

RETAIL PRESENTATION

A COMMUNITY THAT INSPIRES INNOVATION



DEXTER
YARD

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 row. 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 tech talent.

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PROJECT DETAILS

Dexter Yard's urban setting, approx. 20,000 SF of flexible retail space and open-block architecture make it a unique and inviting retail 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. 20,000 SF
OF RETAIL

APPROX. 500,000 SF
TOTAL SPACE

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PROJECT NEIGHBORS

On a 5 blocks radius

23,000+
OFFICE EMPLOYEES

12,000+
HOTEL ROOMS

9,000+
RESIDENTIAL UNITS

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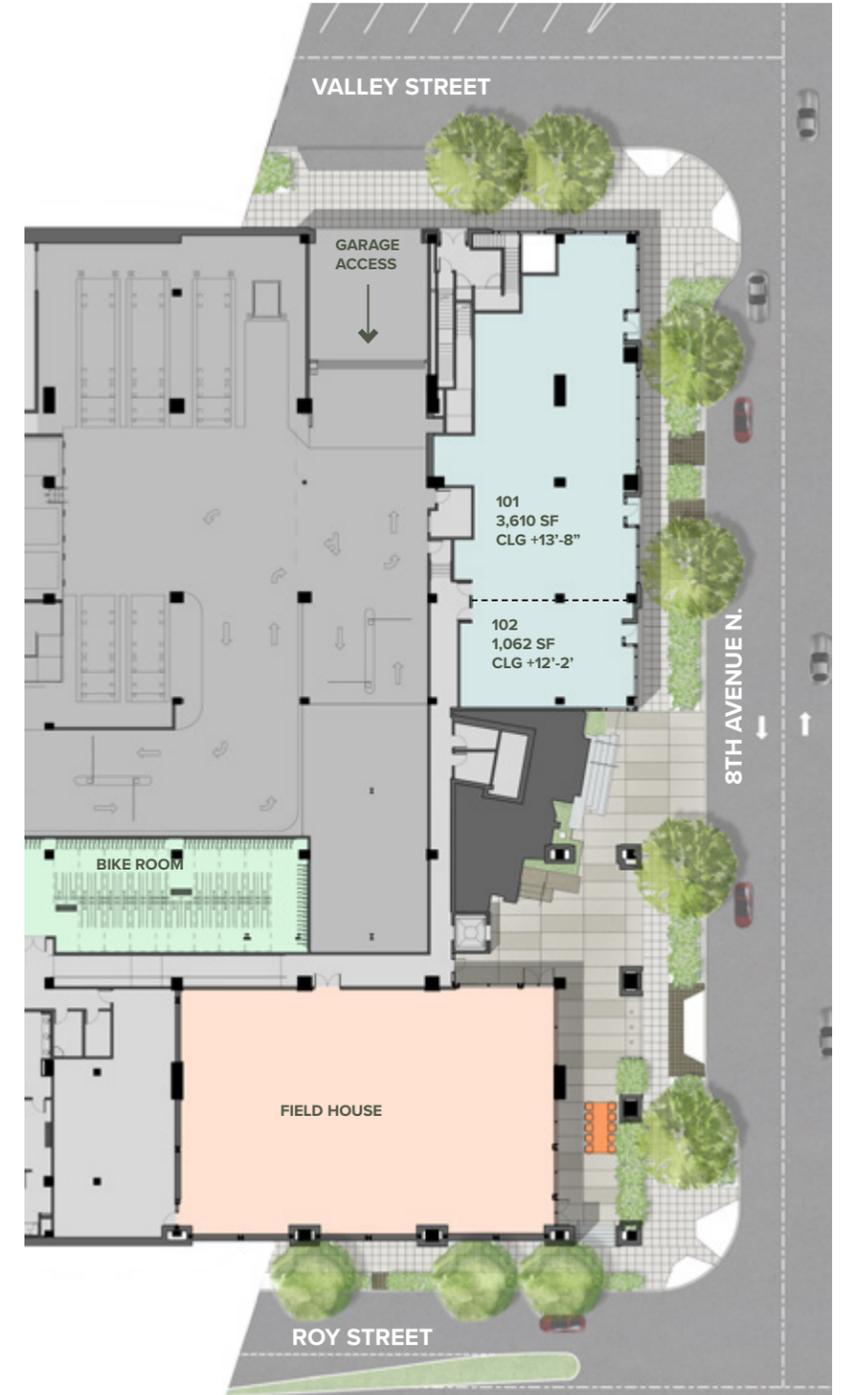

