

LAB PRESENTATION

A COMMUNITY THAT INSPIRES INNOVATION



700 DEXTER SEATTLE, WA



AT THE HEART
OF SEATTLE'S
MOST DESIRABLE
NEIGHBORHOOD,
SOUTH LAKE UNION
ENCOMPASSES
**CULTURE & INSPIRES
INNOVATION**

DEXTER YARD is an open block campus at the intersection of South Lake Union's tech/lab hub. An open, flexible design invites people to connect with neighbors and the community – all within a work and play environment that brings together South Lake Union's sought after talent.

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PROJECT DETAILS

Dexter Yard's urban setting, approx. 220,000 SF of flexible lab space and open-block architecture make it a unique and inviting environment. It's a home for your business that's just steps away from Lake Union Park and set on a major thoroughfare. Dexter Yard is much more than a stop along the way though. It is the destination.

APPROX. 500,000 SF
TOTAL SPACE

APPROX. 220,000 SF
OF LAB SPACE

APPROX. 280,000 SF
OFFICE SPACE

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LAB DETAILS

INFRASTRUCTURE TO SUPPORT
60% LAB AND 40% OFFICE
CONFIGURATION

MECHANICAL SYSTEMS ARE
FLEXIBILITY AND ROBUST
TO ALLOW TENANT USER PROGRAM

ELECTRICAL AND STANDBY ELECTRICAL
INFRASTRUCTURE CURRENTLY DELIVERED
TO THE TENANT SPACES.

FLEXIBILITY IN DESIGN OPTIONS

All labs are to be designated as non-hazard or low-hazard with minimal non-hazardous chemical inventories (approx. 60% lab / 40% office)

All air within each high-hazard lab module to be single-pass ventilation makeup air (MUA) that is to be either exhausted through Fume Hoods or other Exhaust paths which are pre-programed into the core and shell program.

General Lab exhausts are to be connected to an exhaust shaft/riser to the rooftop mounted general exhaust fans.

Lab tenant floors are designed to accommodate up to 18 watts per rentable square foot of occupied space on normal power and 7 watts per rentable square foot of occupied space on standby power.

