

DEXTER YARD

LAB BROCHURE

# A COMMUNITY THAT INSPIRES INNOVATION

SPEC SUITES  
AVAILABLE NOW

NORTH TOWER SPEC  
LAB AVAILABLE NOW

140,977 SF

NORTH TOWER OFFICE  
AVAILABLE NOW

59,505 SF

SOUTH TOWER

85,862 SF

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.



# AVAILABLE SPACES

New spec suite available for occupancy starting in June 2023

Use this interactive stacking plan to find your next space.

### SPEC LABS

North Tower – Levels 4-5, 8-11  
South Tower – Levels 8-11

### OFFICE

North Tower – 12,14,15

NORTH TOWER  
LEVELS 1-15

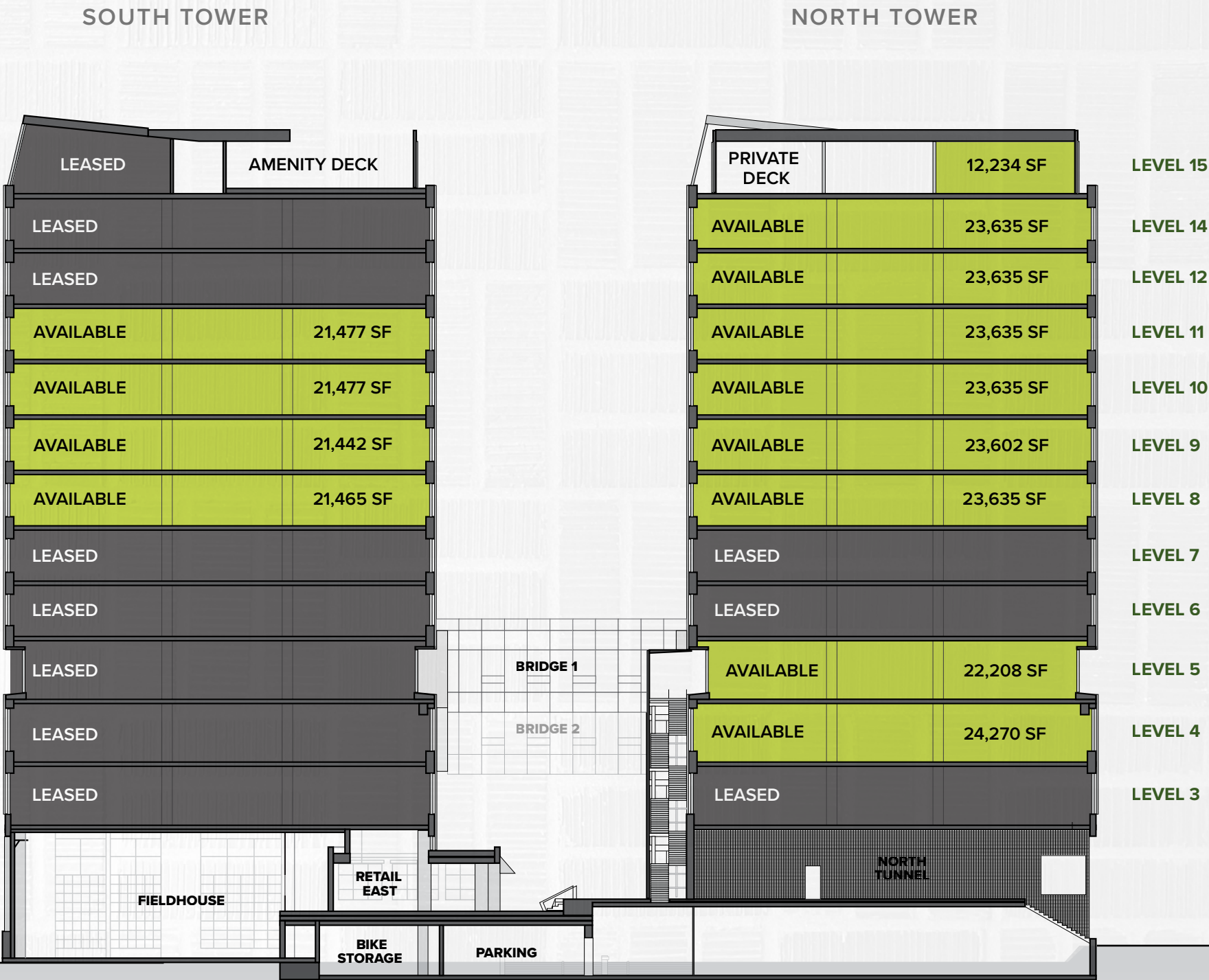
±200,482 SF

SOUTH TOWER  
LEVELS 1-15

±85,862 SF

VIEW OUR SPEC LAB SPACE