DEXTER
YARD

LEVEL 01 SITE PLAN

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MAIN LEVEL PLAN



LOWER LEVEL PLAN

-  BUILDING GARAGE ELEVATOR
-  COMMON AREA RESTROOM

RETAIL AVAILABILITY

SUITE 201A
1,747 SF

SUITE 201B
1,747 SF

SUITE 202
692 SF

SUITE 203A
2,062 SF

SUITE 203B
2,062 SF

SUITE 205
1,075 SF

SUITE 206
2,430 SF

SUITE 101
(FLOOR 1)
4,042 SF

SUITE 102
(FLOOR 1)
1,239 SF

SUITE 204
(FLOOR 2)
5,861 SF

PARKING

Retail Parking available in the building garage for customer parking

ASKING RATE

\$35 PSF + NNN -
\$50 PSF + NNN

TARGET USES

Restaurants,
Coffee shop,
Cocktails/
Brewery, Health
& wellness

TENANT IMPROVEMENT ALLOWANCE

Negotiable

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THE FIELD HOUSE

The Field House, a 5,500 SF multi-use space located in the southwest corner of Dexter Yard is truly one-of-a-kind in Seattle. The recreational flooring and configuration flexibility allow for endless options for sporting events, company gatherings and more, all on-site. There's always something fun going on at Dexter Yard.

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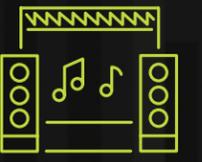


MULTI-USE COMMUNITY SPACE

COMPANY
GATHERINGS



CONCERTS+
EVENTS



SPORTS
+RECREATIONAL
ACTIVITIES



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AMPLE FLEXIBILITY

WITH **BUILT-IN
INFRASTRUCTURE**
POSSIBILITIES THE SPACE
CAN BE UTILIZED FOR
MULTIPLE ACTIVITIES DAILY

COVERED WITH
28' CLEARANCE

ROLL-UP DOORS
FOR EASY ACCESS
+ DELIVERIES

CAPACITY
600

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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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SLU
STARTS
+ GROWS
HERE

