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### **Skanska's 2+U Lifted Tower Will Take Downtown Seattle to a Higher Level**

*Developer Moves Forward with its Fourth Real Estate Project in the Seattle Area*

**SEATTLE** – Skanska USA Commercial Development announced today it will start work on [2+U](#), a lifted, 38-story office tower in the heart of Seattle's urban core.

Named for its home at Second Avenue and University Street, the building is situated at one of the most desired downtown locations to become available in decades, with civic and cultural neighbors that include Benaroya Hall—also built by Skanska, the Seattle Art Museum, Pike Place Market, the future waterfront park and the downtown transit tunnel. The building offers 665,000 square feet of office space lifted to 85 feet, revealing a 24,000 square-foot outdoor urban village that includes arts and entertainment spaces, restaurants and retail—open to the public and accessible during every season. To create the one-of-a-kind experience, Skanska sought and received an alley vacation from the City of Seattle.

“Our vision for 2+U is to create another Seattle development that reflects the desires of downtown businesses, residents and visitors and provides a unique space to work, dine, entertain, shop, or just relax and enjoy the vibrancy of the neighborhood.” said Murphy McCullough, executive vice president for Skanska USA Commercial Development in Seattle.

The project, targeting LEED Gold, will take roughly two and a half years to build, finishing in the second quarter of 2019. Starting in 2017, prospective tenants can experience a guided holographic tour of 2+U using the Microsoft's HoloLens mixed reality headset. The tour features building amenities essential for a modern work style such as:

- 18,000–30,000 square-foot floorplates
- Sweeping, unobstructed views of Puget Sound and Olympic Mountains
- 19<sup>th</sup> floor outdoor tenant view deck
- Multiple unique tenant event spaces
- Bike club, featuring secure bike storage, maintenance and electric charging facilities
- Fitness and wellness studio, including sauna, showers, and locker facilities

In November 2014, Skanska announced its plans to develop 2+U with a ground lease with the Samis Foundation. The architecture team includes architect of record, Kendall Heaton Associates of Houston, Texas and design architect Pickard Chilton of New Haven, Connecticut, selected from a unique “design hack-a-thon” process that started with seven internationally recognized design firms.

Other Skanska developments in the Seattle area include [400 Fairview](#), a 14-story Class A office building in South Lake Union, headquarters to Tommy Bahama, Impinj, and Delta Dental of Washington, and an open style retail market hall; [Alley 111](#), a 260-unit multi-family building with

6,000 square feet of retail space in Bellevue; and [Stone34](#), the global headquarters for Brooks Sports, which met the City of Seattle's requirements of the City's Deep Green Pilot Program – making it one of the greenest buildings in Seattle.

Skanska USA Commercial Development invests in and develops customer-focused, highly sustainable office and multi-family properties in Boston, Houston, Seattle and Washington, D.C. Since 2009, Skanska has invested approximately \$1.5 billion in nearly a dozen projects in its select markets. Skanska self-finances the majority of its projects and serves as the construction manager. The group has developed projects for clients such as Brooks Sports, PwC and Tommy Bahama. Each Skanska USA Commercial Development project aims to achieve a minimum LEED® Gold certification.

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**For further information, please contact:**

Jennifer Rash, PRR, 206.462.6348, [jrash@prrbiz.com](mailto:jrash@prrbiz.com)

Beth Miller, Skanska, 917.656.5883, [beth.miller@skanska.com](mailto:beth.miller@skanska.com)

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Skanska USA is one of the largest, most financially sound construction and development companies in the U.S., serving a broad range of clients including those in transportation, power, industrial, water/wastewater, healthcare, education, sports, data centers, life sciences, aviation and commercial. Headquartered in New York with offices in 31 metro areas, we have nearly 11,000 employees committed to being leaders in safety, project execution, sustainability, ethics and people development. In 2015, our work in building construction, civil and power/industrial construction, commercial development and infrastructure development (public-private partnerships) generated \$7.1 billion in revenue. Global revenue of parent company Skanska AB, headquartered in Stockholm and listed on the Stockholm Stock Exchange, totaled \$18.4 billion in 2015. Skanska shares are publicly traded in the U.S. on the OTC market under the symbol SKBSY through a Level I American Depository Receipt program.