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REPRESENTATIVE
OF LAB SPACE

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REPRESENTATIVE
OF LAB SPACE

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SECTION
VIEW FROM
8TH AVE N

DEXTERYARD.COM

NORTH TOWER
LEVELS 1-15

±200,479 SF

SOUTH TOWER
LEVELS 1-15

±85,861 SF

CEILING HEIGHTS
LEVELS 1-2

±16 FT

CEILING HEIGHTS
LEVELS 3-5

±13.8 FT

CEILING HEIGHTS
LEVELS 6-15

±12.2 FT



TOWER
FLOOR
PLANS

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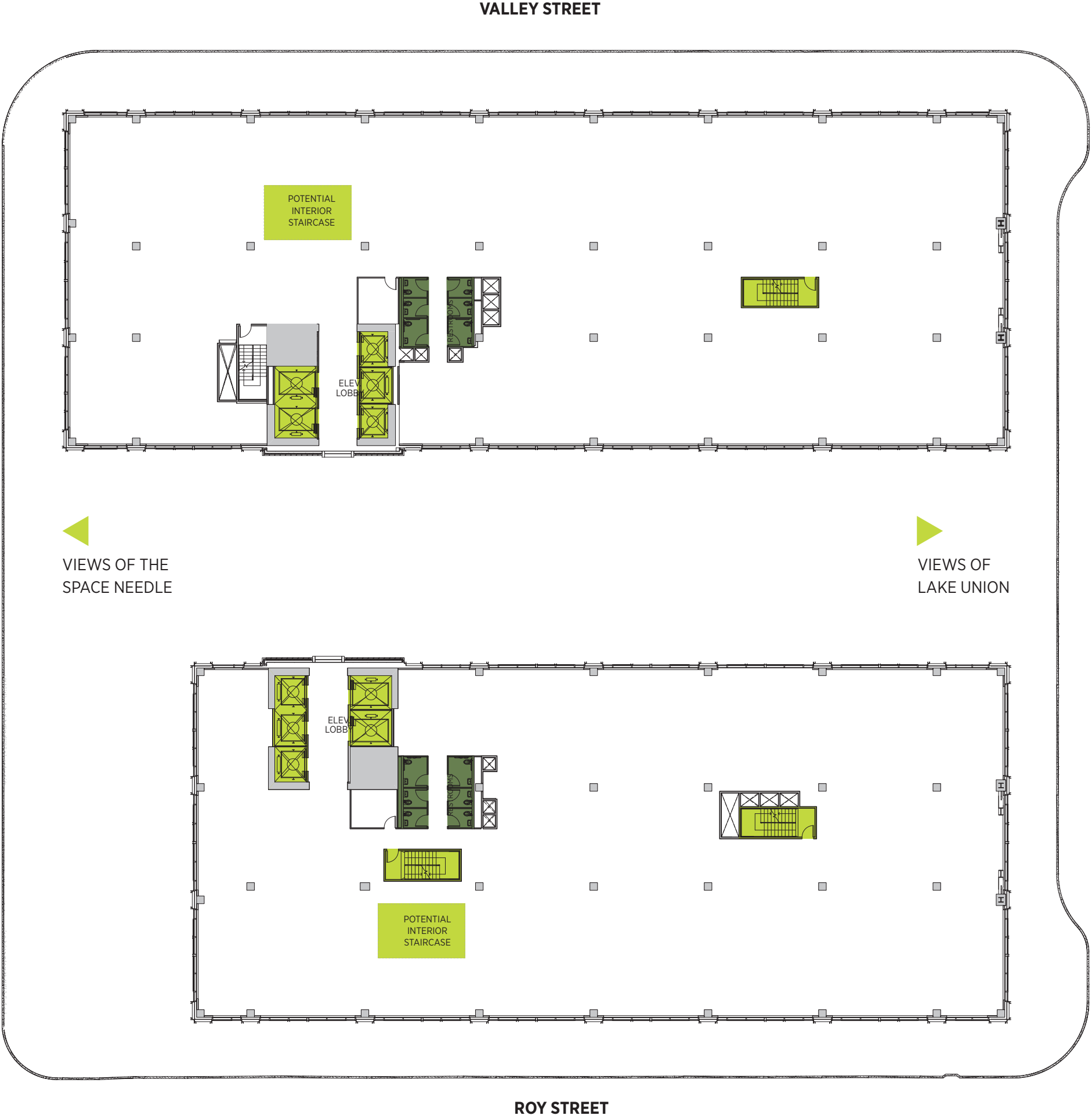
NORTH TOWER
LEVELS 6-14

±21,500 SF
(LEVEL 15 12,234 SF)