DEXTERYARD.COM

NEIGHBORHOOD AMENITIES

RESTAURANTS

- 1 DUKE'S SEAFOOD & CHOWDER
- 2 CHANDLER'S CRABHOUSE
- 3 DANIELS BROILER
- 4 MBAR
- 5 PORTAGE BAY CAFE
- 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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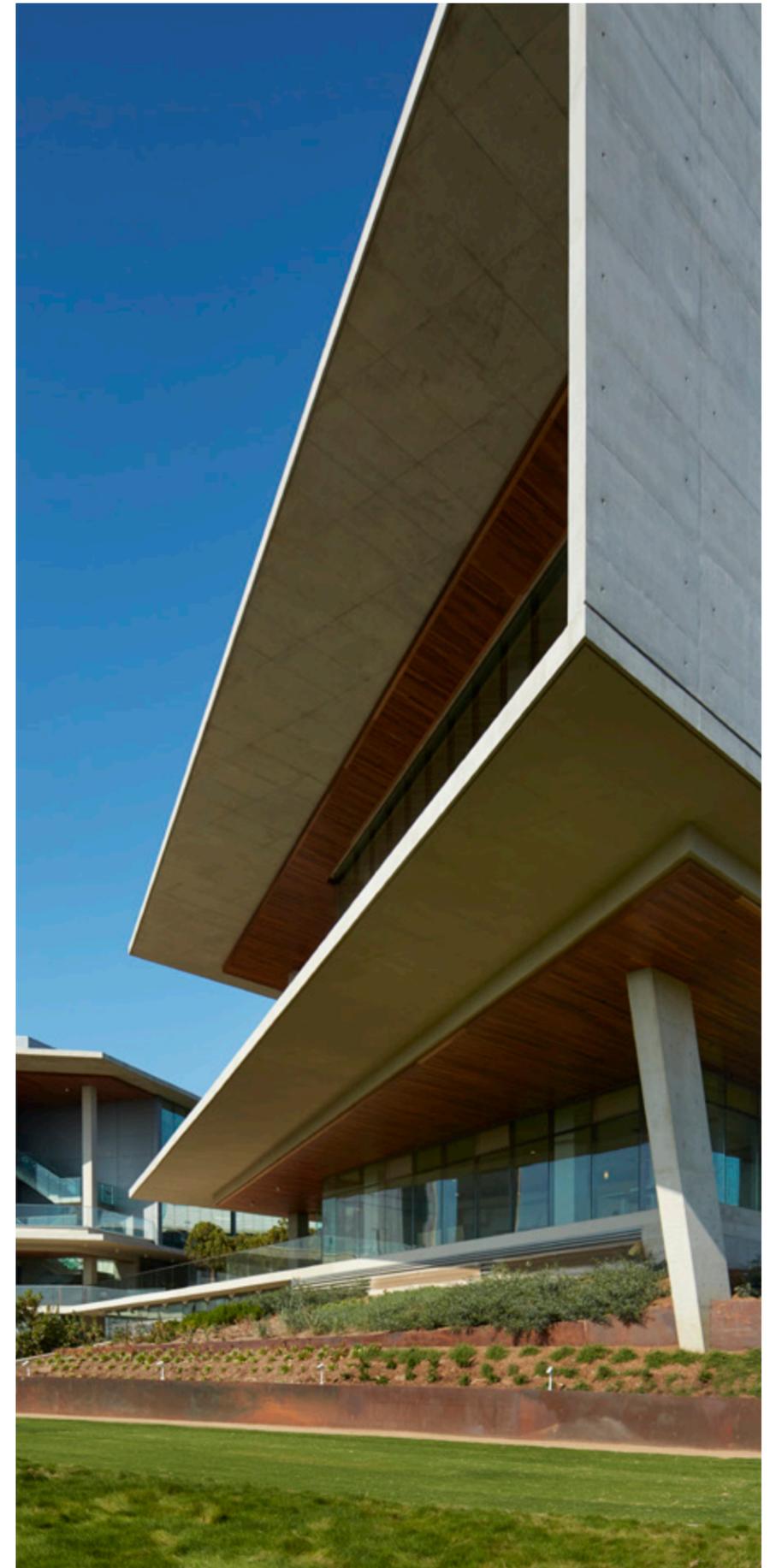
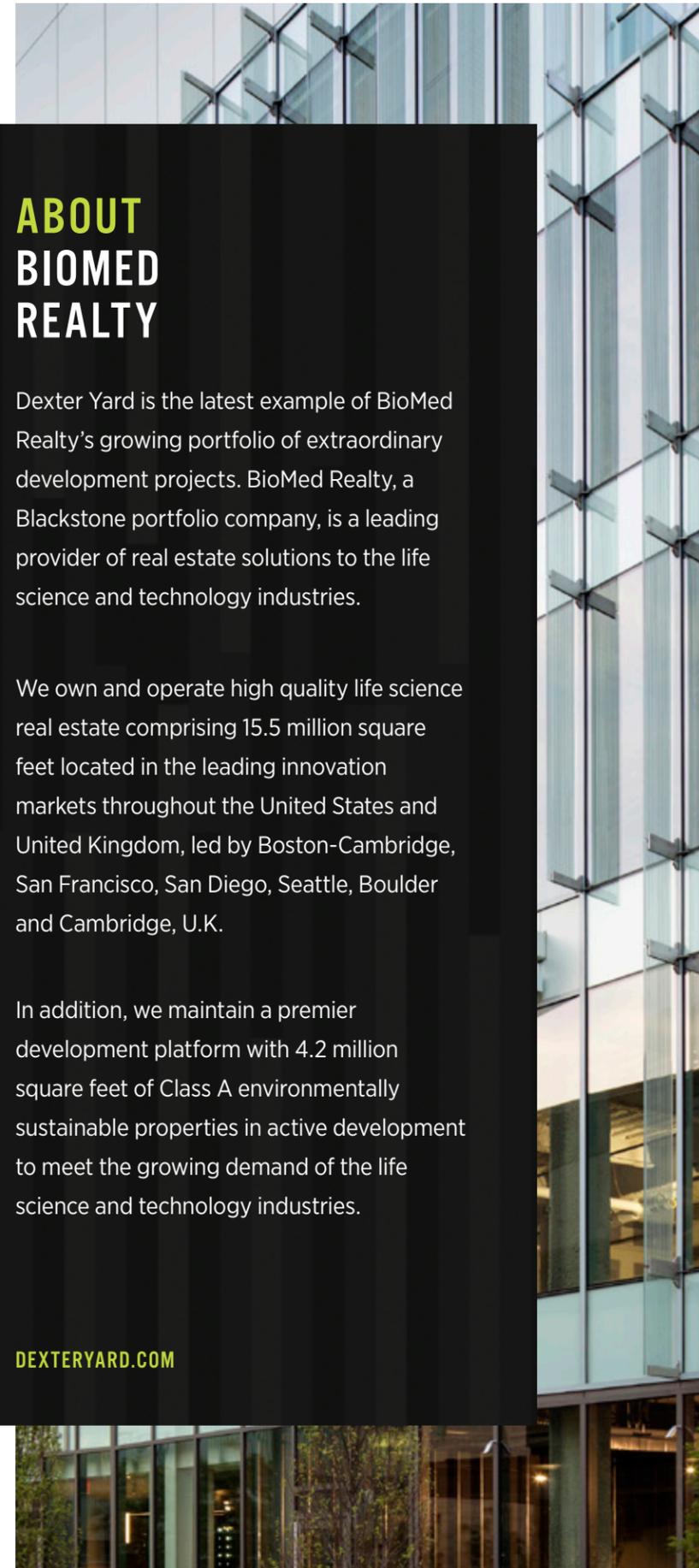
ABOUT BIOMED REALTY

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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A  BioMed Realty property

**WE'RE
SOCIAL**



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