

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





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

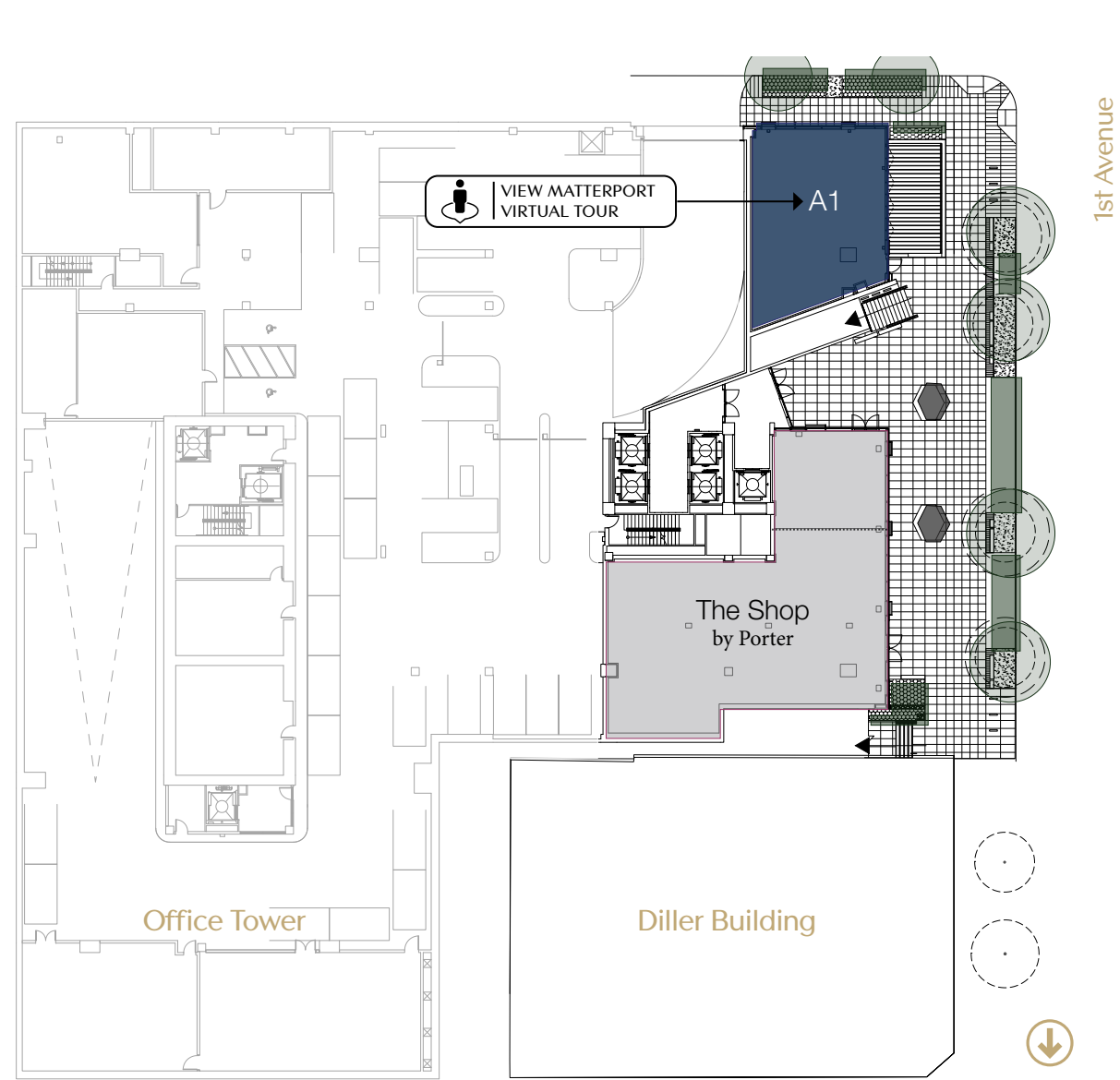
- + 18,000 SF of retail space
- + An open, accessible place to experience and celebrate the surrounding creative community
- + 24,000 square feet of covered outdoor open space
- + An exploration of retailers and restaurants that deliver the best of the Pacific Northwest, including Ethan Stowell's Victor 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

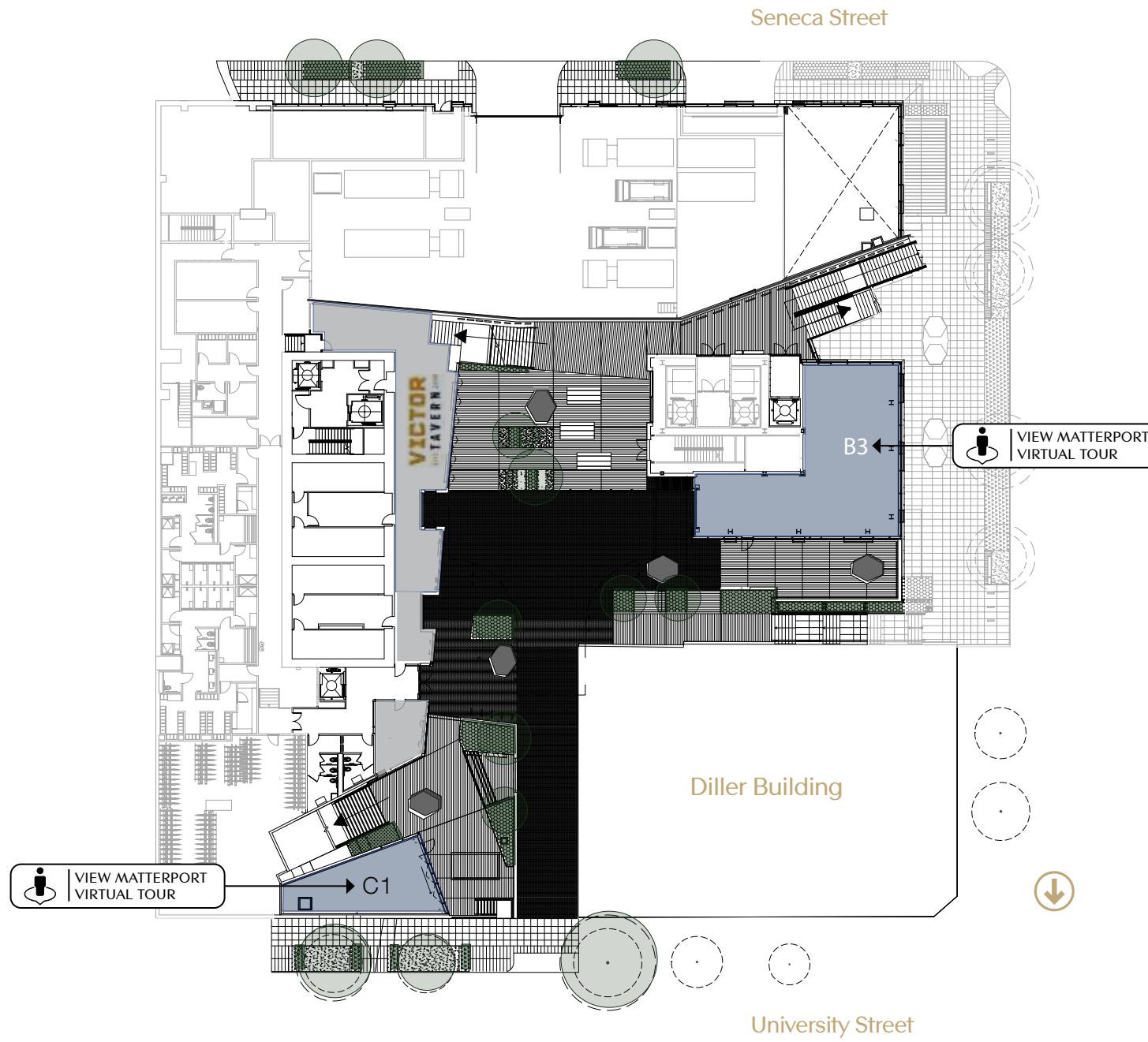
* rentable square footages are approximate

