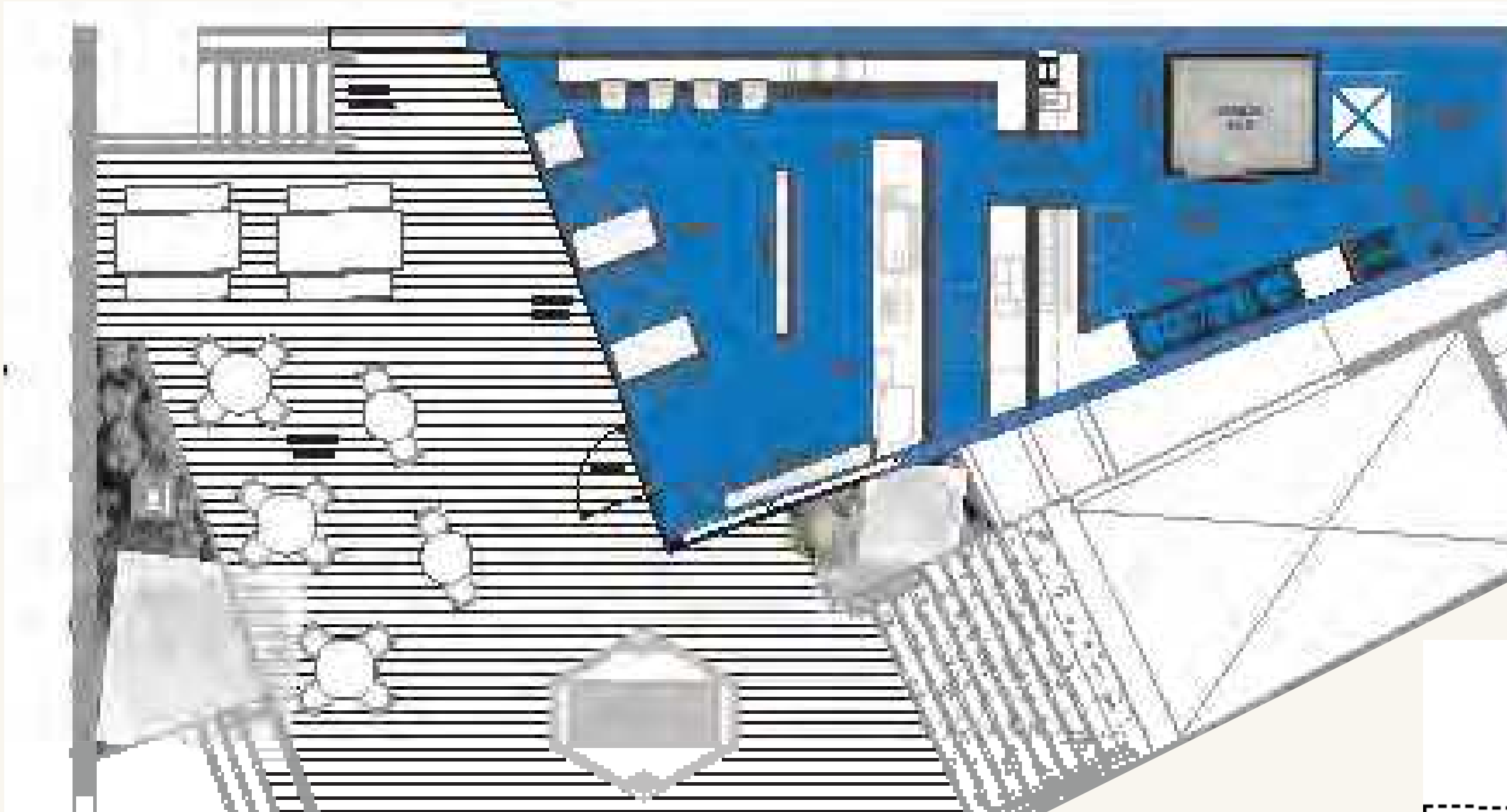


Suite B3: 2,099 RSF



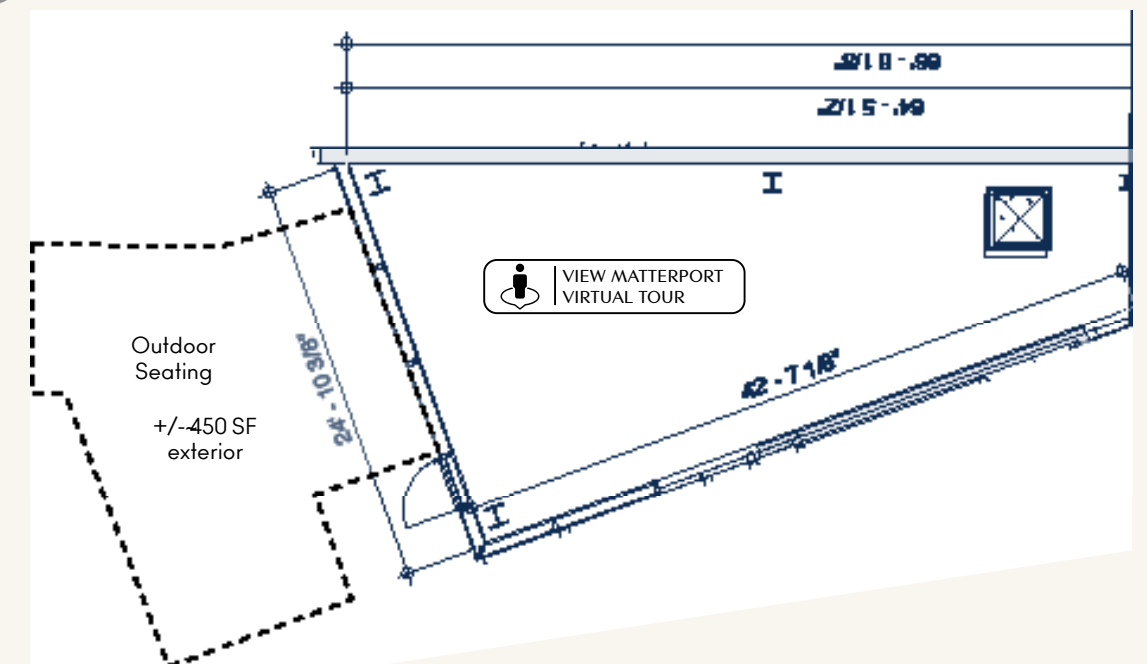
# C1 Concept Plan

UNIVERSITY STREET



- + Front of House 430 SF
- + Back of House 420 SF
- + Interior Seating 18
- + Exterior Seating 28

