Subdistrict Two consists of about 82 acres and is located just south of the study area’s planned retail hub. Key design considerations include:

- Creating a mix of office uses and flex/light industrial, similar to current tenants. Retail activities are possible in combination with office and/or industrial uses.
- Transitioning from the pedestrian-friendly street pattern and uses in Subdistrict One to a more industrial orientation at the intersection of Center Street and 76th Ave SW.
- Retaining the existing ball fields, which draw people into NMIC, and can help to support commercial activity along Tumwater Blvd.