Leased




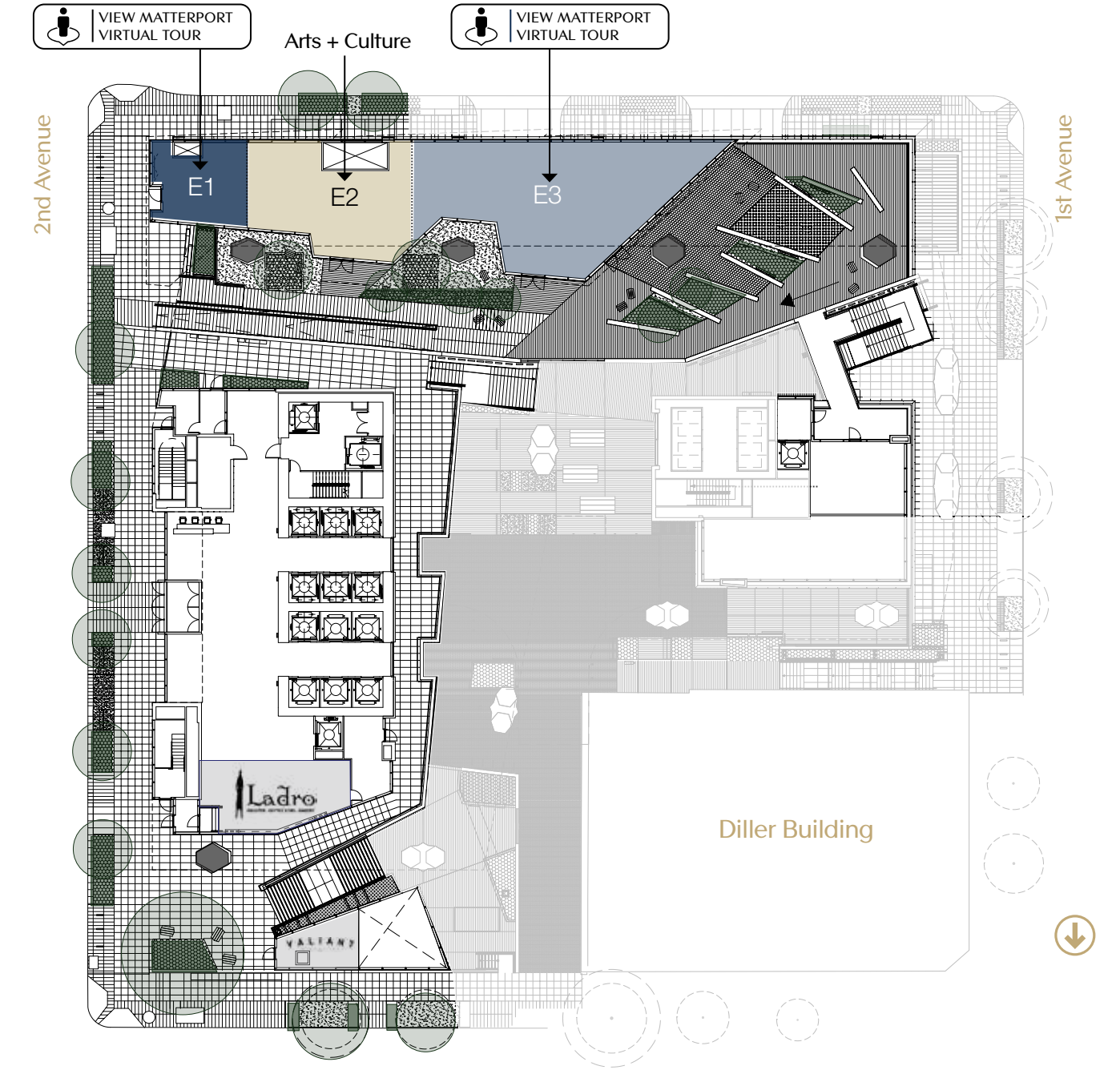
Level 1

| | | |
|----------|-----------|-----------------------|
| 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