SOUTH TOWER
LEVELS 6-14

±23,600 SF

DEXTER AVENUE



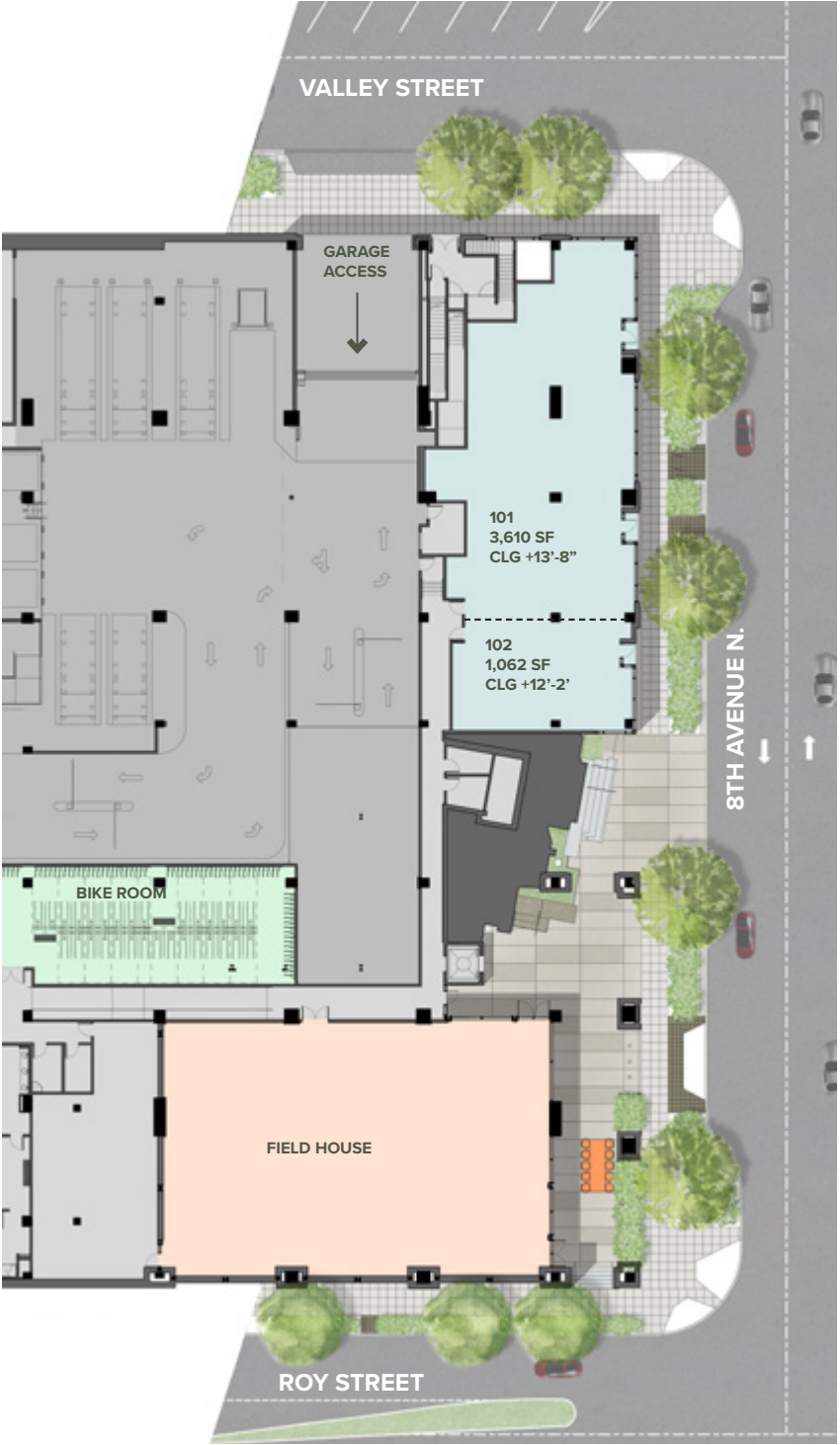
8TH AVENUE

LEVEL 01
SITE PLAN

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MAIN LEVEL PLAN



LOWER LEVEL PLAN

- BUILDING GARAGE ELEVATOR
- COMMON AREA RESTROOM

NEIGHBORHOOD AMENITIES

RESTAURANTS

- 1 DUKE'S SEAFOOD & CHOWDER
- 2 CHANDLER'S CRABHOUSE
- 3 DANIELS BROILER
- 4 MBAR
- 5 PORTAGE BAY CAFÉ
- 6 SHAKE SHACK
- 7 SERIOUS PIE & BISCUIT
- 8 RE:PUBLIC
- 9 REVEL
- 10 FLATSTICK PUB
- 11 ART MARBLE 21
- 12 STARBUCKS
- 13 SAM'S TAVERN
- 14 ELM COFFEE
- 15 TACOS CHUKIS
- 16 DEXTER BREWHOUSE
- 17 HERKIMER COFFEE
- 18 POTBELLY SANDWICHES
- 19 PAGLIACCI
- 20 CITIZEN

SERVICES

- A CAIRN COLLECTIVE
- B FLYWHEEL
- C GLAZERS
- D SOUL CYCLE
- E TESLA
- F WHOLE FOODS

LODGING

- a COURTYARD MARRIOTT
- b RESIDENCE INN
- c PAN PACIFIC HOTEL

BIOMED REALTY HOLDINGS

- 1 VUE RESEARCH CENTER
- 2 307 WESTLAKE
- 3 DEXTER YARD
- 4 200 TAYLOR

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**RECREATION,
RETAIL AND
DINING SURROUND
DEXTER YARD,
INCLUDING OVER
40 RESTAURANT
OPTIONS WITHIN
1 MILE**

Dexter Yard provides ongoing vibrancy to the neighborhood for interaction and engagement with the community while strengthening connections. A unique pedestrian through block links South Lake Union and Dexter Avenue neighborhoods - inviting tenants and the community access to retail, locally-owned restaurant/brew pub, office elevator lobbies and an open gathering space.

