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2ANDU.COM

1201 2ND AVENUE
SEATTLE, WASHINGTON



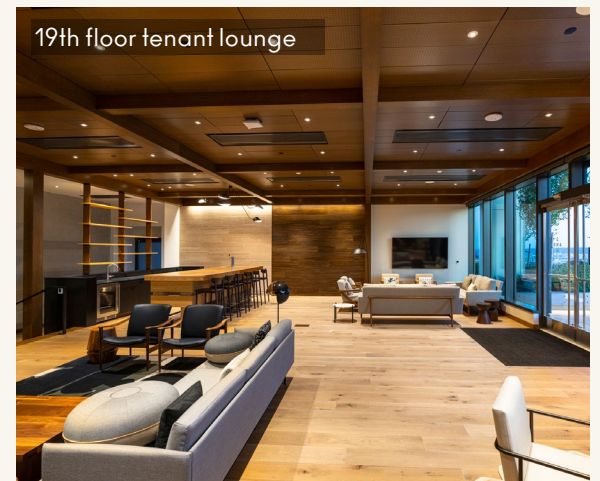


Placing the highest value on ideas and what fuels them.

At 2+U, we've created a place to push creativity. A place where those who think about the next big thing can roll up their sleeves and actually make it real.

We've eased the commute, added small comforts, and designed useful amenities and flexible work spaces where you can truly feel at home and at ease.

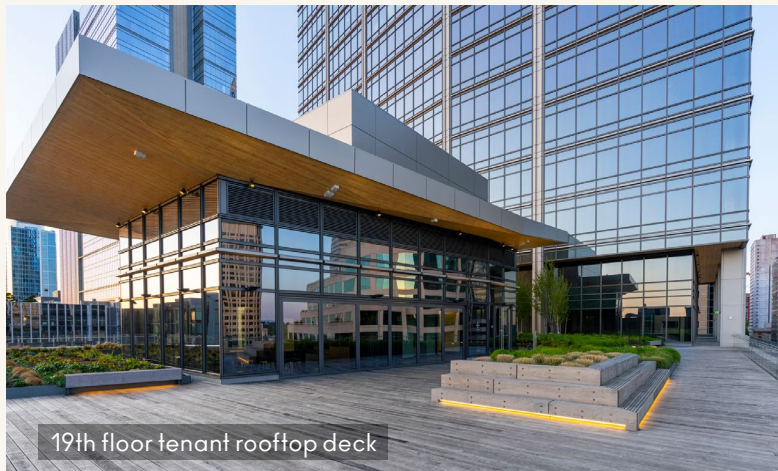
2+U is a carefully designed space that energizes the neighborhood, engages the community, and elevates our everyday to the remarkable.



19th floor tenant lounge

Building Highlights

- + 38 story Class A Premium office Tower
- + New construction delivered in 2019
- + 18,000 SF retail including Caffe Ladro and Ethan Stowell's Tavolata
- + 30,000 SF covered outdoor, open space
- + 18,000-30,000 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 (7-38)
- + 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 (Hines) 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

Healthy Building Design



Outside Air Supply

Building mechanical system provides 100% fresh outdoor air to each floor, along with high efficiency MERV 13 filters to enhance indoor air quality.



Robust Cleaning Protocols

Property management team follows CDC guidelines and has enacted protocols to increase frequency of cleaning, in addition to point of entry signage & checks to stop the spread of germs.



Virtually Hands-Free Operations

Automatic door entry systems, streamlined destination dispatch elevator systems, and touchless restroom facilities significantly reduce the amount of activity around “high touch” common areas and surfaces known to spread germs and viruses.



Outdoor Spaces + Views of Nature

Abundant outdoor spaces offer physical and mental benefits, allowing opportunities for fresh air, greenery, views, and gatherings with safe distancing.



Bicycle Commuting

Best-in-class bicycle commuting infrastructure, including conditioned indoor bike storage, eBike charging, individual lockers and sauna facilities.



Daylight

Building site, design and façade allow for optimal daylight levels on tenant floors, offering health and productivity benefits.



Healthy Food

On-site retailers provide easy access to fresh & healthy food and beverages. Retailers include: Tivolàta Italian bistro and Caffè Ladro coffee shop.