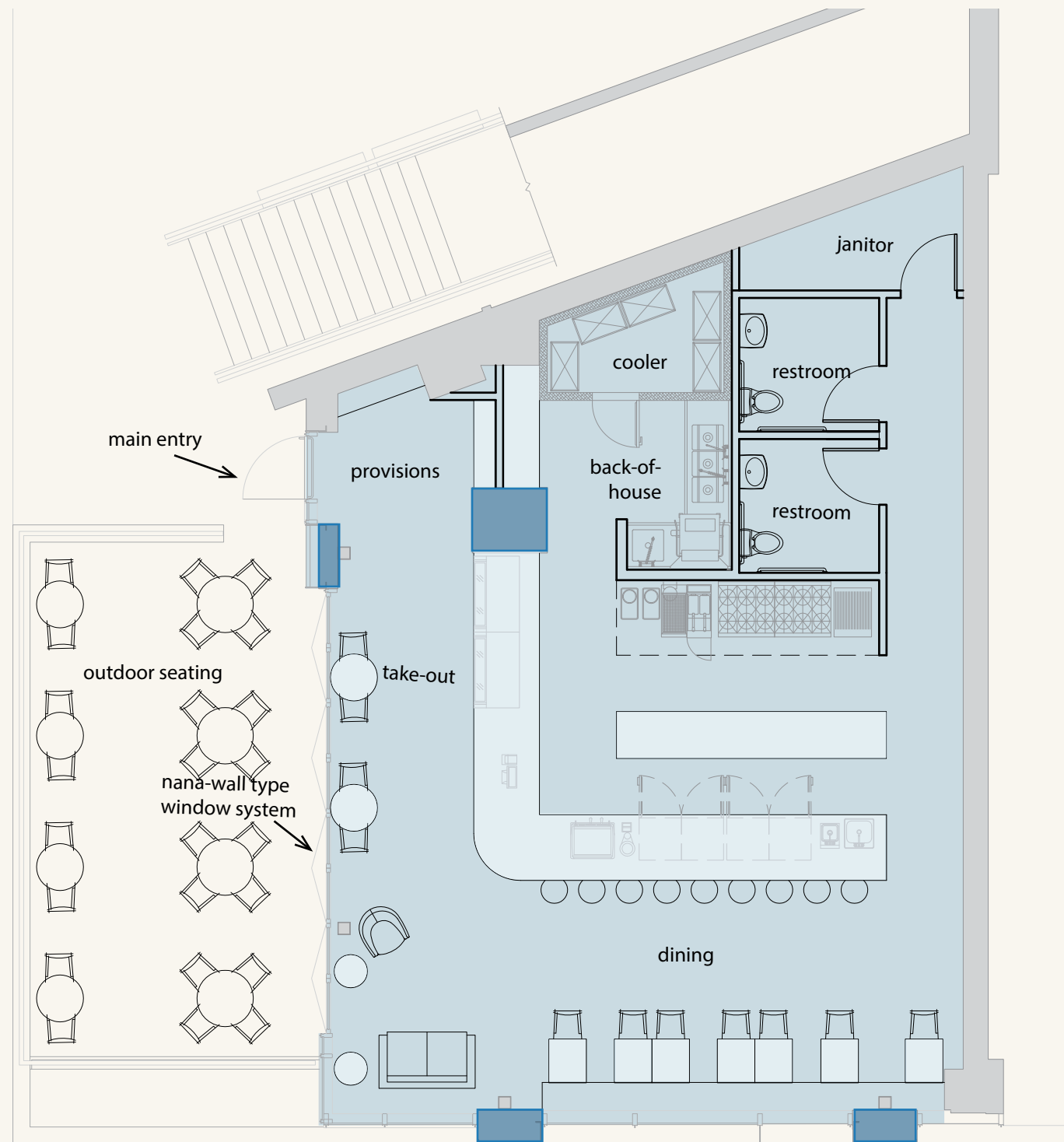
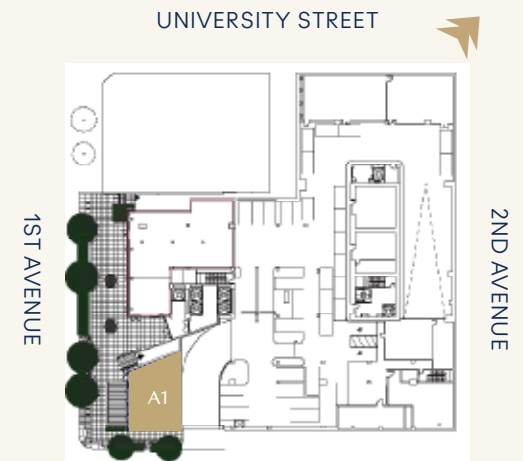
| RADIUS | .25 MILES | .5 MILES | 1 MILE | 3 MILES |
|-------------------------|-----------|----------|----------|----------|
| RESIDENTIAL POPULATION | 3,860 | 17,061 | 70,550 | 229,097 |
| DAYTIME POPULATION | 31,064 | 77,229 | 164,984 | 347,693 |
| MEDIAN HOUSEHOLD INCOME | \$103,782 | \$72,462 | \$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 |