## SELECT FLOOR TO VIEW FLOOR PLAN



SECTION VIEW FROM 8TH AVE N



◀ BACK TO STACKING PLAN

NORTH TOWER

SPEC LAB

LEVELS 4-5, 8-11

± 24,270 SF

> 3D TOUR





◀ BACK TO STACKING PLAN

SOUTH TOWER

SPEC LAB  
LEVELS 8-11

±21,477 SF

DEXTER AVE N

▶  
VIEWS OF THE  
SPACE NEEDLE

▶  
VIEWS OF  
LAKE UNION

8TH AVE N



ROY STREET



◀ BACK TO STACKING PLAN

NORTH TOWER

OFFICE

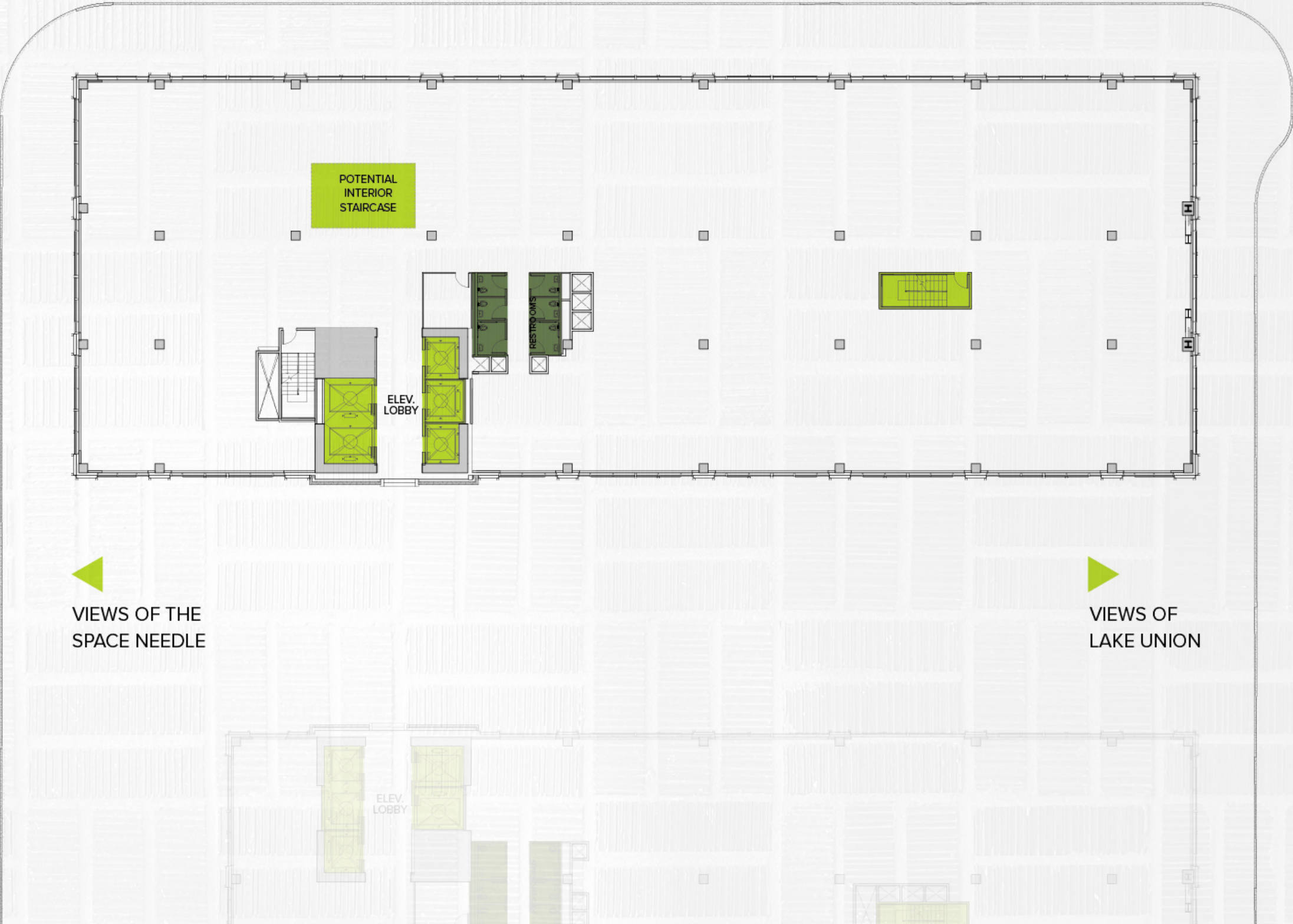
LEVELS 12, 14

± 23,635 SF

DEXTER AVE N

VALLEY STREET

8TH AVE N





◀ BACK TO STACKING PLAN

NORTH TOWER

OFFICE  
LEVEL 15

± 12,234 SF





# SPEC SUITES AVAILABLE NOW

Dexter Yard’s urban setting, approximately 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.

LAB SPACE

220,000 SF

[3D TOUR](#)