UNIVERSITY STREET

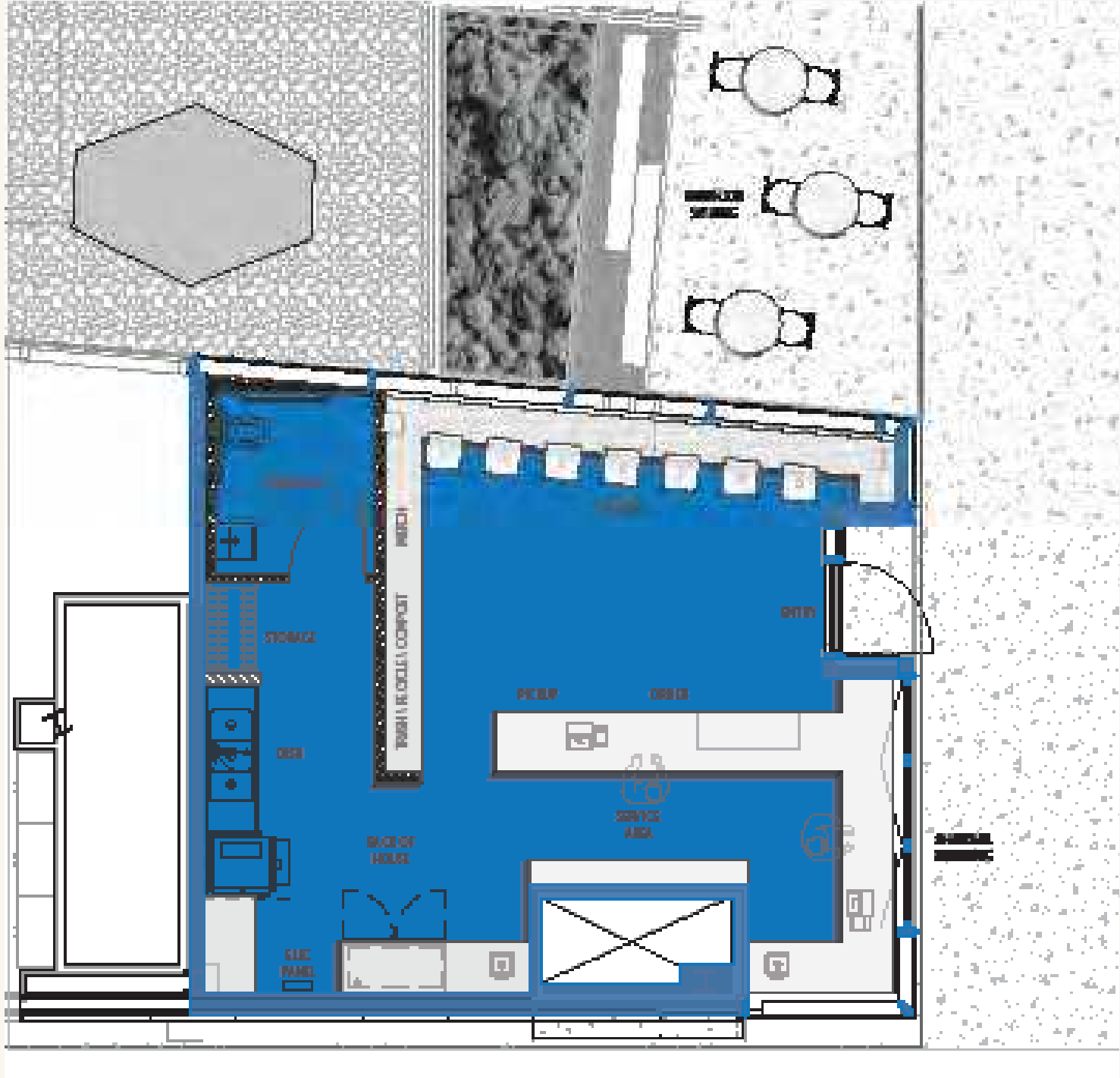


Suite C1: 850 RSF

NORTH - LEVEL 2

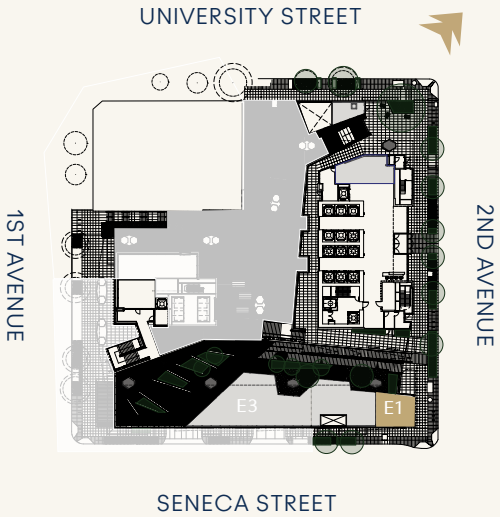