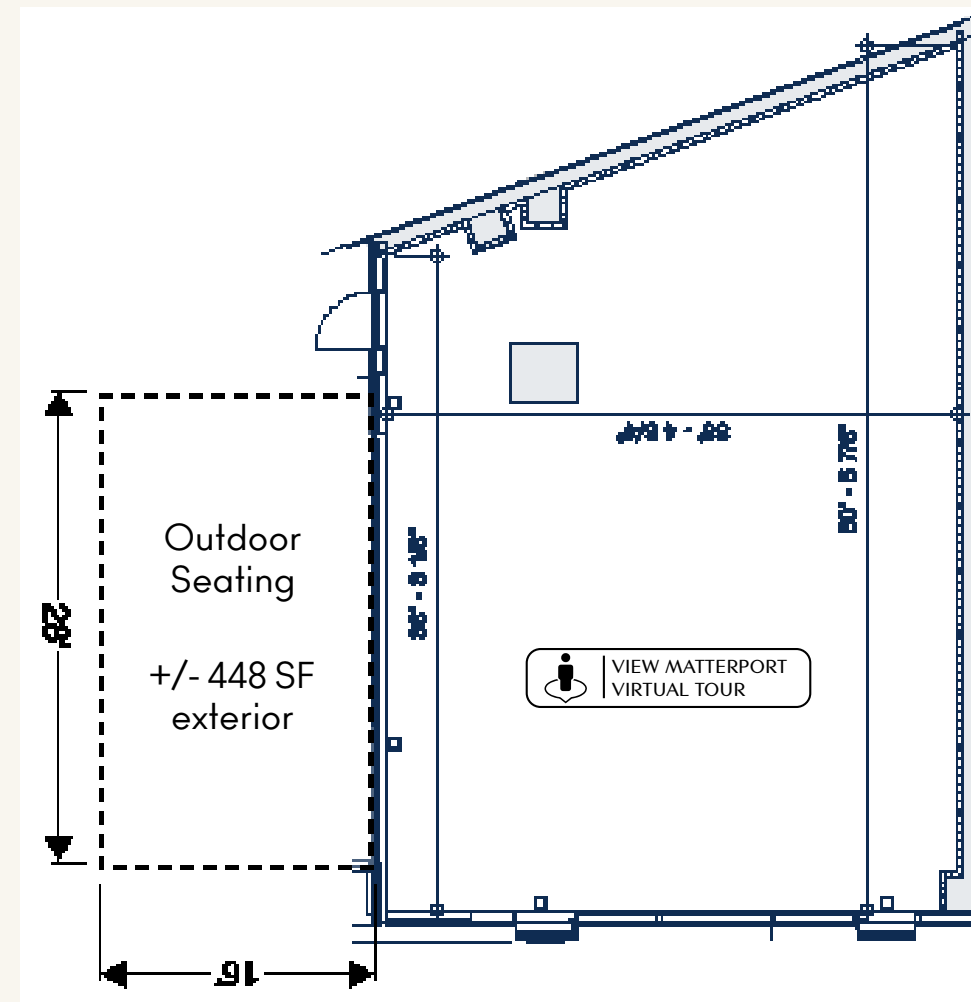


LOOKING SOUTHWEST FROM THE CORNER OF 2ND AVENUE AND UNIVERSITY STREET

A1 Concept Plan



SENECA STREET



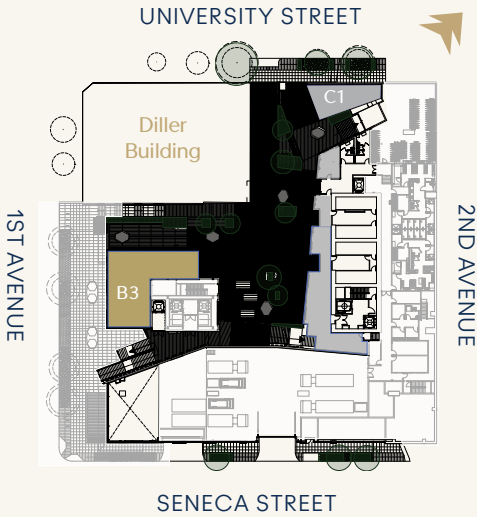
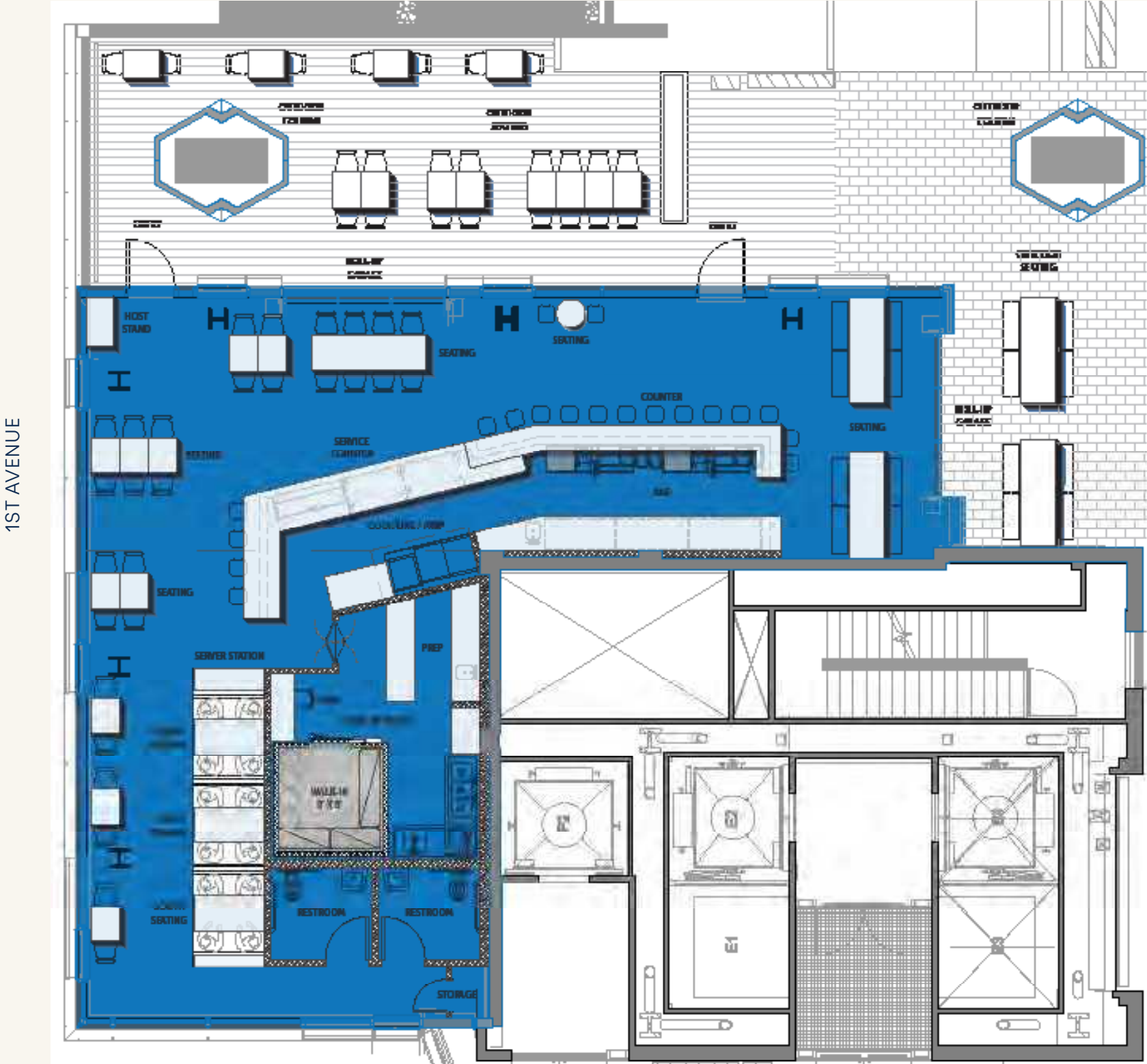
SENECA STREET

