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2ANDU.COM

1201 2ND AVENUE  
SEATTLE, WASHINGTON

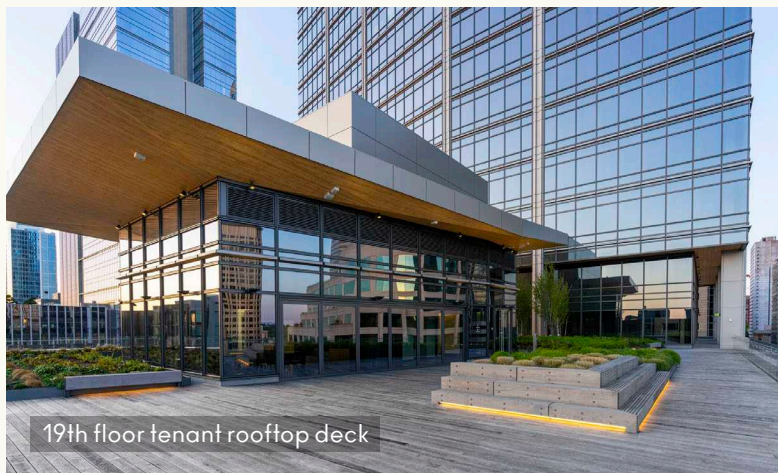
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Private Office Suites &  
Short-term Sublease  
Opportunities Available



# Building Highlights

- + 38 story Class A Premium office Tower
- + New construction delivered in 2019
- + 18,000 SF retail including Caffe Ladro
- + 30,000 SF covered outdoor, open space
- + 30,000 SF floorplates
- + 10' drop ceiling and 12'9" open ceiling on all floors
- + An offset core and flexible, versatile floorplates
- + Substantial daylight with water & city views from all floors
- + Efficient parking, valet services and EV charging stations
- + Multiple unique tenant event spaces
- + Tenant view rooftop deck on floor 19
- + A open urban village with the best of the Pacific Northwest in arts, entertainment, events, retail, food and more
- + Easy commuter access from the highway or to public transit including bus, light rail, ferries, and 2nd Avenue bike lane
- + Bike club, storage, and service stations
- + Fitness and yoga studio
- + High touch, concierge style property management on-site



TRANSIT SCORE

100



WALK SCORE

99



BIKE SCORE

64

Easy access from the highway or to public transit including bus, light rail, and ferries

Never before used office space with high-end finishes and exceptional building and suite amenities ready for plug and play.

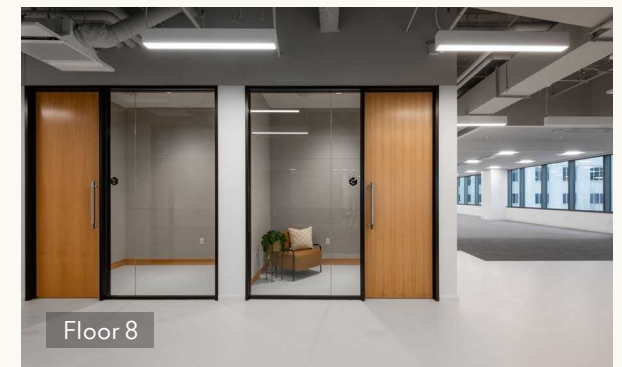
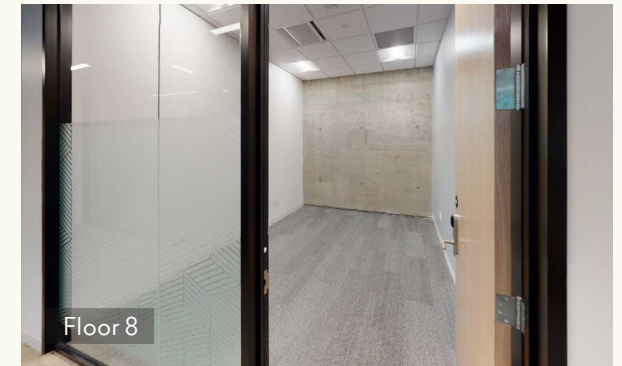
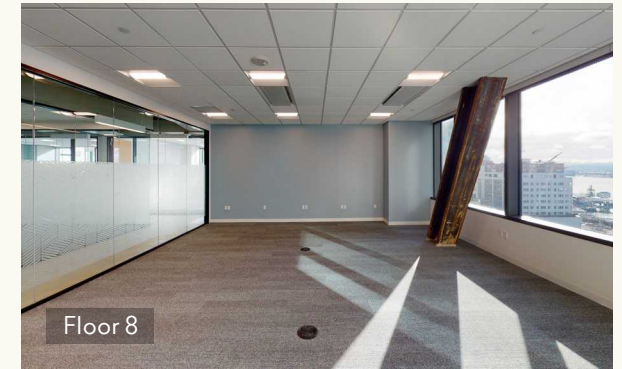
- + Month-to-Month options are available through the sublease term (Through December 2027)
- + Plug n' play space with brand new high-end tenant improvements throughout the space
- + Substantial daylight and views of the Puget Sound in the NW & SW corners with city views on the East side of the floor