# E1 Concept Plan



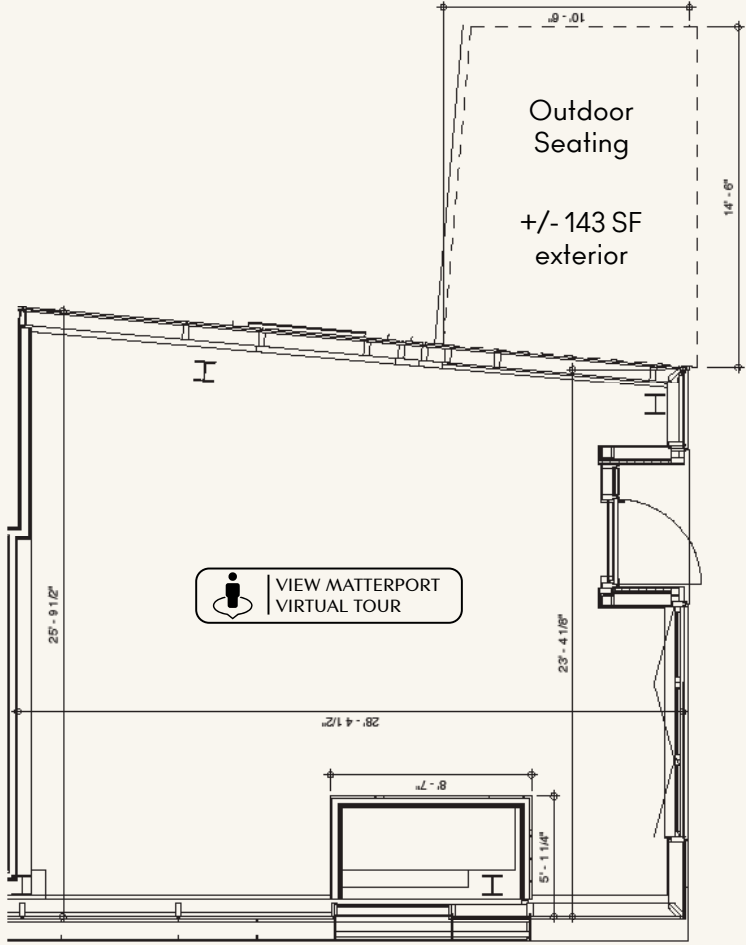
SENECA STREET

2ND AVENUE



SENECA STREET

- + Front of House 264 SF
- + Back of House 470 SF