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

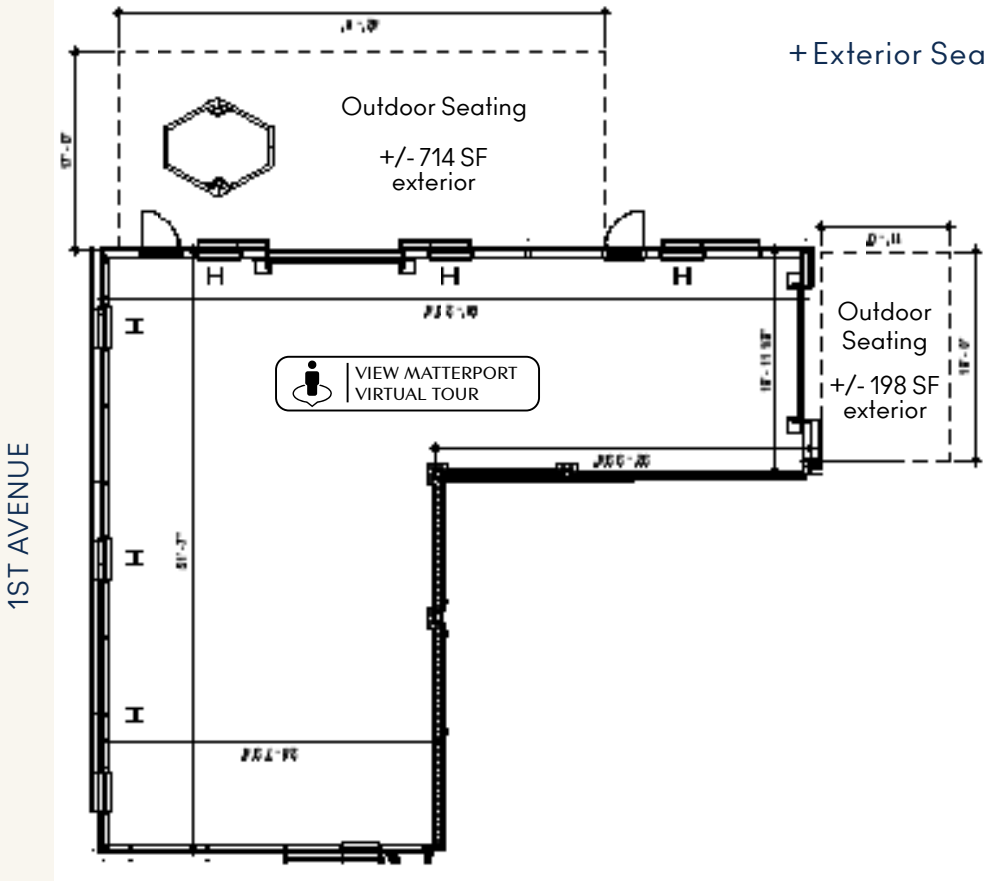
Suite A1: 1,611 RSF

SOUTH - LEVEL 1

B3 Concept Plan



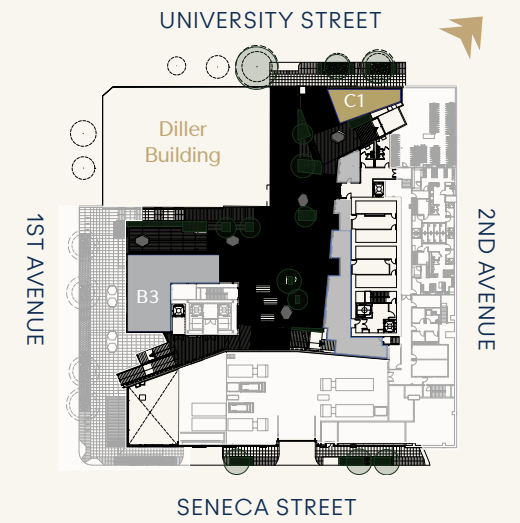
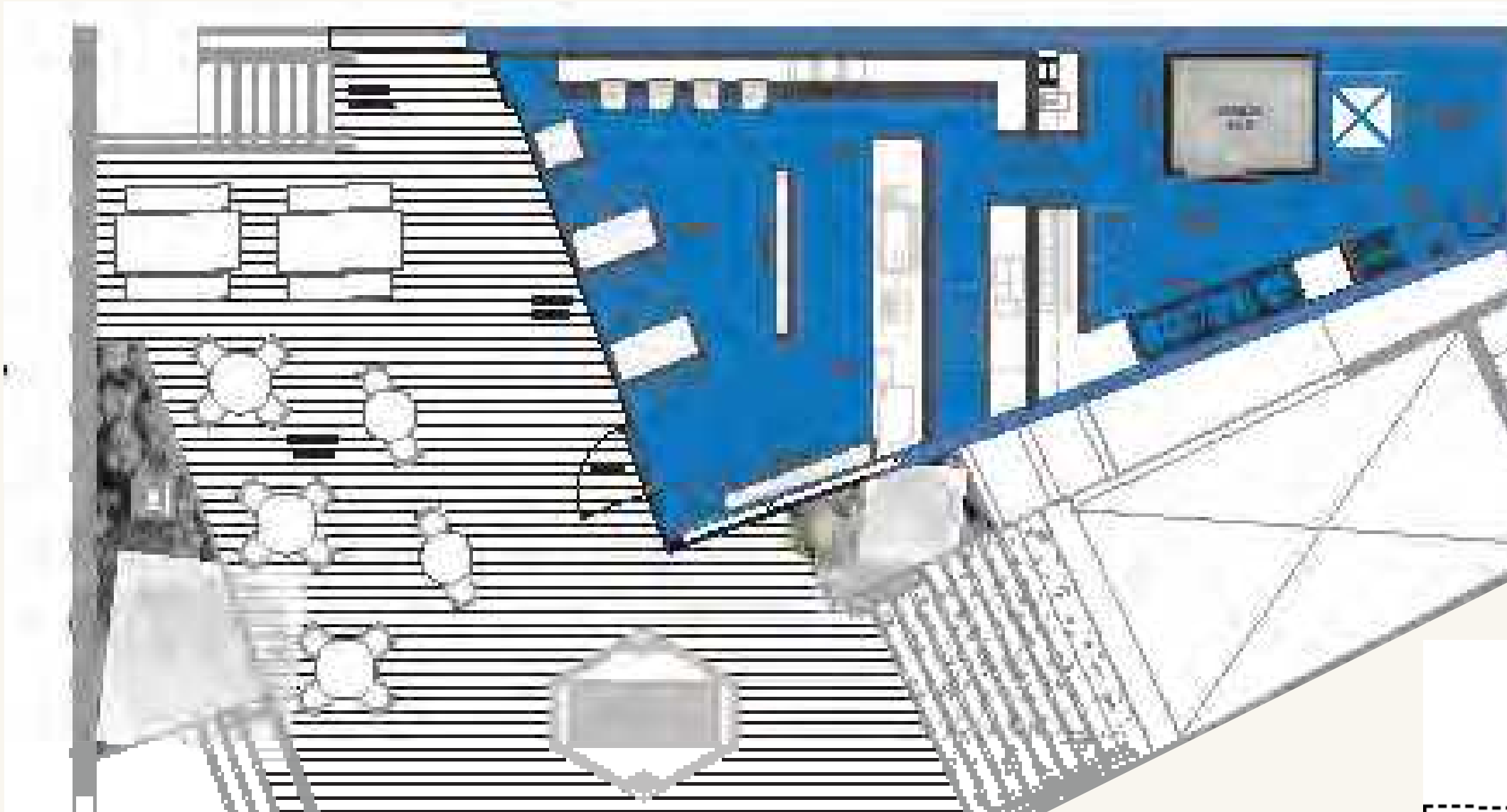
- + Front of House 1,430 SF
- + Back of House 670 SF
- + Interior Seating 66
- + Bar Seating 18
- + Exterior Seating 40



