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Vulcan Welcomes Two New Retailers in South Lake Union

Famed Neapolitan pizzeria Tutta Bella set to open its first pizzeria and wine bar at 2200

Gift boutique shop Clover House to provide additional services and amenities at 2200

SEATTLE – May 21, 2007 – Vulcan Inc. today announced the addition of two new retailers at its flagship 2200 development in South Lake Union’s Gateway District. Tutta Bella will open its first pizzeria and wine bar location at 2200 in early fall. Clover House will open its first store location at 2200 this summer, leasing a total of 1,200 square feet of retail space.

“We’re delighted to welcome these diverse new businesses to South Lake Union. They will provide wonderful, sought-after amenities to the growing number of residents and workers moving to the neighborhood,” said Ada M. Healey, vice president of real estate at Vulcan. “New shops and restaurants such as these promise to contribute even more vibrant energy to the area as part of the growing momentum characterizing South Lake Union.”

Vulcan has leased approximately 3,100 square feet to Tutta Bella, the Northwest’s first certified Neapolitan pizzeria. Tutta Bella is dedicated to bringing the definitive Neapolitan pizza and wine experience to South Lake Union by combining the finest imported Italian wines and pizza ingredients with century old Neapolitan artisan traditions. The Associazione Verace Pizza Napoletana in Naples, Italy certifies Tutta Bella’s entire pizza-making process.

Co-owned by Joe Fugere and Matthew Kellogg, Tutta Bella currently operates two other neighborhood pizzerias in Columbia City and Stone Way, with an additional Woodinville pizzeria scheduled to open in 2008 in Woodinville’s wine valley. The 2200 pizzeria and wine bar will offer a large selection of Italian wines, traditional distilled spirits and espresso beverages. The intimate pizzeria will feature views of the Space Needle, outdoor patio seating and a loft with a communal table for larger group settings. Tutta Bella offers its space free to neighborhood groups during off-peak and non-business hours.

The pizzeria and wine bar will be located above Whole Foods Market, adjacent to Marazul restaurant and open from 11 a.m. to 10 p.m. Sunday to Thursday, and 11 a.m. to 11 p.m. on Friday and Saturday. Tutta Bella’s traditional stand-up only, Neapolitan espresso bar will be open daily from 6 a.m. to closing. For more information, please visit www.tuttabella.com.

Representing its first location, gift boutique Clover House is slated to open at 2200 this summer as a provider of quality home accessories, including houseplants, jewelry, soap, lotion, candle accessories and perfume products. Co-owned by 2200 condominium owners Tonia and Josh Feinstein, Clover House will also offer a plant re-potting service to neighborhood residents and

employees. The store will be open daily from 10 a.m. to 7 p.m. For more information, please visit www.cloverhousegifts.com.

Located on the corner of Westlake Avenue and Denny Way, 2200 is one of the largest mixed-use projects in downtown Seattle. 2200 serves as a dynamic new city destination featuring 261 condominiums, a luxury 160-room Pan Pacific hotel, a 47,000-square-foot Whole Foods Market and another 46,000 square feet of diverse services, shops and restaurants. Other 2200 retailers currently open for business include Scraps Dog Bakery, Marazul restaurant, F.K. Kirsten, Starbucks, Westlake Cleaners, Kelley-Ross Pharmacy, Bank of America, Koots Green Tea and Seva Home. Ample courtyard and garage parking is available.

Vulcan owns approximately 60 acres in South Lake Union and is leading one of the largest urban revitalization efforts in the U.S. that will consist of nearly 10 million square feet upon completion. Its vision for the area is to collaborate with the community to foster a vibrant, connected neighborhood that blends new housing development with lively shops and restaurants, new offices, biotech research space, attractive parks and public transportation. To date, the company has delivered eight new commercial, residential and mixed-use projects in South Lake Union totaling approximately 1.4 million square feet, with nearly 1.4 million square feet currently under construction and another 1.5 million square feet in the pre-development pipeline.

About Vulcan Real Estate

Vulcan Real Estate directs all real estate strategies for Vulcan Inc., a Paul G. Allen company. Through strategic acquisitions and innovative development, Vulcan Real Estate creates a diversified portfolio of high-performing, quality assets. The company's experienced, talented team of real estate professionals offers a full range of development services from site selection to build-to-suit construction. Its real estate model is based on quality, sustainable development that builds new value across the entire community. For more information, visit www.vulcanrealestate.com.

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