- + Interior Seating 7
- + Exterior Seating 6-8



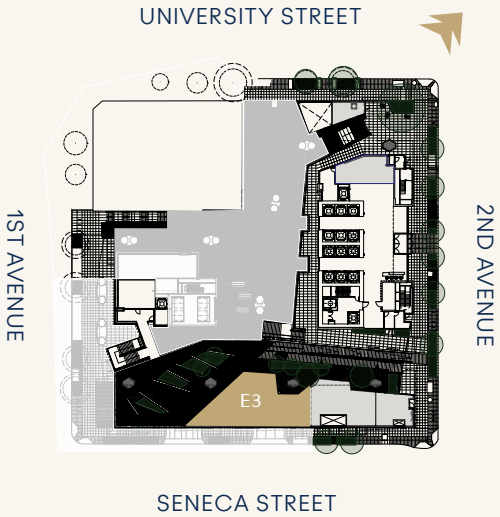
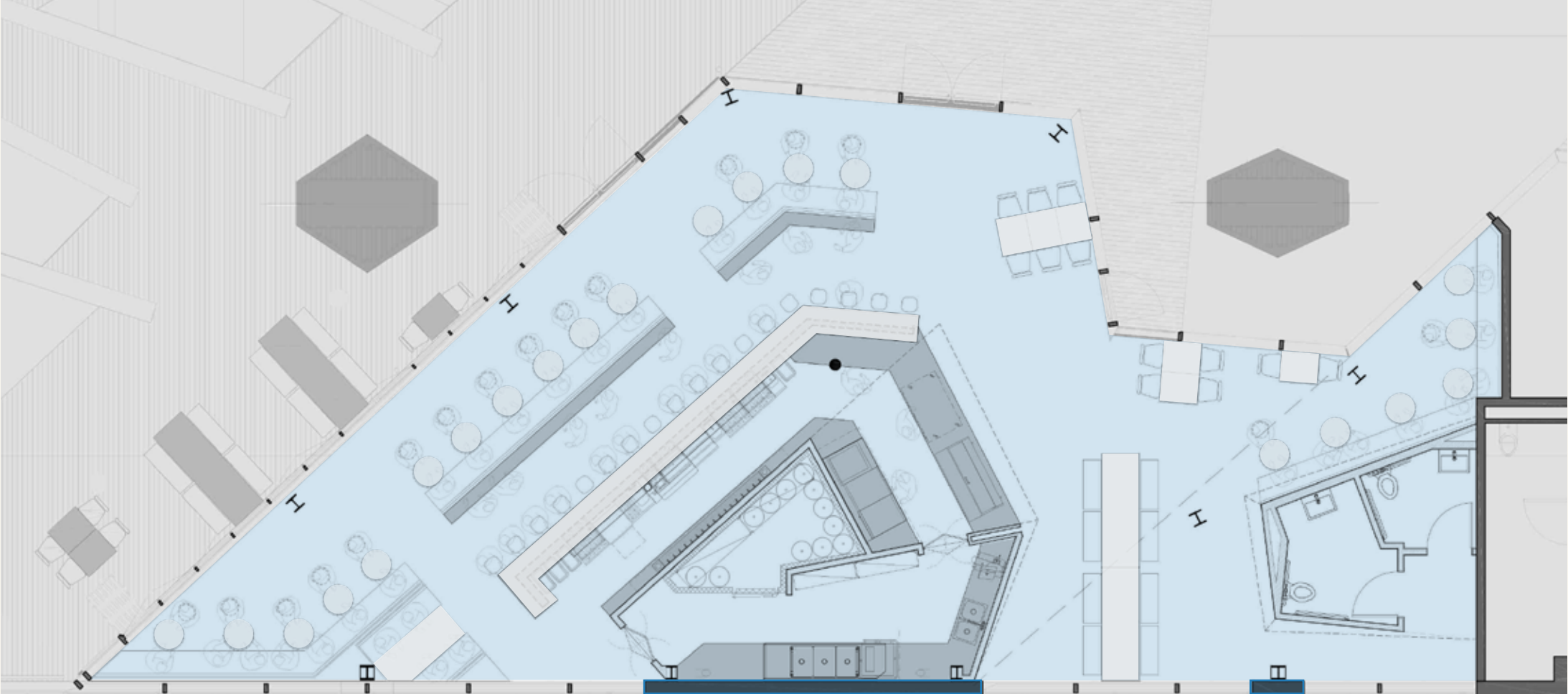
SENECA STREET