Suite B3: 2,099 RSF

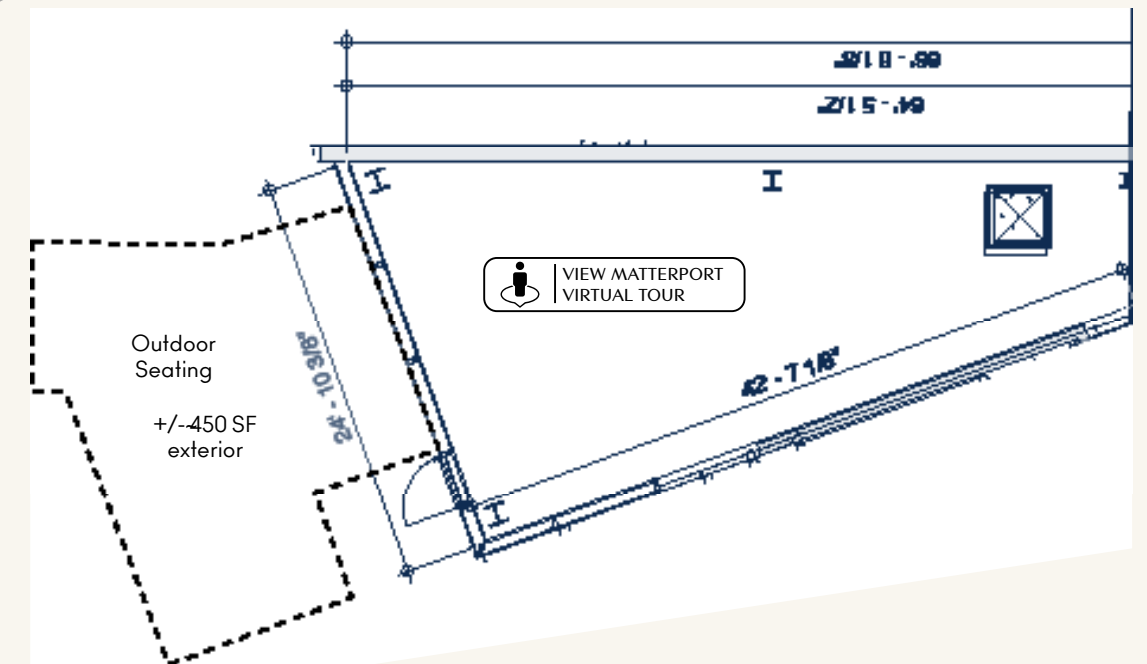
C1 Concept Plan

UNIVERSITY STREET



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

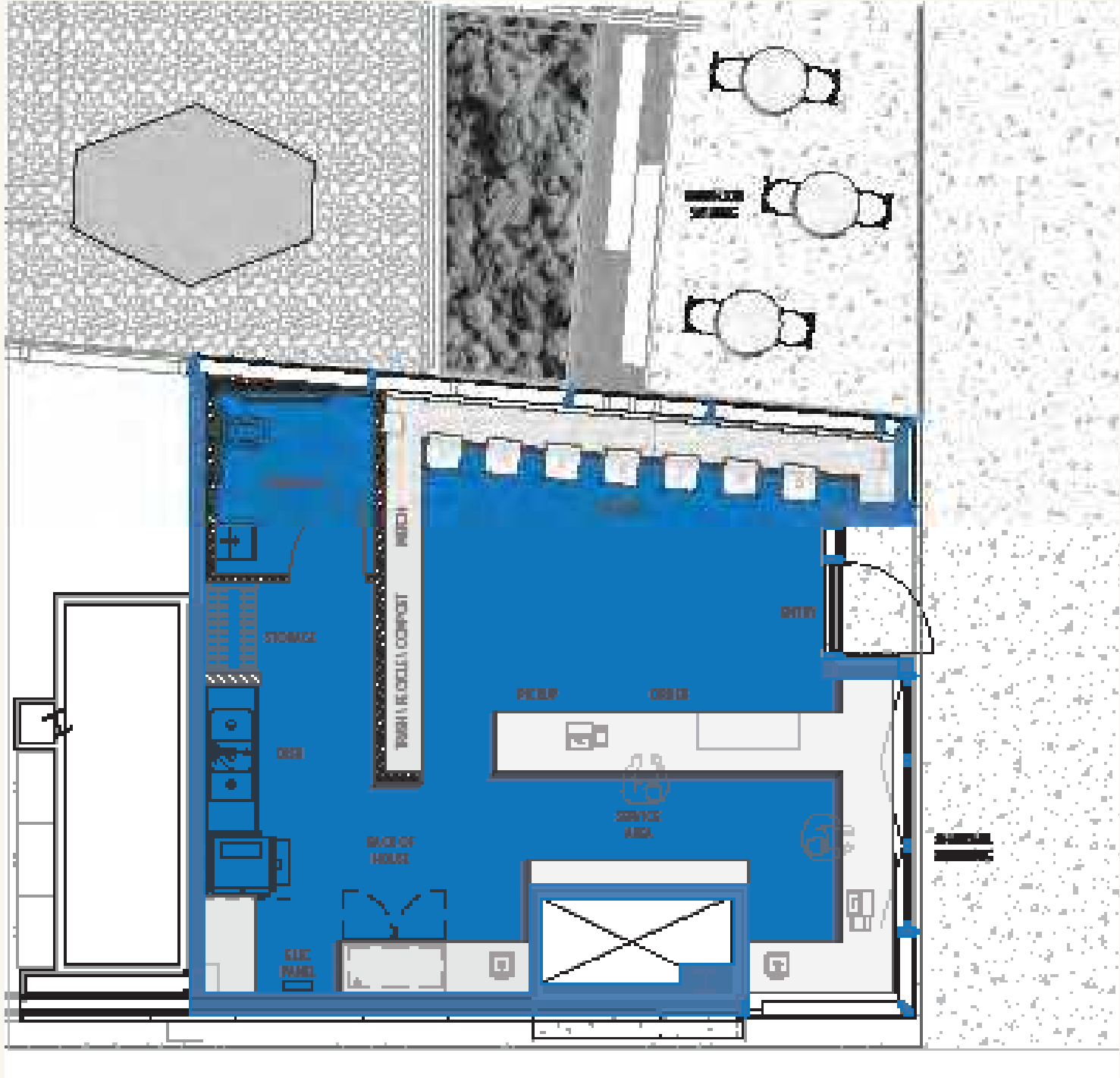
UNIVERSITY STREET



Suite C1: 850 RSF

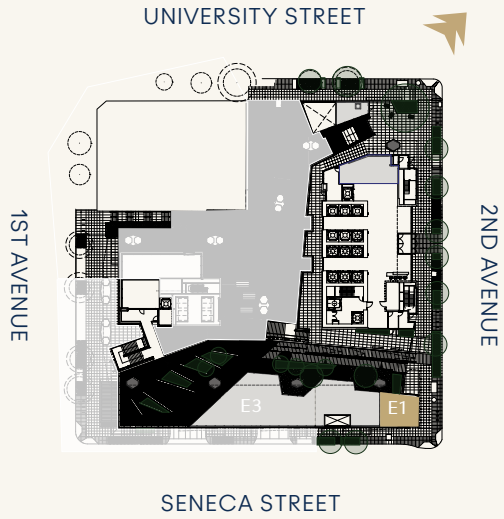