Pursuing LEED Platinum

On track to receive the highest level of LEED certification, demonstrating comprehensive attention to energy & water efficiency, healthy material selection, and waste reduction across entire building design.



Brand New Build Out on Contiguous Floors

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

- + Total square footage 60,947 RSF on floors 7 & 8, connected by internal stair
- + Offering lease term through December 2027
- + Plug n' play space with brand new high-end tenant improvements throughout both floors.
- + High exposed ceilings in common areas and drop ceilings on offices and conference rooms
- + Substantial daylight and unobstructed views of the Puget Sound and Olympic Mountains in the NW & SW corners with city views on the remainder of the floors
- + Creative collaboration/break room built out



Floor 7



Floor 7



Floor 7

Availabilities

FLOOR	RENTABLE SQUARE FEET
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8th Floor	31,045 RSF
7th Floor	29,902 RSF

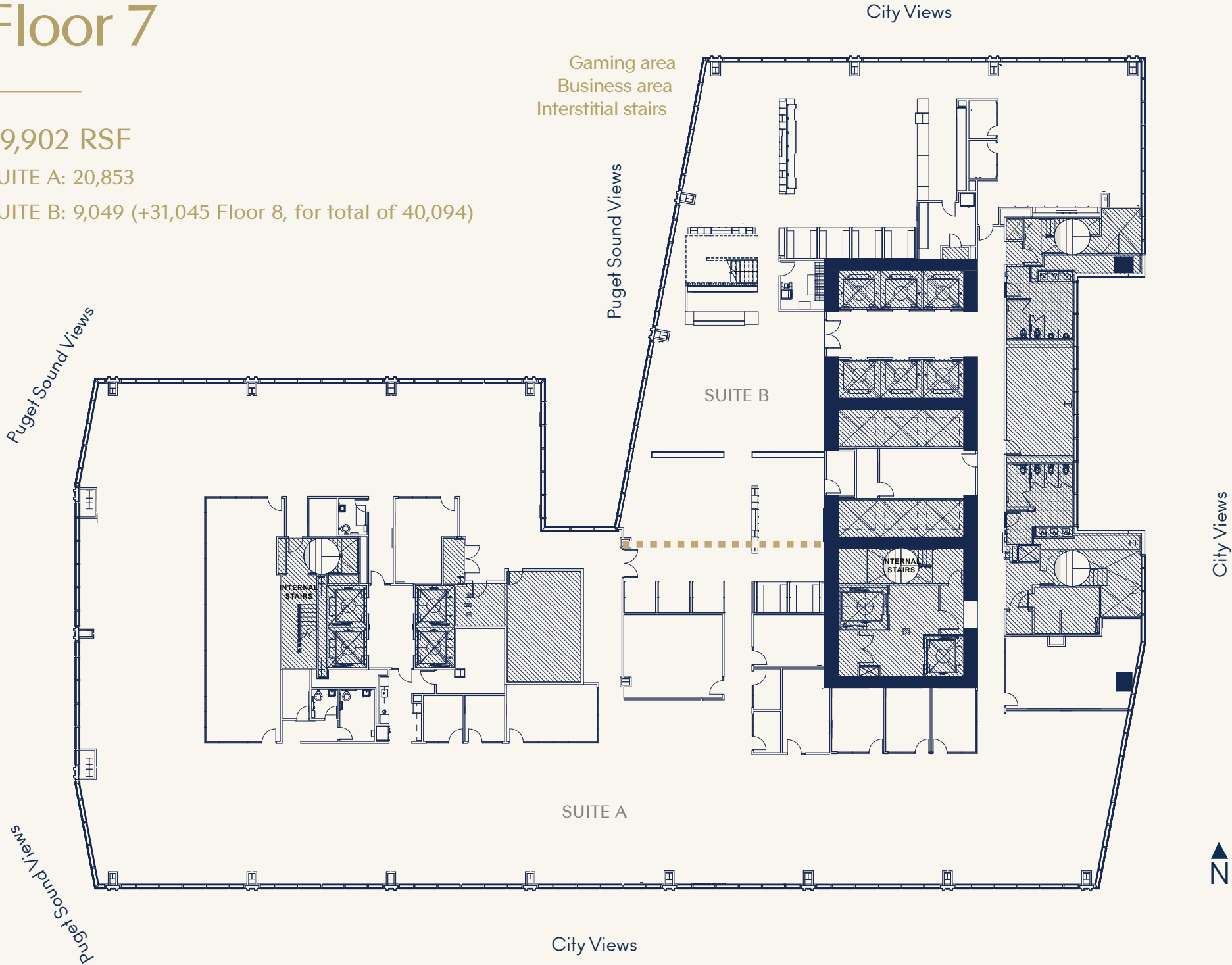
URBAN VILLAGE

Floor 7

29,902 RSF

SUITE A: 20,853

SUITE B: 9,049 (+31,045 Floor 8, for total of 40,094)

