



Press Release

April 8, 2019

Skanska Adds Dropbox, Inc. to its Diverse Tenant Roster at 2+U Tower with 120,886 Square-Foot Lease

Technology firm expands its Seattle presence with a four-floor lease in downtown Seattle's premier office tower

SEATTLE – [Skanska](#), a leading global development and construction firm, today announced a 120,886 square-foot lease with global collaboration platform Dropbox, Inc. for four floors at 2+U, Skanska's premier 38-story, Class-A+ office tower currently under construction in the Central Business District.

"We're proud that 2+U will be Dropbox's next home in Seattle," said Skanska Executive Vice President Murphy McCullough. "From the very beginning, Skanska designed 2+U to create an exceptional office and ground floor experience in Downtown Seattle. It's exciting to see that vision continue to come alive and support Seattle's thriving technology sector."

"We're thrilled to expand in Seattle," said Greg Conklin, Engineering Director and Seattle Site Lead at Dropbox. "We've been in the area for the last five years and have seen tremendous success hiring top talent which has helped us build our world class technology, products, and infrastructure. 2+U will be a great home for us to grow."

Dropbox is expected to take occupancy at 2+U late 2020. With this newest lease, the office portion of 2+U is now 60% leased, with approximately four months to go before completion. Other tenants at 2+U include online employment search company Indeed.com and global co-working firm Spaces.

[2+U](#) is a 686,000 square-foot office tower in the heart downtown Seattle. Skanska engaged community stakeholders in the planning stages of the project to create a building that adds immediate value to the tenants and the surrounding community. Located at the corner of Second Avenue and University Street, the building is adjacent to Seattle Art Museum and Benaroya Hall, and just steps from the new waterfront. 2+U is lifted 85 feet off the ground at the highest point to create an outdoor urban village situated under the building. The urban village includes nearly a half-acre of open space designed for gathering and connecting tenants, neighbors and visitors with nearly 17,000 square feet of local retail, and arts and cultural space. Through its thoughtful design, 2+U becomes a connection linking the new waterfront, Pioneer Square and surrounding downtown neighborhoods.

Other building highlights include:

- 18,000-30,000 square-foot floorplates

- An offset core, providing flexible, versatile floorplates
- Unobstructed views of the Puget Sound and Olympic Mountains
- Private, tenant rooftop deck
- Multiple, unique tenant conference and event spaces
- Easy, direct commuter access from the highway or to public transportation, including bus, light rail and ferries
- Efficient parking, valet service and EV charging stations
- Bike program with secure storage for approximate 360 bikes, along with EV bike charging stations and repair stations
- Fitness and wellness space
- Shower and sauna facilities
- High-touch, concierge-style property management and digital interface

Other Skanska developments in the Seattle area include [Stone34](#), the global headquarters for Brooks Sports, which was the first project to meet the City of Seattle's requirements for the city's Deep Green Pilot Program, making it one of the greenest buildings in the region. At [400 Fairview](#), Skanska delivered headquarters offices for Tommy Bahama, Impinj and Car Toy's/Wireless Advocates, and assembled a Market Hall with mix of local retailers as well as a rooftop restaurant with unparalleled views. Skanska also developed [Alley 111](#), a 260-unit multi-family project with 6,000 square feet of retail in the community of Bellevue.

In July 2018 Skanska purchased a land parcel located at NE 8th and 108th in the Bellevue's downtown core, ideally located near major Bellevue employers, including Microsoft's Bellevue Campus, Amazon, Salesforce, Paccar, Symetra, Expedia and Concur. In October 2017, Skanska also purchased the 2200 Block, a 19,440 square-foot parcel comprised of three properties on 4th Avenue in the Belltown neighborhood of Seattle, which is currently being designed and entitled for a 300-unit multifamily tower.

With more than 70 years of history in the Puget Sound region, Skanska combines generations of local knowledge with the vast tools of a global development and construction firm to build what matters for local communities. Skanska's portfolio ranges from investing its own capitol and developing award-winning sustainable real estate, like Brooks Sports' headquarters at Stone34, to building local landmarks, such as Benaroya Hall and the Museum of Glass, major infrastructure projects like the replacement of the southern mile of the Alaskan Way Viaduct and small tenant improvements. Recognized as one of the region's top corporate philanthropists, Skanska is also committed to creating new opportunities for local small, traditionally disadvantaged businesses.

For further information, please contact:

Natalie Quick, Curator PR for Skanska, 206.779.0489, natalie.quick@curatorpr.com
Beth Miller, Skanska, 917.438.4523, beth.miller@skanska.com

This and previous releases can also be found at www.usa.skanska.com.

About Skanska

Skanska is one of the world's leading construction and development companies. In the U.S., Skanska's core operations include building construction, civil infrastructure and developing self-financed commercial properties, which together generated \$8 billion in revenue in 2018. As a developer in the U.S., Skanska has invested a total of \$2.3 billion in commercial and multi-family projects. With U.S. headquarters in New York City, Skanska has offices in 28 metro areas with 9,000 employees nationwide. Skanska is an industry-leading innovator in both safety and project execution, and offers competitive solutions for both traditional and complex assignments to help build a more sustainable future for our customers and communities. Global revenue of parent company Skanska AB, headquartered in Stockholm and listed on the Stockholm Stock Exchange, totaled approximately \$20 billion in 2018.

About Dropbox

Dropbox is a leading global collaboration platform that's transforming the way people work together, from the smallest business to the largest enterprise. With more than 500 million registered users across more than 180 countries, our products are designed to establish a more enlightened way of working. Headquartered in San Francisco, CA, Dropbox has 12 offices around the world. For more information on our mission and products, visit dropbox.com. To see our open positions in Seattle, visit our [careers site](#).

###