NORTH - LEVEL 2

E1 Concept Plan

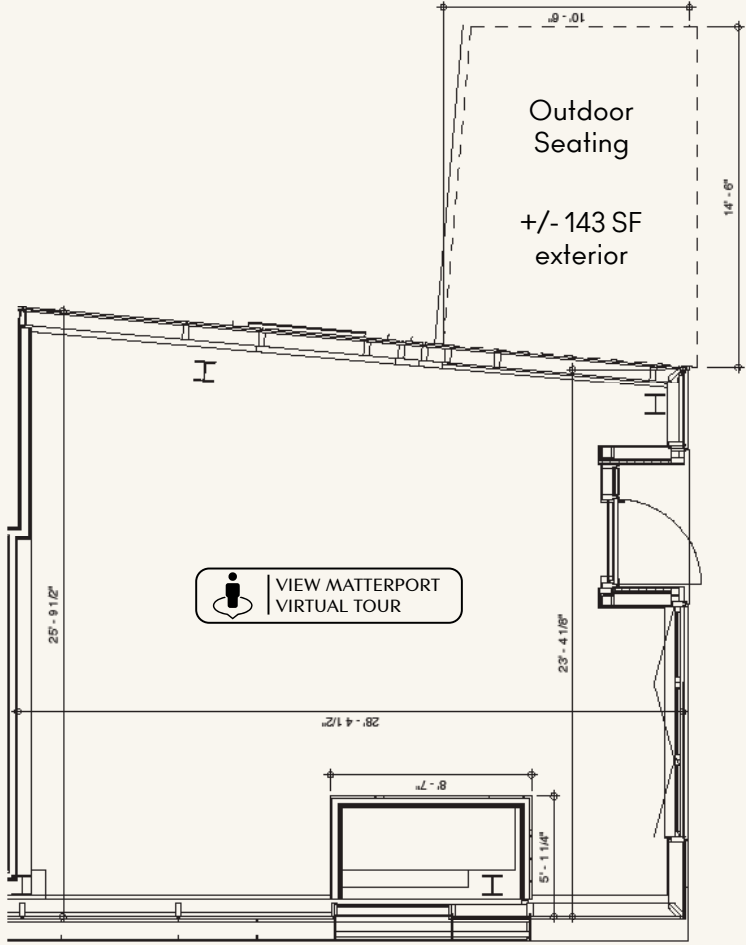


SENECA STREET

2ND AVENUE



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

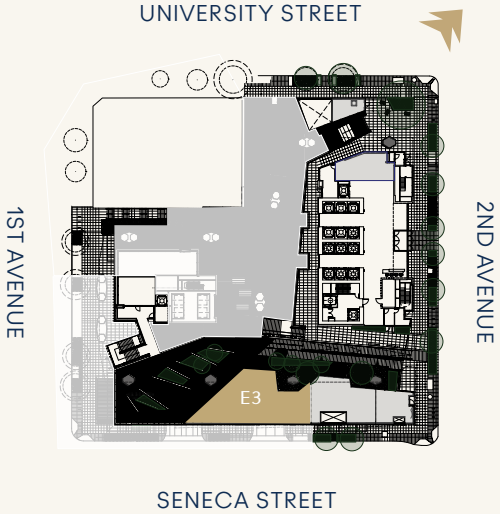
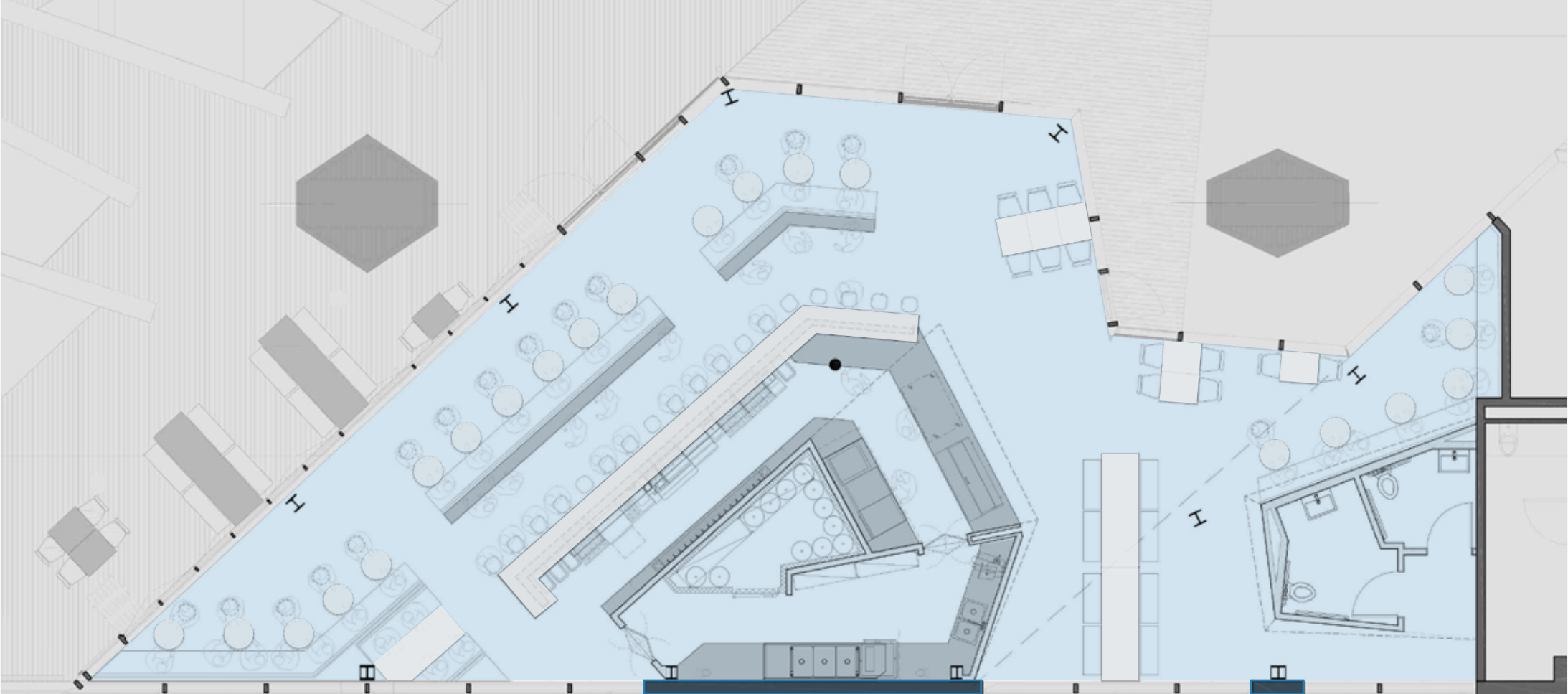