## Available Space

8th Floor | 31,045 RSF

+/-1,000 - 3,000 RSF Configurations  
or Full Floor Available (31,045 RSF)

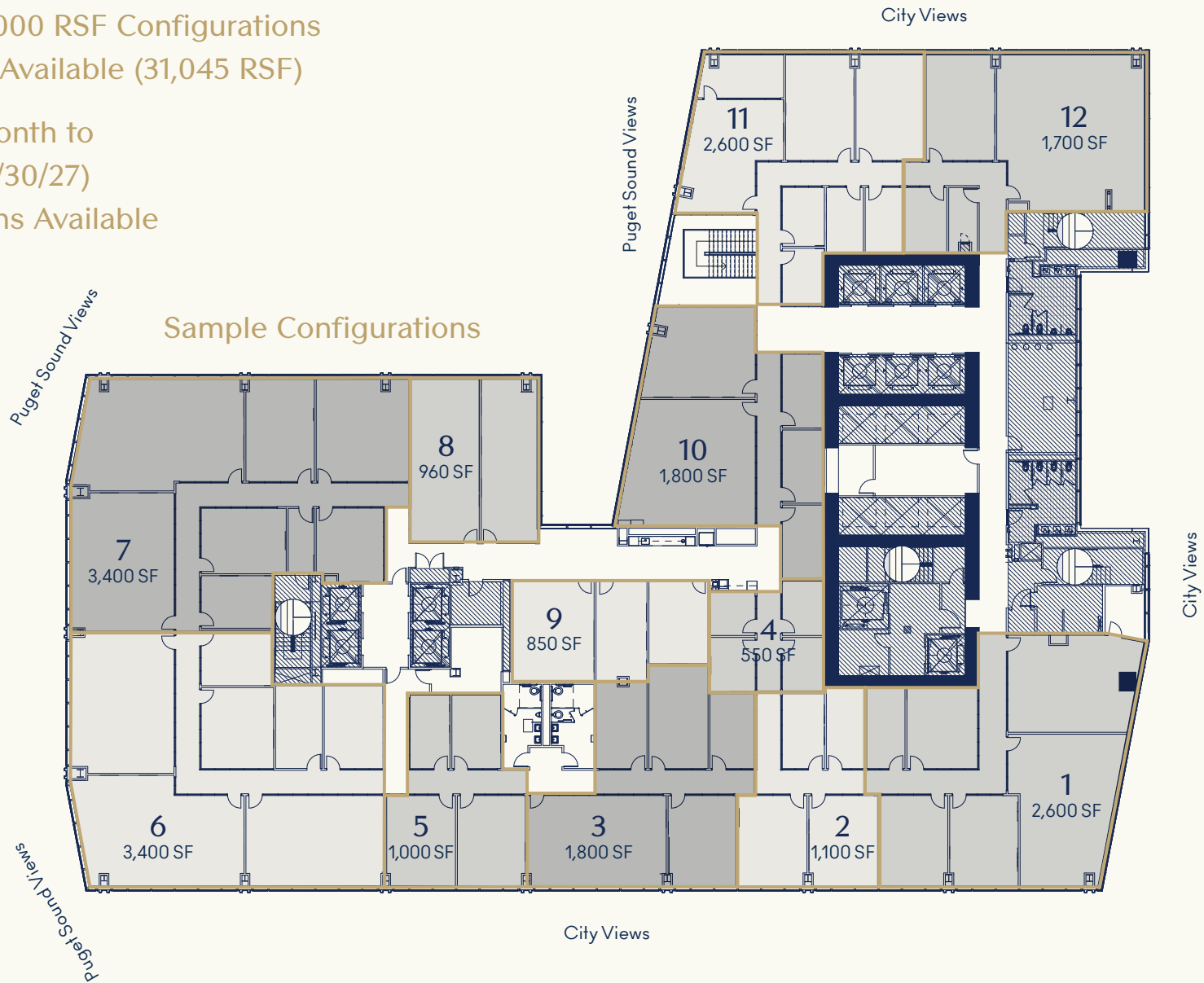
URBAN VILLAGE

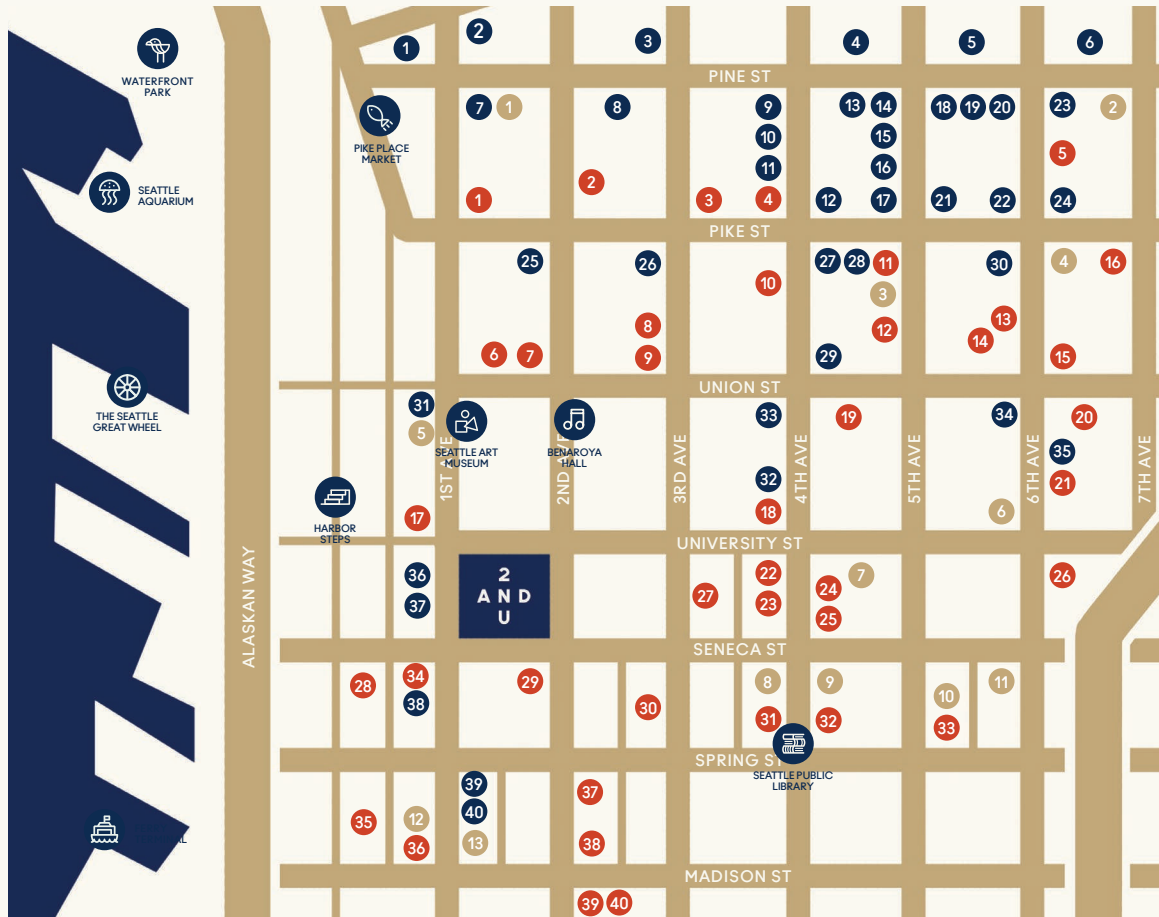


# Floor 8

+/-1,000 – 3,000 RSF Configurations  
or Full Floor Available (31,045 RSF)

Month-to-Month to  
Full Term (11/30/27)  
Lease Options Available





# What's Next Door

## RETAIL

- |                        |                     |                      |
|------------------------|---------------------|----------------------|
| 01 Sur La Table        | 15 Anthropologie    | 29 Men's Warehouse   |
| 02 Free People         | 16 Urban Outfitters | 30 American Eagle    |
| 03 Mountain Hardware   | 17 Madewell         | 31 Fran's Chocolates |
| 04 Westlake Center     | 18 Old Navy         | 32 Pendelton         |
| 05 Nordstrom           | 19 TUMI             | 33 Key Bank          |
| 06 Pacific Place       | 20 Eileen Fisher    | 34 Beckett & Robb    |
| 07 Fjallraven          | 21 Banana Republic  | 35 Homestreet Bank   |
| 08 Fluevog Shoes       | 22 The North Face   | 36 The Finerie       |
| 09 Abercrombie & Fitch | 23 Forever 21       | 37 KAVU              |
| 10 Dr. Martens         | 24 Niketown         | 38 A Mano            |