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YOUR CAMPUS YOUR COMMUNITY

- Open block campus
- 15 Floors of tenant opportunity
- Flexible floorplates
- Collaborative work environments
- Top tech-talent neighborhood
- On-site retail
- Unique rooftop views of Seattle and South Lake Union

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THE FIELD HOUSE



SHOWERS & LOCKERS



ROOFTOP DECK



CONFERENCE ROOMS



BIKE STORAGE

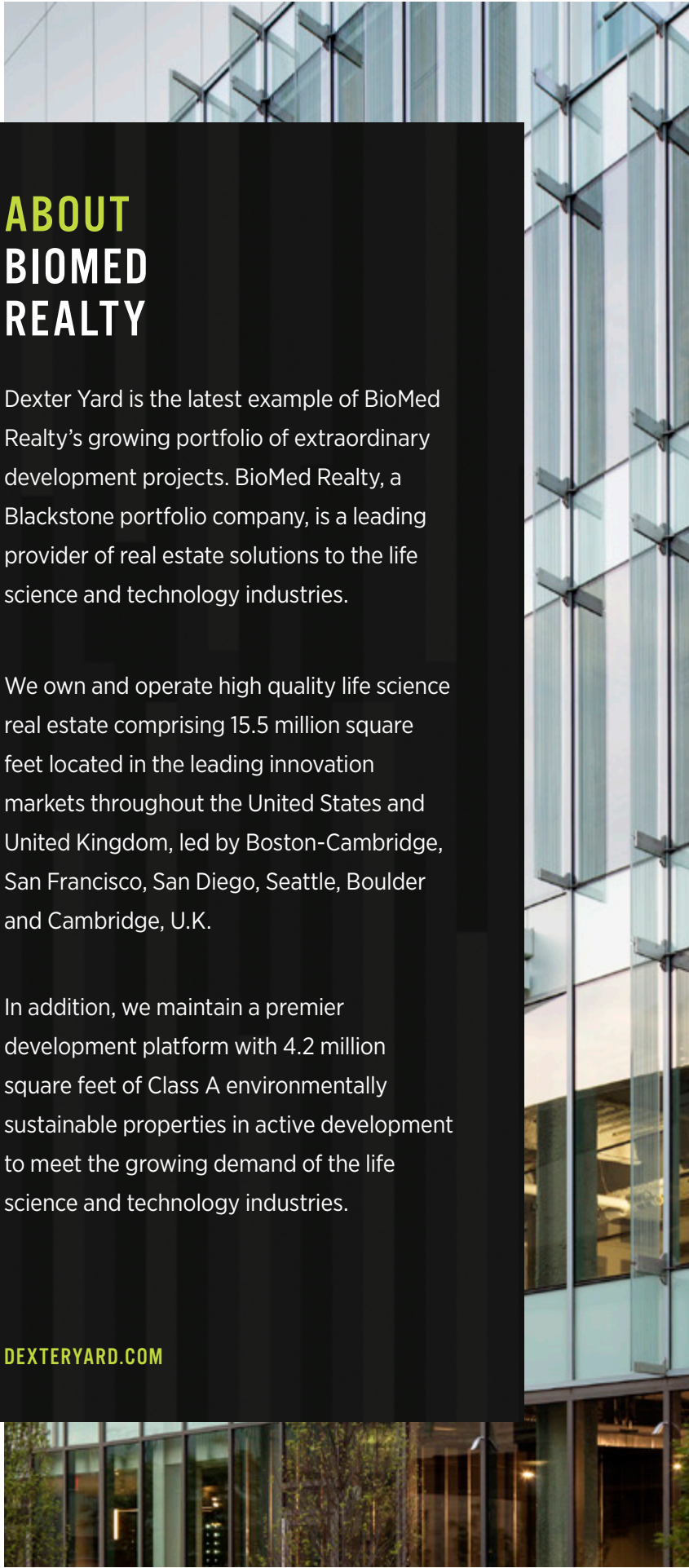


RETAIL AMENITIES



A PLACE THAT LOOKS AFTER YOUR PEOPLE

- **Healthcare quality filtration** system that captures 85% of harmful particles (such as smoke & exhalation droplets)
- **Greater flexibility of design and space** accommodates socially safe distanced amenities
- **Above grade building ventilation**, exceeding minimum code of outside air at 41% versus LEED standard at 30%.
- **A unique rooftop space** allows room for additional ventilation infrastructure
- Provides tenants the **ability to add on even more robust healthier building features** on a floor-by-floor basis. These additional features could include: UV light & bipolar ionization (neutralizes viruses).