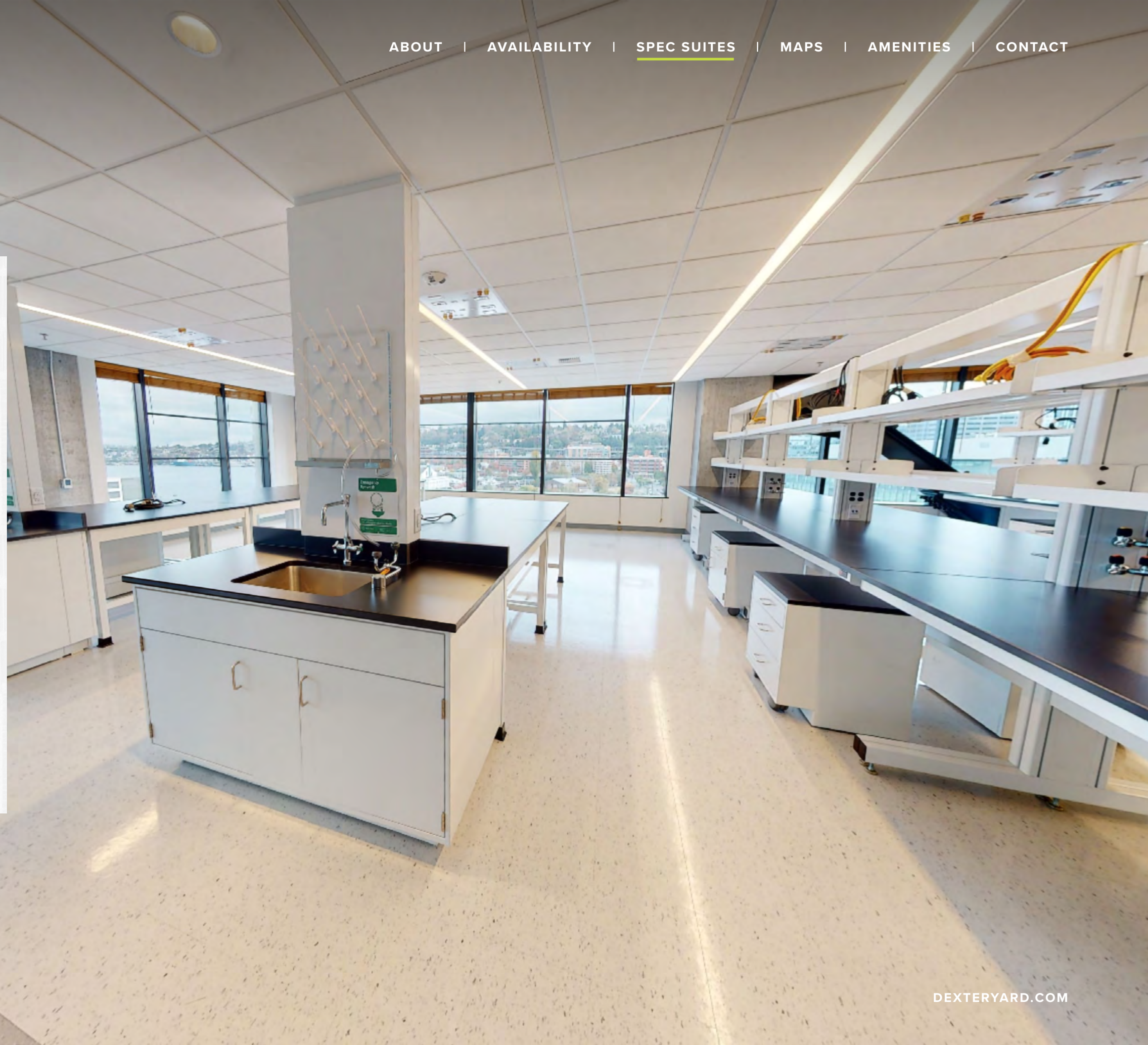
## LAB DETAILS

INFRASTRUCTURE TO SUPPORT  
**60% LAB AND 40% OFFICE**  
CONFIGURATION

MECHANICAL SYSTEMS ARE  
**FLEXIBLE AND ROBUST**  
TO ALLOW TENANT USER PROGRAM

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

**FLEXIBILITY**  
IN DESIGN OPTIONS





# LAB DETAILS

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.

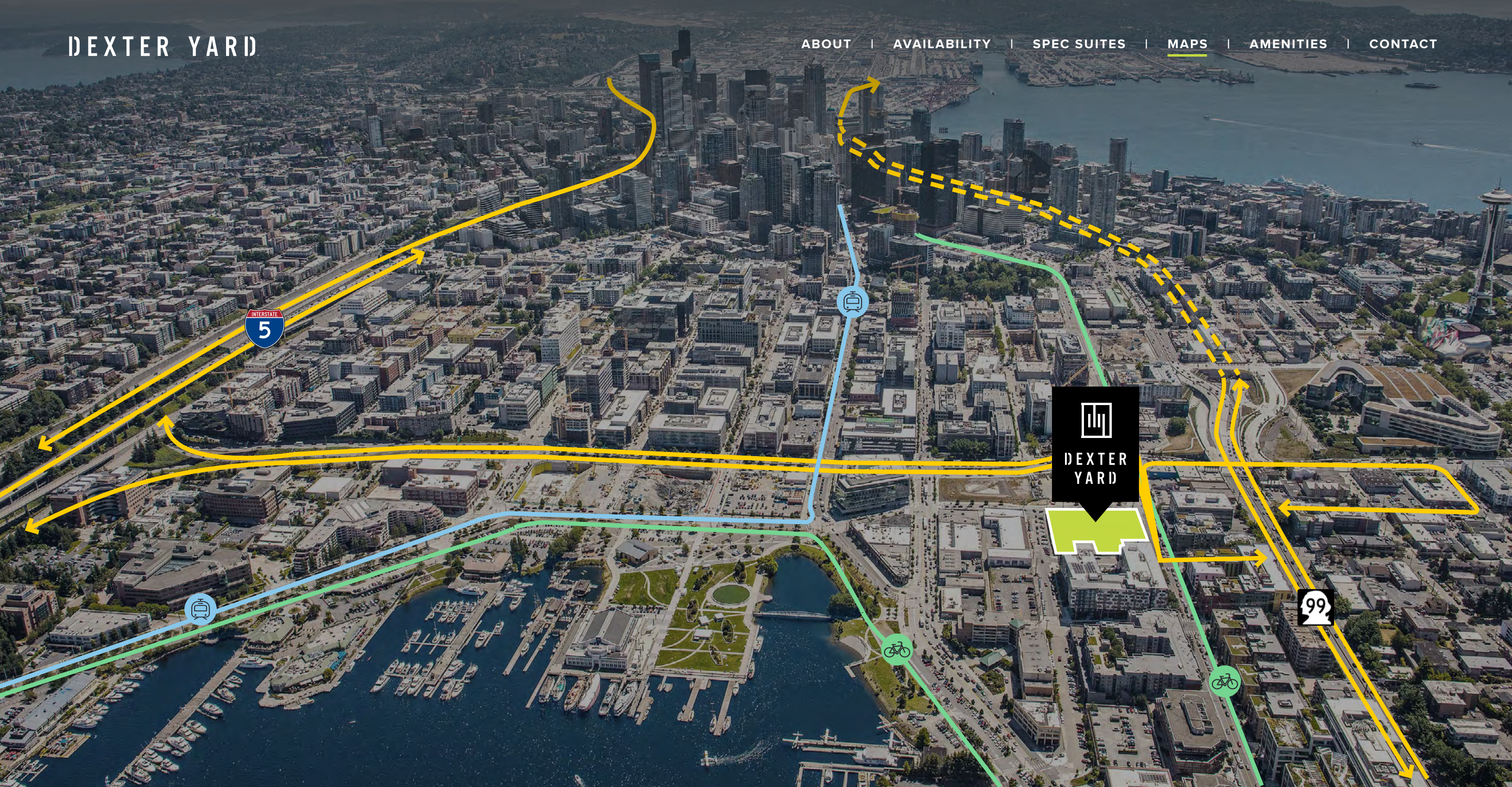
Lab tenant floors are designed to accommodate up to 18 watts per rentable square foot of occupied space on normal power and 7 watts per rentable square foot of occupied space on standby power.



## OFFICE + LAB SPEC SUITES

> 3D TOUR





GETTING HERE

➤ [GET DIRECTIONS](#)

