



Press Release

August 30, 2016

400 Fairview Adds First-Ever Kai Market by Uwajimaya to its Market Hall in South Lake Union

Kai Market Set to Open in Early 2017

SEATTLE – Skanska USA Commercial Development announced today it has signed a lease with the first Kai Market by Uwajimaya for 5,500 square feet inside the ground floor of [400 Fairview](#), its third development in the Seattle area.

Kai Market, Uwajimaya's newest market concept, will focus on fresh seafood and authentic Asian flavors. This boutique specialty food store will feature local and international products, as well as grab-and-go bites inspired by the sea. The store will boast a live tank teeming with crab, lobster and oysters, in addition to a master fishmonger to assist with the selection of the perfect fillet or sashimi cut. Construction on Kai Market at 400 Fairview is scheduled to begin this fall and is expected to be open to the public in early 2017.

"Kai Market is about options. The lunch crowd can stop in for a hand-crafted bento box in the dining area, while the after-work crowd can take home fresh seafood and a carefully curated selection of quality Asian products for which Uwajimaya is known," said Denise Moriguchi, President of Uwajimaya Inc. "We were excited to try something new and loved the idea of a store with a smaller, more intimate footprint in a growing, vibrant neighborhood like South Lake Union."

"400 Fairview is a labor of love for us. We continue to work hard to achieve a vision that creates a better neighborhood by finding the best mix of tenants that have a passion for their craft and can contribute to the energy of the area. Uwajimaya is an iconic Northwest brand, and their newest venture, Kai Market, anchors 400 Fairview's north end by providing a unique neighborhood market in this booming area of our city," said Lisa Picard, executive vice president of Skanska USA Commercial Development.

Designed to capture the spirit and energy of an open-air market, the ground-floor experience at 400 Fairview was touted as one of [the 17 most anticipated market food halls in the country](#). In addition to the new Kai Market, the curated market hall experience features food, drink and more from [Caffe Ladro](#), [Meat & Bread](#), [Juicy Café](#), and [Verde & Co.](#)

400 Fairview is headquarters of Tommy Bahama, Impinj and Car Toy's/Wireless Advocates. Plans for 400 Fairview were first revealed in January 2012 – a 13-story tower with 320,000 square feet of office space and 17,000 square feet of ground-floor retail, targeting LEED® Platinum certification. In December 2015, institutional investor TIAA bought a majority interest in the building, with Skanska retaining 10 percent ownership.

With the addition of Kai Market, 400 Fairview's market hall is currently 89 percent leased, with just under 2,000 square feet left in the building. Skanska's other developments in the Seattle area include [Alley 111](#), a 260-unit multi-family building with 6,000 square feet of retail space in

Bellevue, and [2+U](#), a thoughtfully designed 38-story office building currently under development. Located at Second Avenue and University Street, a prime location in downtown Seattle, 2+U will span an entire city block with 665,000 square feet office space, 18,500 square feet of retail space and 30,000 square feet of covered outdoor, open space that will create an urban village – a one-of-a-kind addition to the Seattle market. Skanska also developed and built [Stone34](#), the global headquarters for Brooks Sports and the first commercial building in Seattle to participate in the City’s Deep Green Pilot Program, which requires water and energy use to be reduced by more than 75 percent of comparable buildings.

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

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.

Uwajimaya [add boiler]

Uwajimaya Inc. is a family-owned and operated food retailer & wholesaler and real estate developer located in the Pacific Northwest. Founded in 1928 as a small Japanese grocery store, Uwajimaya has grown to operate four large pan-Asian grocery stores (Seattle, Bellevue, Renton, Washington and Beaverton, Oregon), a wholesale division (Food Service International) and recently completed the redevelopment of The Publix bringing 125 apartments and new commercial space across the street from their flagship Uwajimaya store in Seattle’s Chinatown-International District. The company employs over 450 people today.

www.uwajimaya.com

www.foodservice-intl.com/

publixseattle.com/