2ND AVENUE

Suite E1: 734 RSF

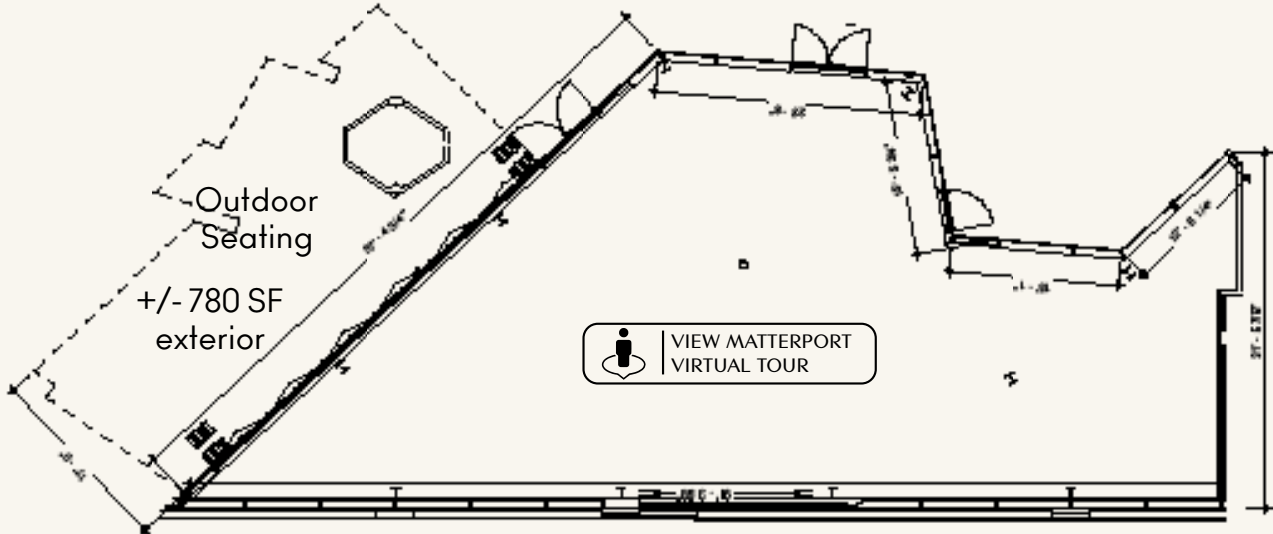


# E3 Concept Plan



- + Front of House TBD
- + Back of House TBD
- + Interior Seating 100
- + Exterior Seating 22