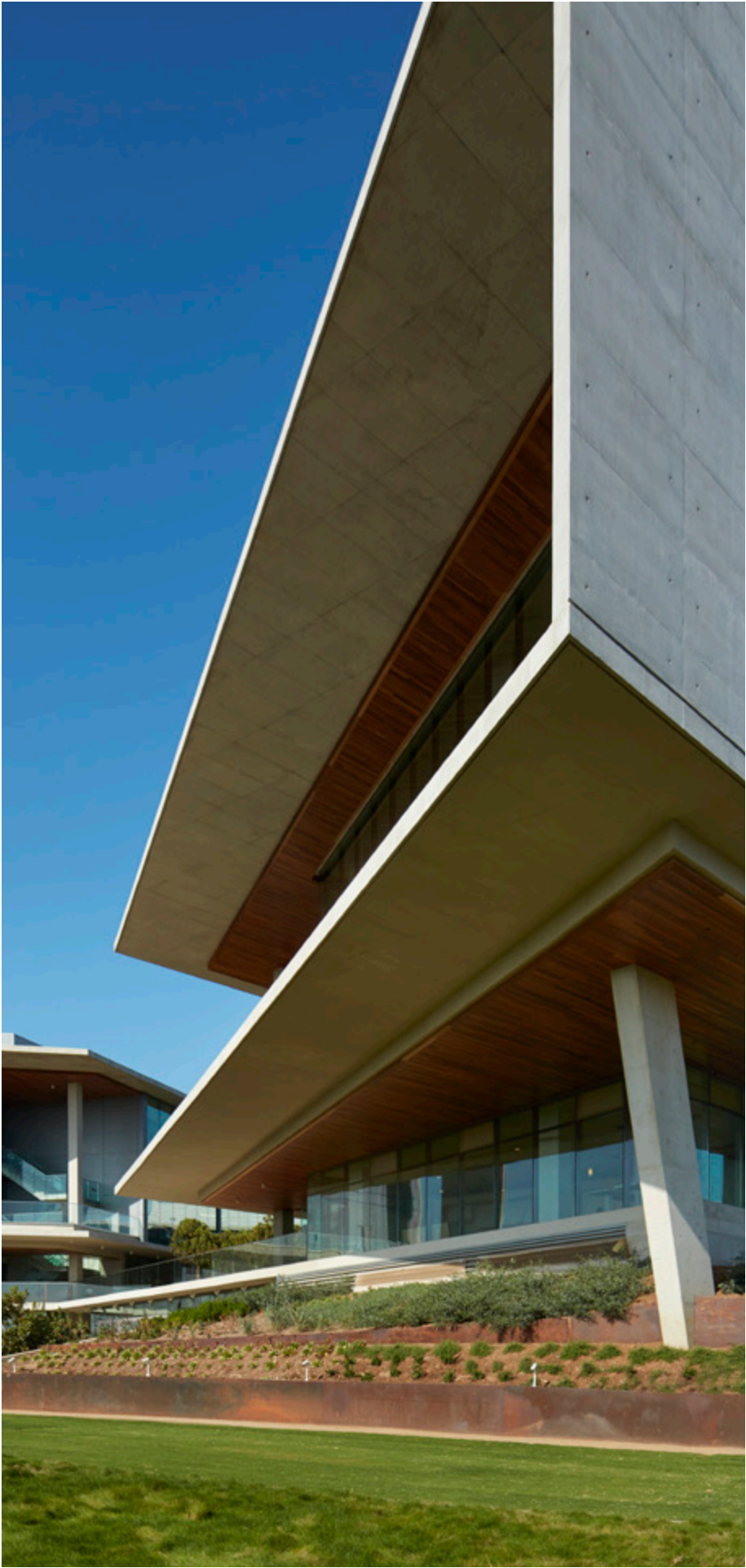
ABOUT BIOMED REALTY

Dexter Yard is the latest example of BioMed Realty’s growing portfolio of extraordinary development projects. BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries.

We own and operate high quality life science real estate comprising 15.5 million square feet located in the leading innovation markets throughout the United States and United Kingdom, led by Boston-Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.

In addition, we maintain a premier development platform with 4.2 million square feet of Class A environmentally sustainable properties in active development to meet the growing demand of the life science and technology industries.

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**LAB
LEASING**



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A  BioMed Realty property

**WE'RE
SOCIAL**



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