I-5 ON/OFF RAMP  
**.4 MILES**

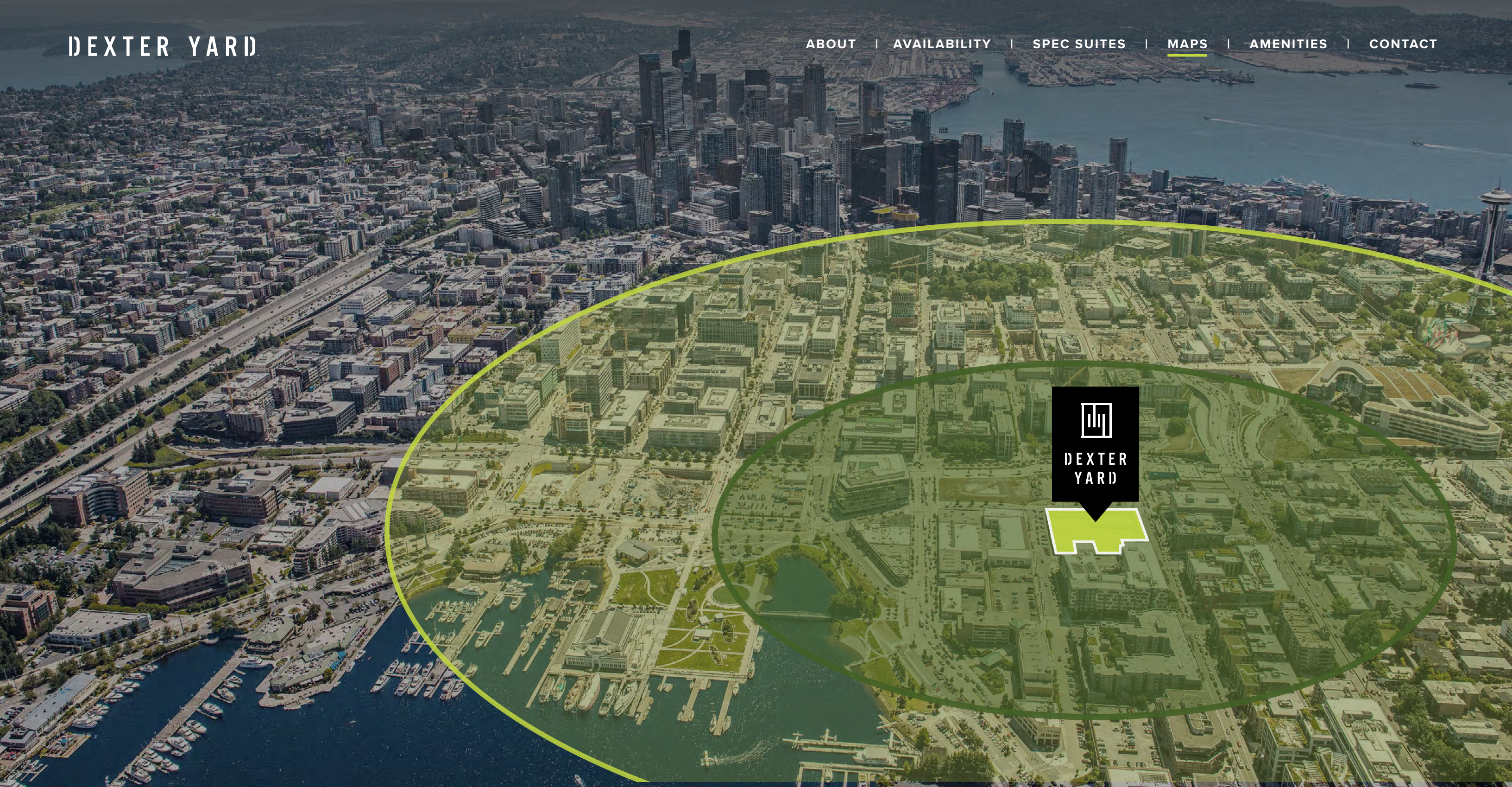
HIGHWAY 99  
**1 BLOCK**

NEARBY BUS STOPS  
**5 STOPS**

SLU STREET CAR  
**.3 MILES**

LAKE UNION BIKE LOOP  
**.25 MILES**





NEIGHBORHOOD  
AMENITIES WITHIN  
1 MILE

LAB BROCHURE

RESTAURANTS

40+

➤ [VIEW RESTAURANTS](#)

SERVICES

15+

➤ [VIEW SERVICES](#)

LODGING

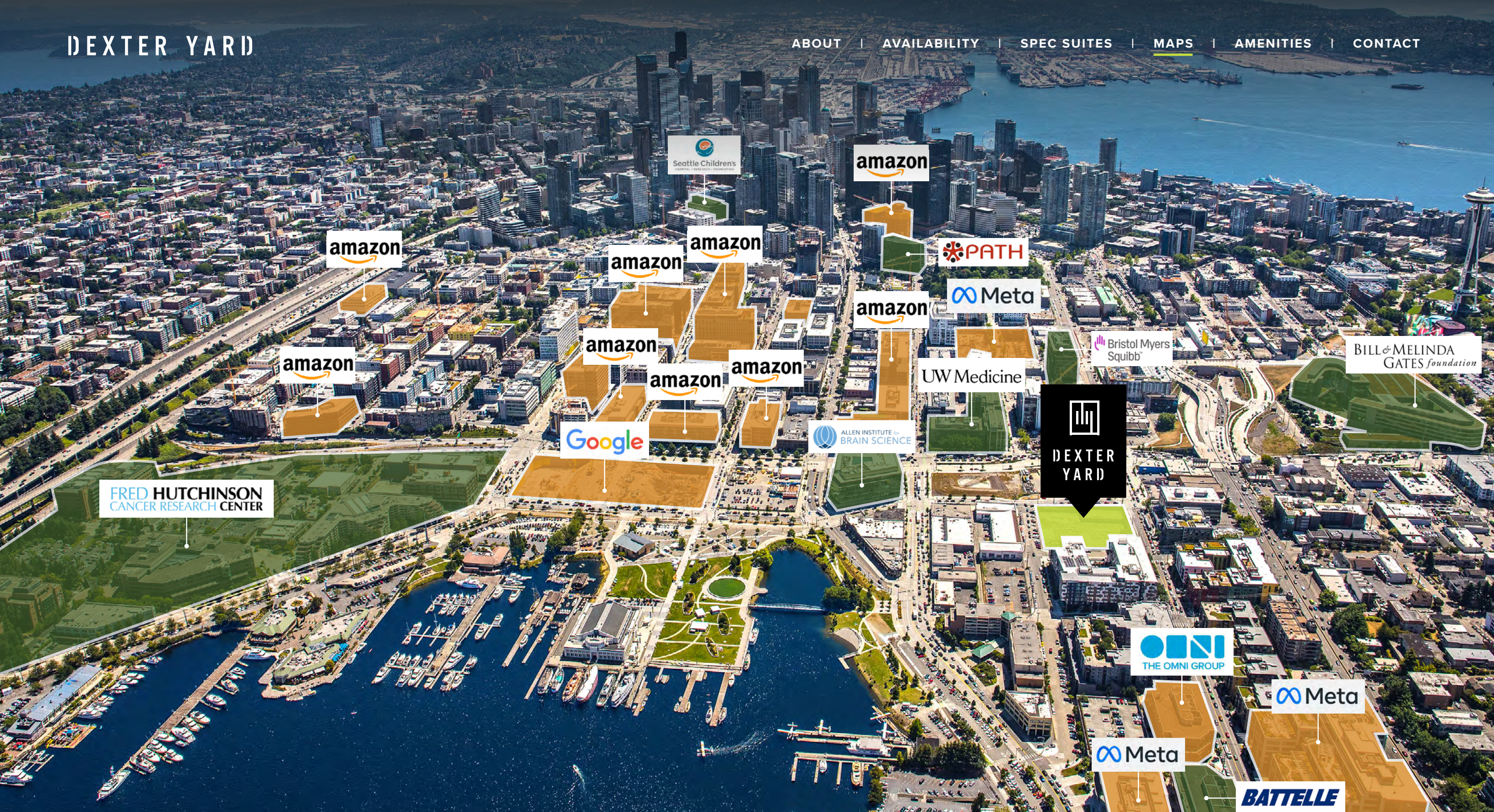
20+

➤ [VIEW LODGING](#)