SENECA STREET

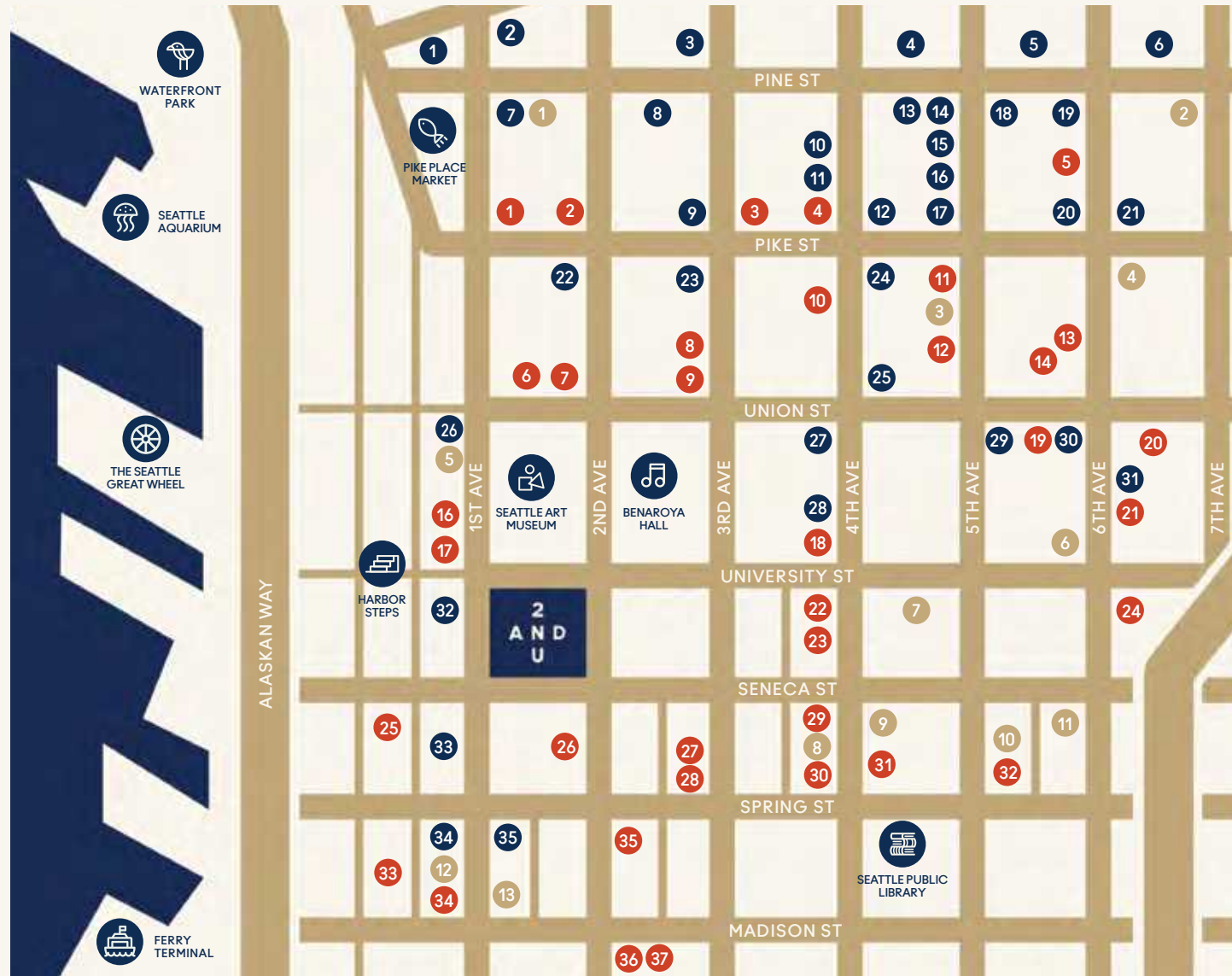


SENECA STREET

Suite E3: 2,499 RSF

SOUTH - LEVEL 3





# What's Next Door

## 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 Walgreens
- 10 Dr. Martens
- 11 Vans
- 12 ArcTeryx
- 13 Sephora
- 14 All Saints
- 15 Anthropologie
- 16 Urban Outfitters
- 17 Madewell
- 18 Old Navy
- 19 Eileen Fisher
- 20 The North Face

## FOOD & DRINK

- 01 Starbucks
- 02 Ben Paris
- 03 Chipotle
- 04 Yard House
- 05 SPIN Seattle
- 06 Caffe Ladro
- 07 Starbucks
- 08 Spike King
- 09 Wild Ginger
- 10 Potbelly Sandwiches
- 11 Starbucks
- 12 Elephant and Castle
- 13 Sushi Kudasai
- 14 Jimmy John's
- 15 Taco Del Mar
- 16 Fonte Cafe
- 17 Starbucks Roastery
- 18 Capital Grill
- 19 Blue Water Taco
- 20 Cortina

## 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**

**NEWMARK**