| 11 Vans                | 25 Target           | 39 Watson Kennedy    |
| 12 Arc'Teryx           | 26 TJ Maxx          | 40 Cone & Steiner    |
| 13 Sephora             | 27 Ben Bridge       |                      |
| 14 All Saints          | 28 Carhartt         |                      |

## FOOD & DRINK

- |                        |                       |
|------------------------|-----------------------|
| 01 Starbucks           | 15 Loulay             |
| 02 Elysian Bar         | 16 Daily Grill        |
| 03 Chipotle            | 17 Starbucks Roastery |
| 04 Yard House          | 18 Capital Grill      |
| 05 Taphouse Grill      | 19 Red Mango          |
| 06 Caffe Ladro         | 20 Cortina            |
| 07 Starbucks           | 21 Mod Pizza          |
| 08 Mr. Saigon          | 22 Purple Cafe & Wine |
| 09 Wild Ginger         | 23 Caffe Migliore     |
| 10 Potbelly Sandwiches | 24 Belle Epicurean    |
| 11 Starbucks           | 25 Shuckers           |
| 12 Elephant and Castle | 26 Voxx Coffee        |
| 13 Sushi Kudasai       | 27 Sweet Iron         |
| 14 Jimmy John's        | 28 Post Alley Pizza   |

## 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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SEATTLE, WA**

**NEWMARK**

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