BIOMED REALTY PROPERTIES

7





# CORPORATE NEIGHBORS

LAB BROCHURE

- TECH
- LIFE SCIENCE

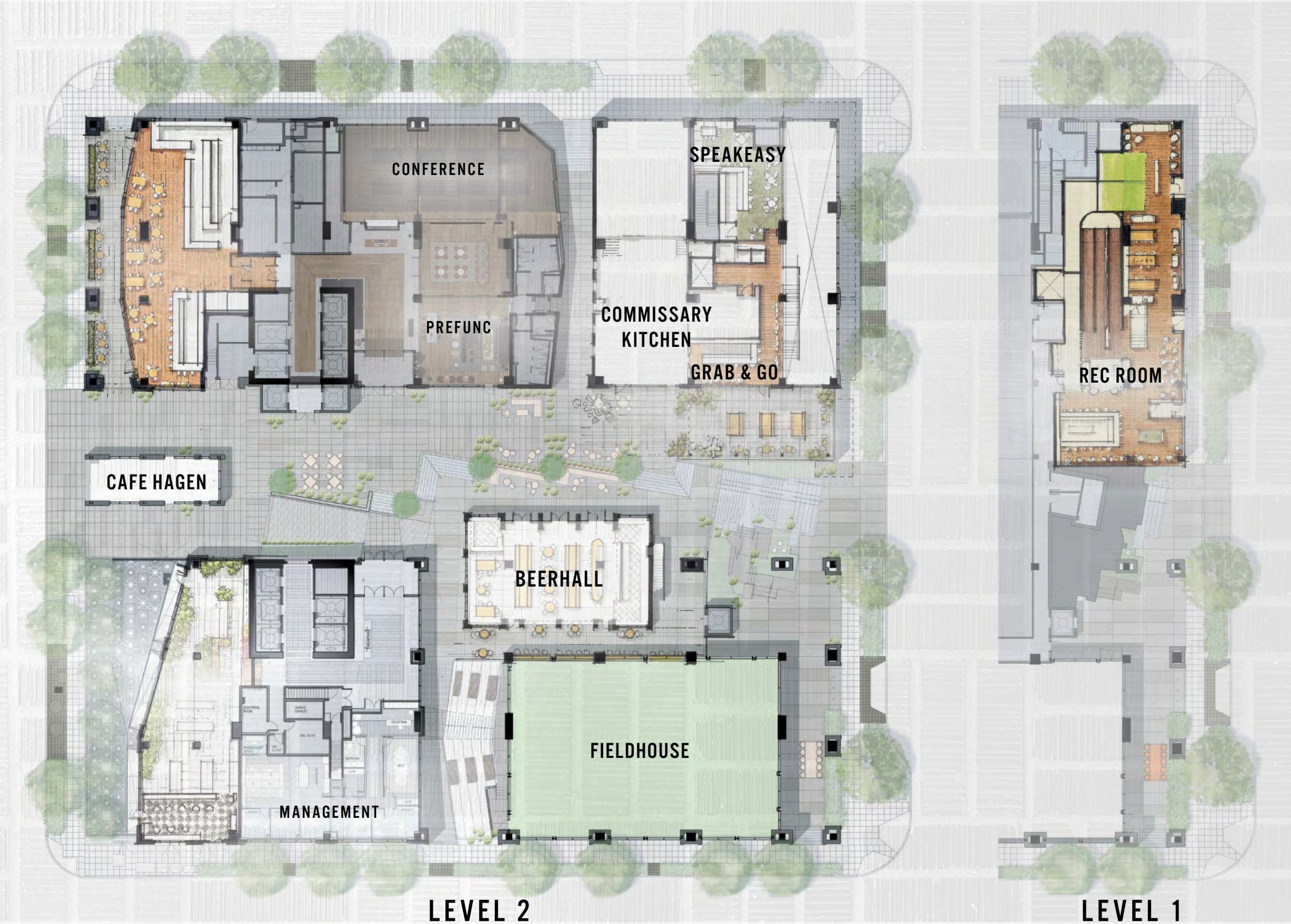


# ENVIRONMENTS THAT FOSTER COLLABORATION

Dexter Yard offers 26,600 square feet of amenities that foster an environment of social connectedness and interaction among neighbors and the community.

Focused on lifestyle necessities, food and drink, services, and friendly competitive recreation, the ground plane at Dexter Yard will soon become a casual approachable atmosphere morning to night, weekday to weekend.

[VIEW PHOTOS](#)