SENECA STREET

2ND AVENUE

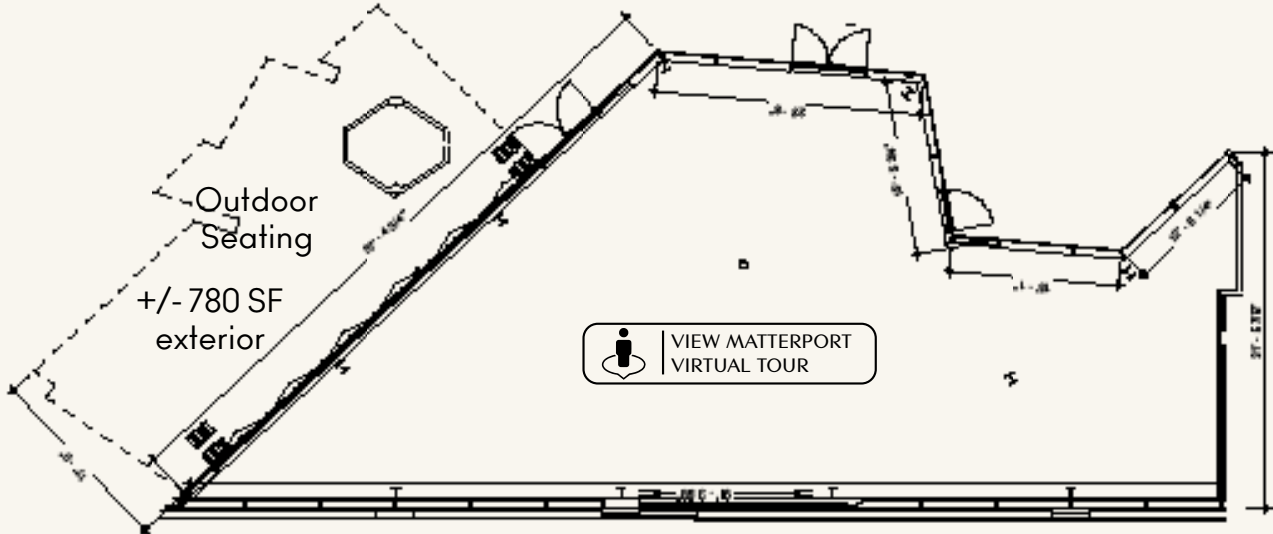
Suite E1: 734 RSF

E3 Concept Plan



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

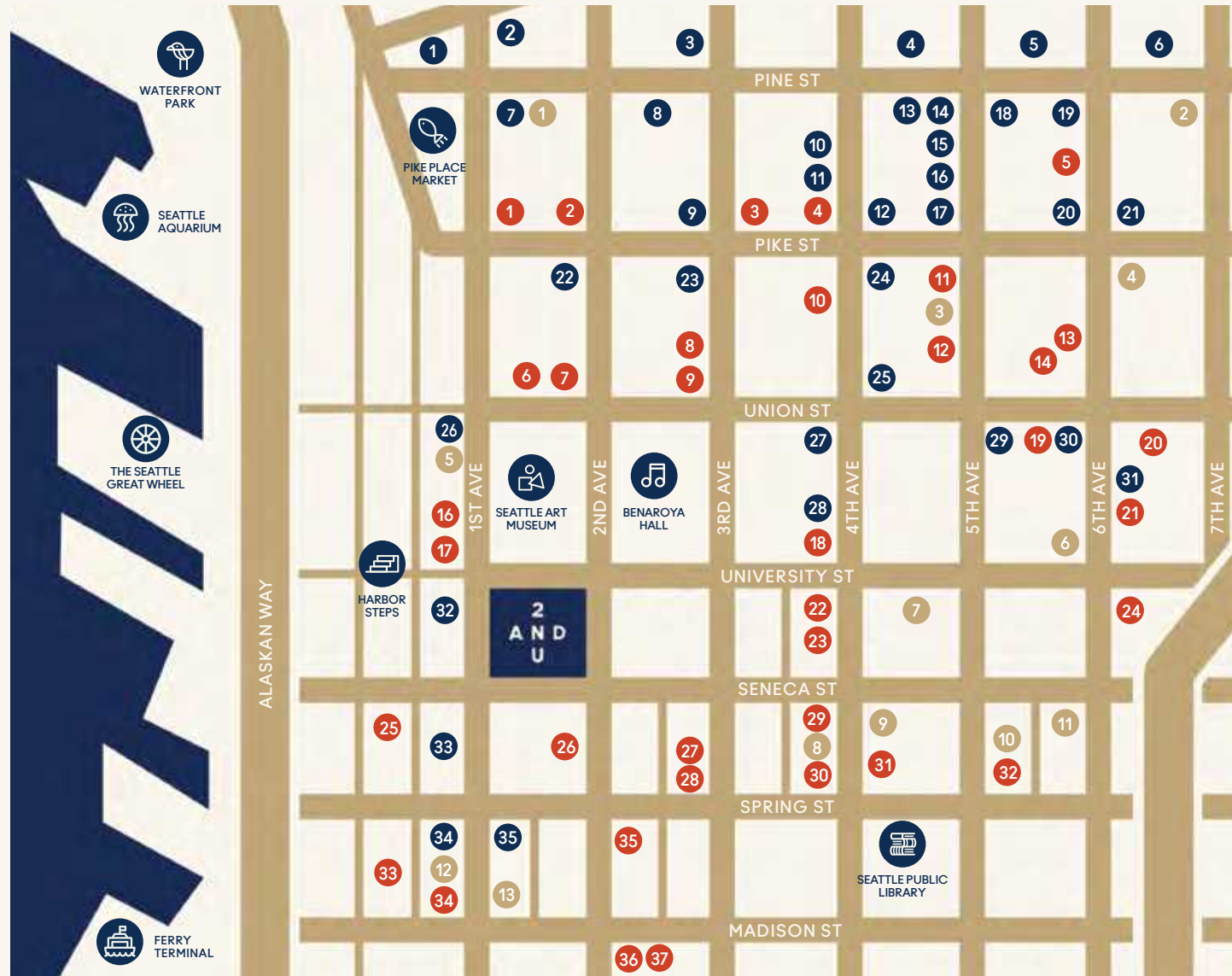
SENECA STREET



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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