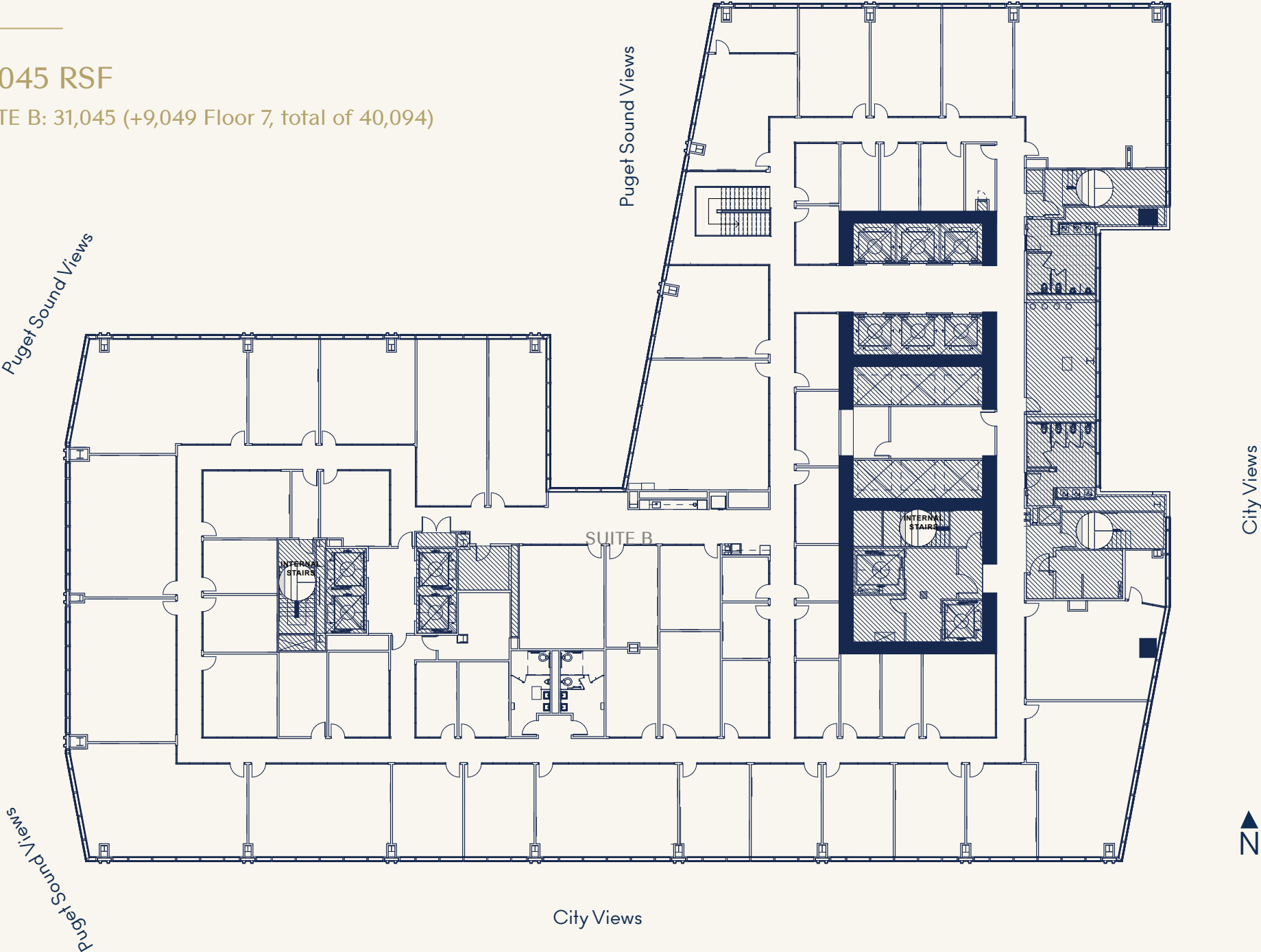


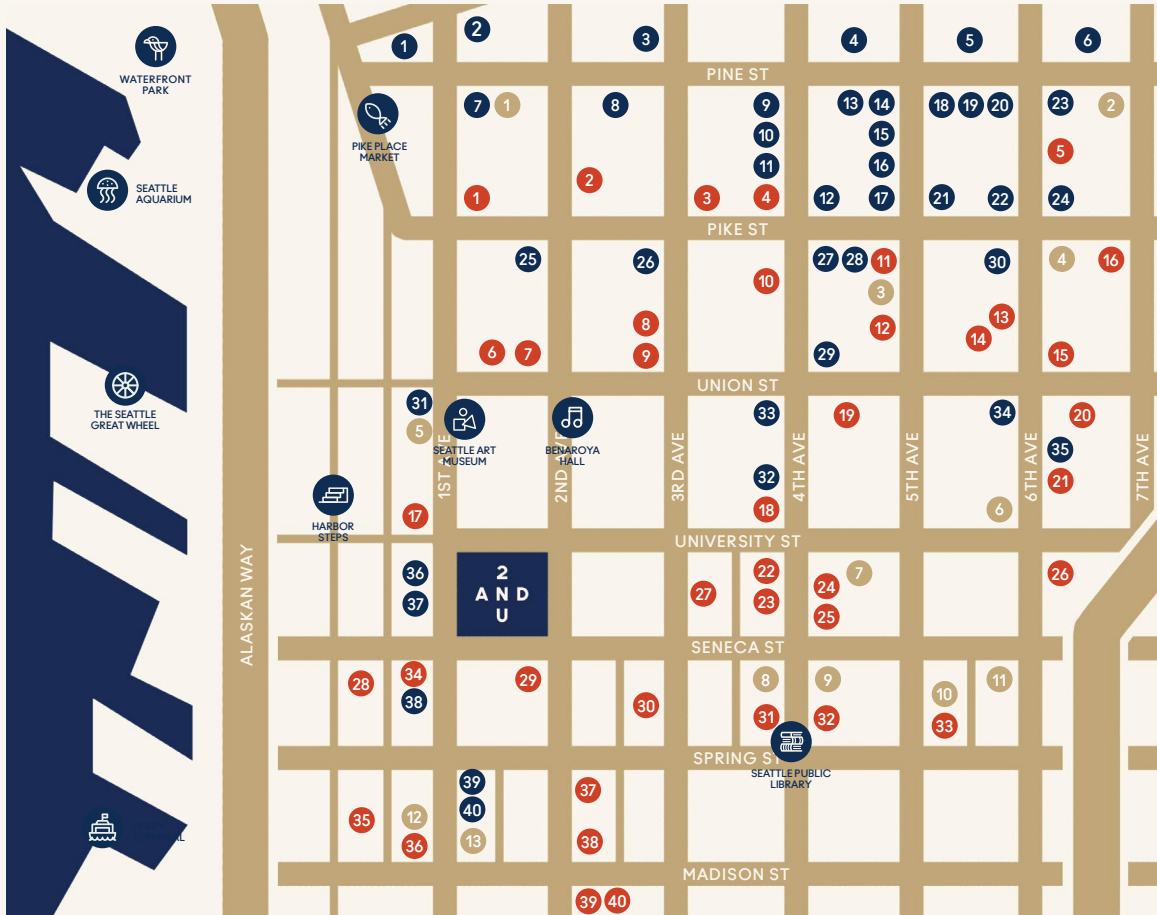
Floor 8

31,045 RSF

SUITE B: 31,045 (+9,049 Floor 7, total of 40,094)

City Views





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

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

**2
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**1201 SECOND AVENUE
SEATTLE, WA**

NEWMARK

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