## A PLACE THAT LOOKS AFTER YOU AND YOUR PEOPLE

- 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





SHOWERS  
& LOCKERS



CONFERENCE  
ROOMS



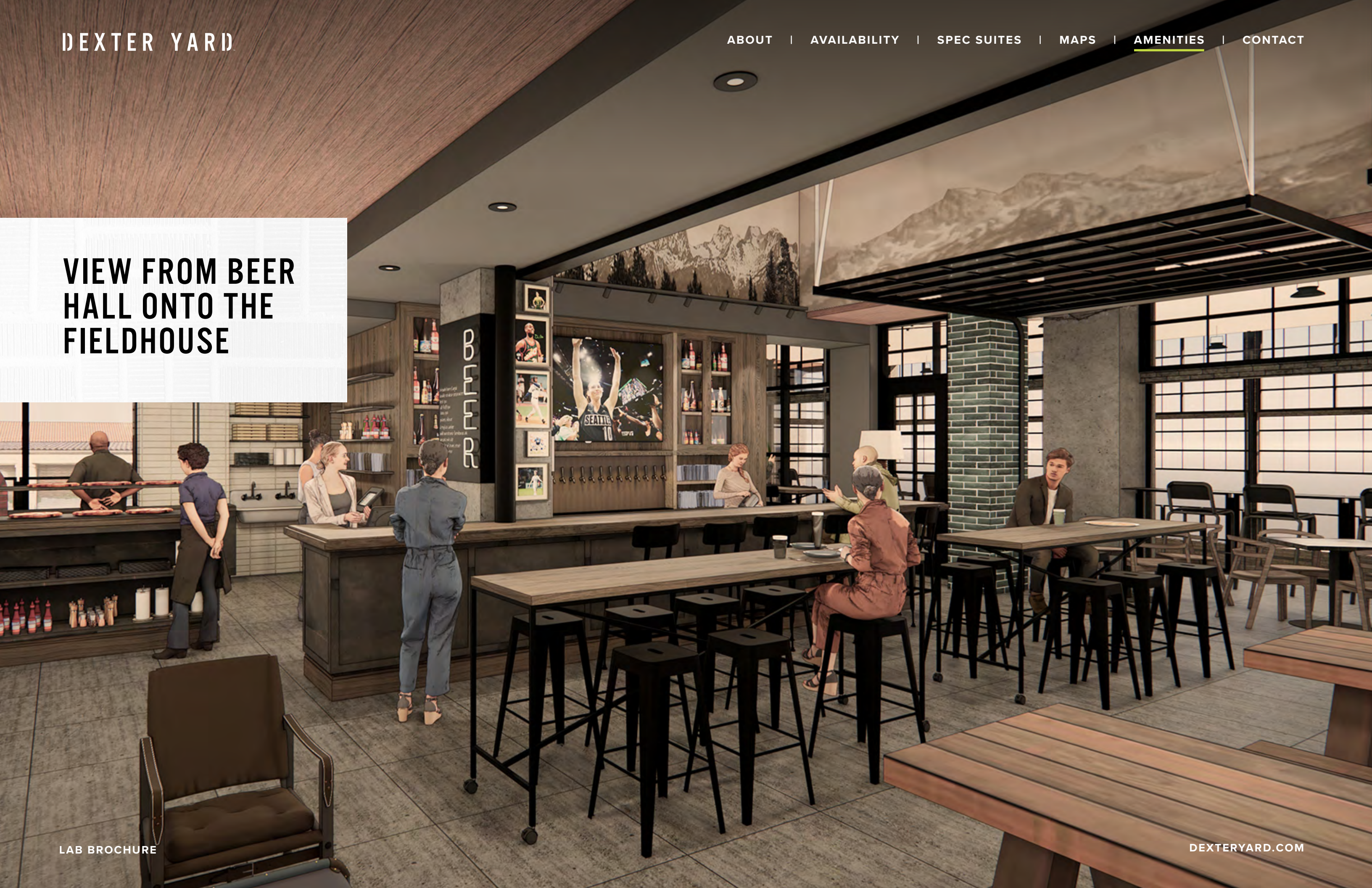
BIKE  
STORAGE



RETAIL  
AMENITIES

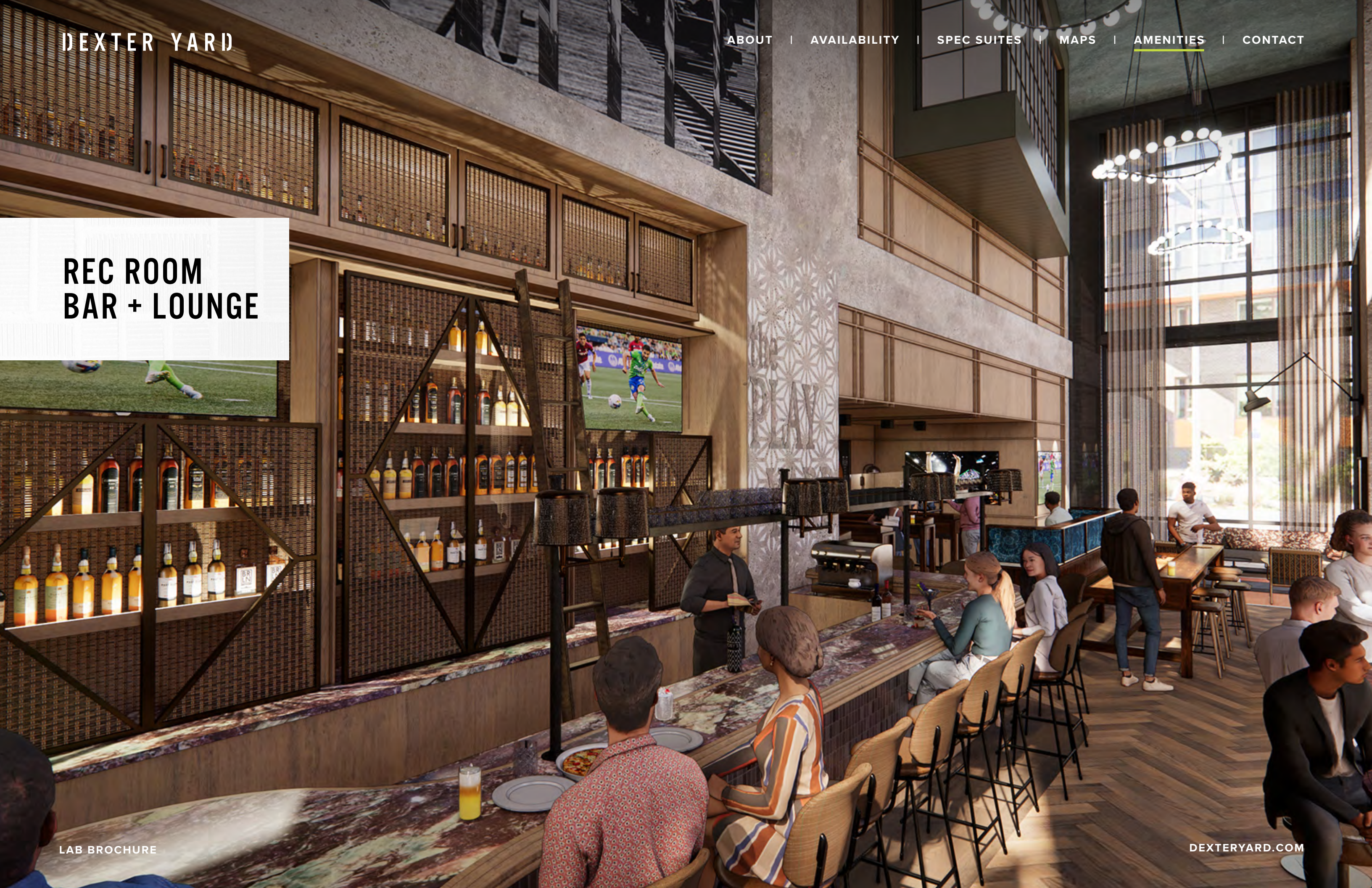


VIEW FROM BEER  
HALL ONTO THE  
FIELDHOUSE





REC ROOM  
BAR + LOUNGE



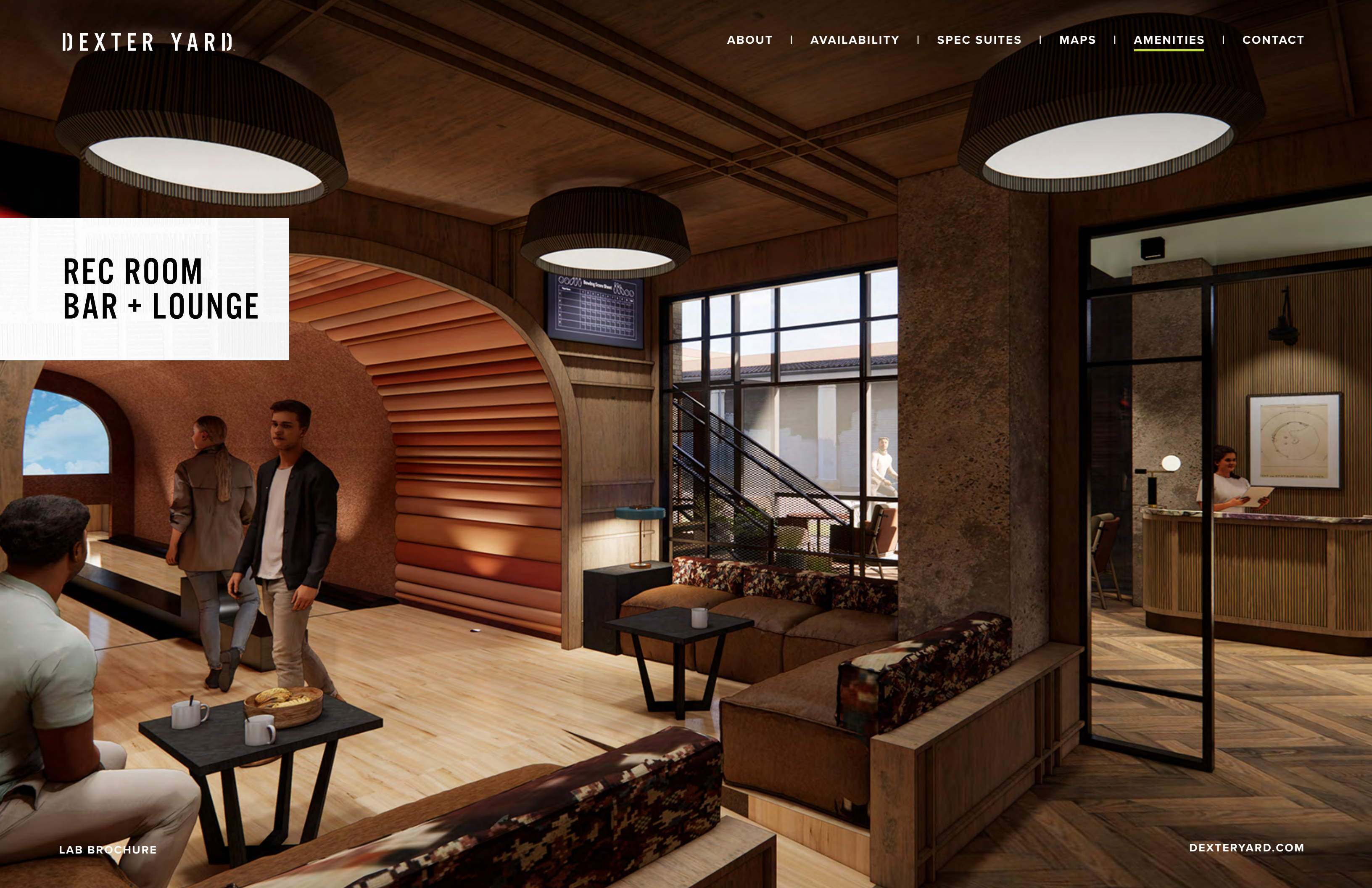


REC ROOM  
BAR + LOUNGE



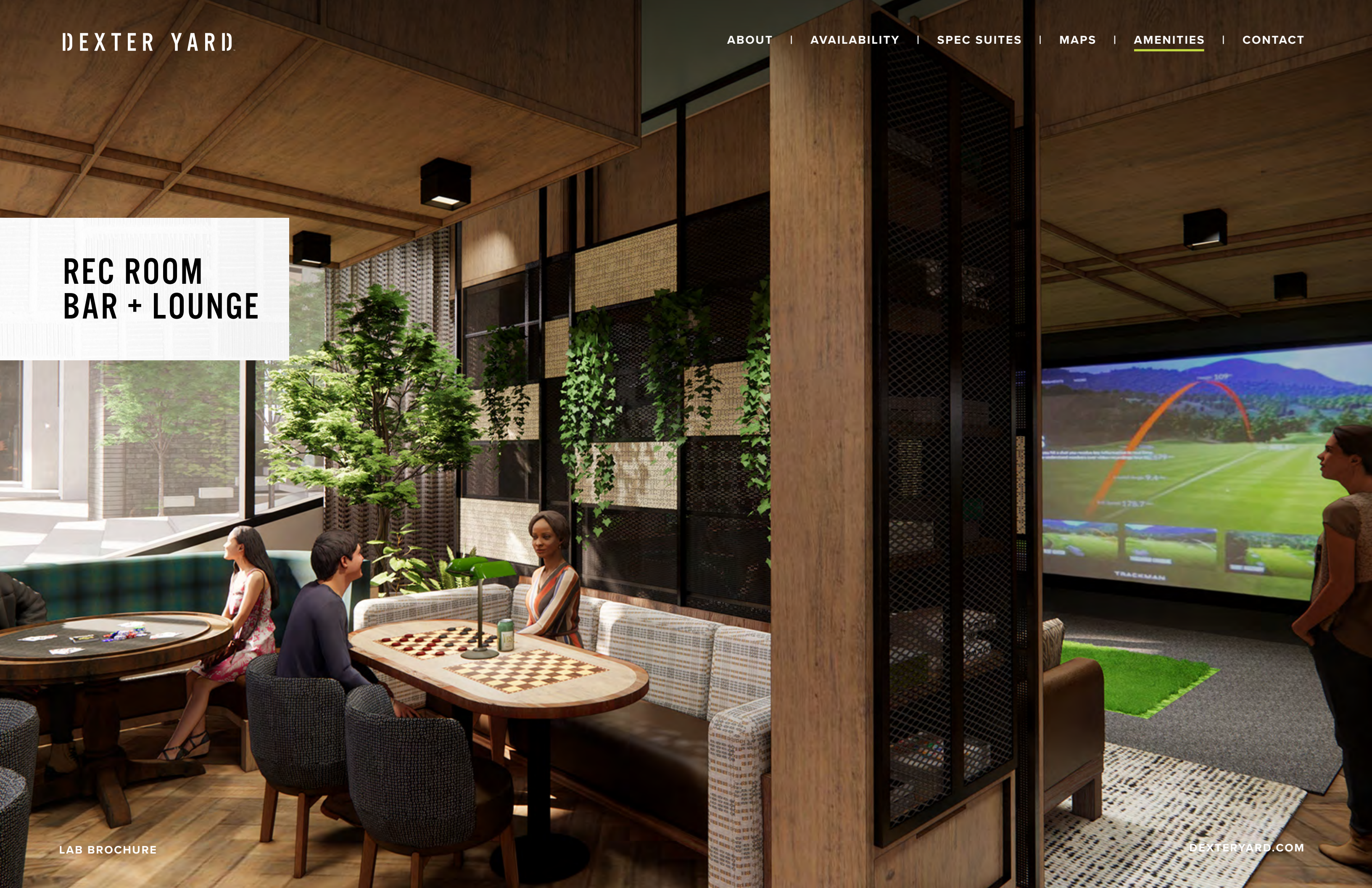


REC ROOM  
BAR + LOUNGE





REC ROOM  
BAR + LOUNGE





SPEAKEASY





## SPEAKEASY

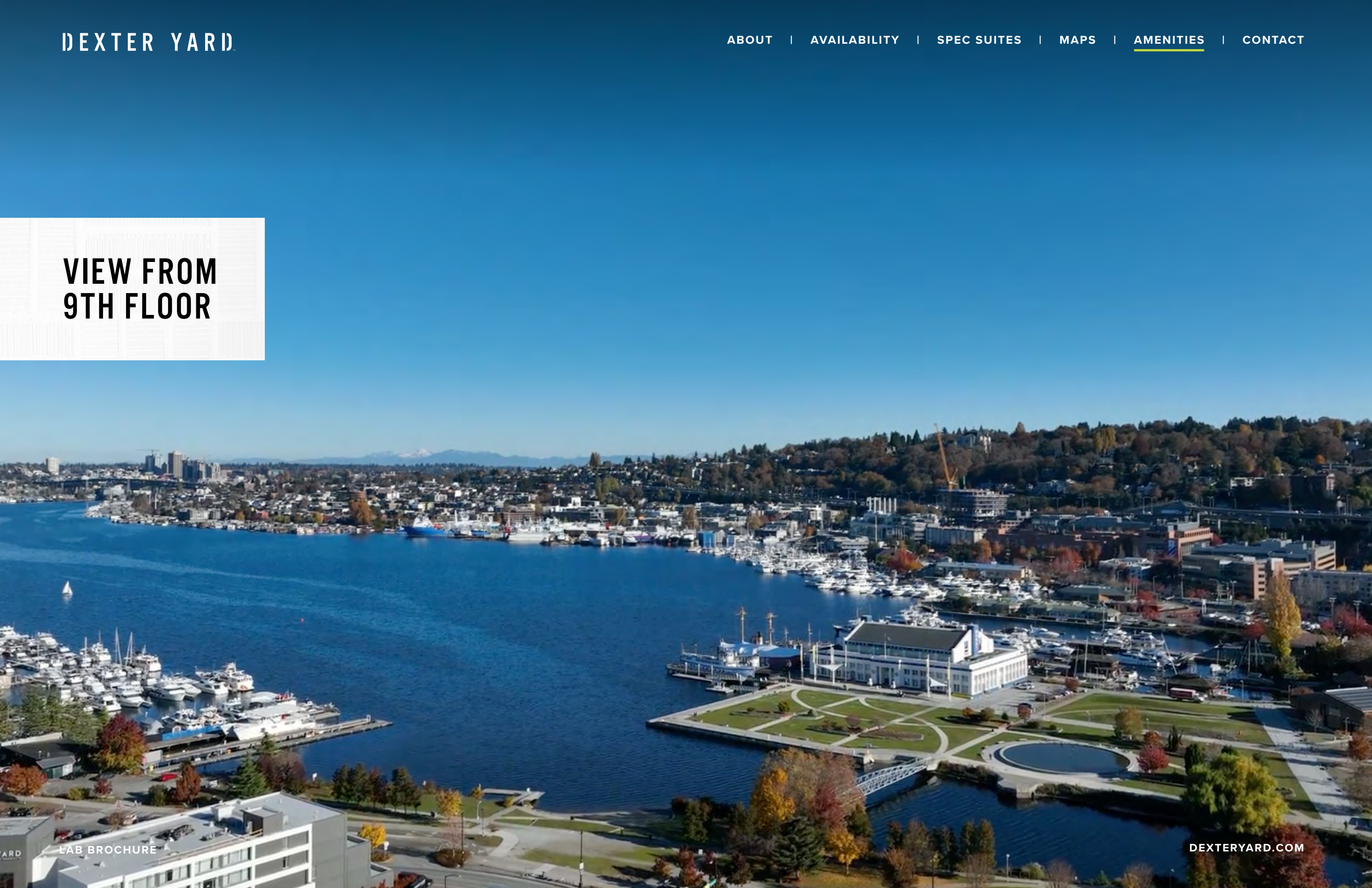




ROOFTOP  
DECK



VIEW FROM  
9TH FLOOR





# ABOUT BIOMED

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.

100%

of our portfolio concentrated in the core life science markets of Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.

3.4MM SF

in active construction to meet the growing demand of the life science industry

16.4MM SF

owned and operated in leading innovation markets

26MM SF

available to accommodate tenants as they grow

295+

in-house experts and life science real estate professionals

275+

tenant partners in leading innovation markets



OMEROS BUILDING



307 WESTLAKE



T6 INNOVATION CENTER



Innov8



LEASING



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A  BioMed Realty property

WE'RE SOCIAL

