

DEXTER YARD

OFFICE 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

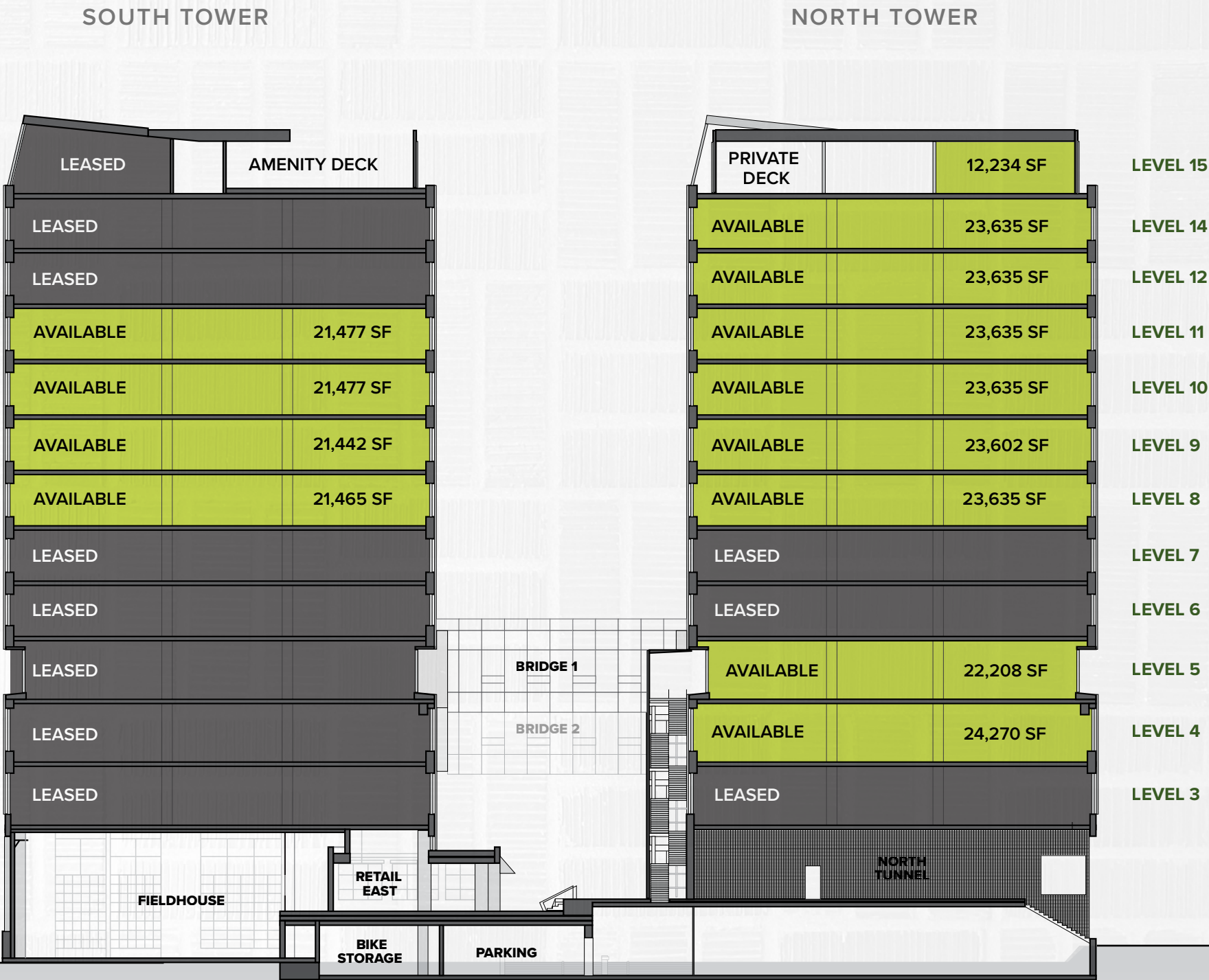
±200,482 SF

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

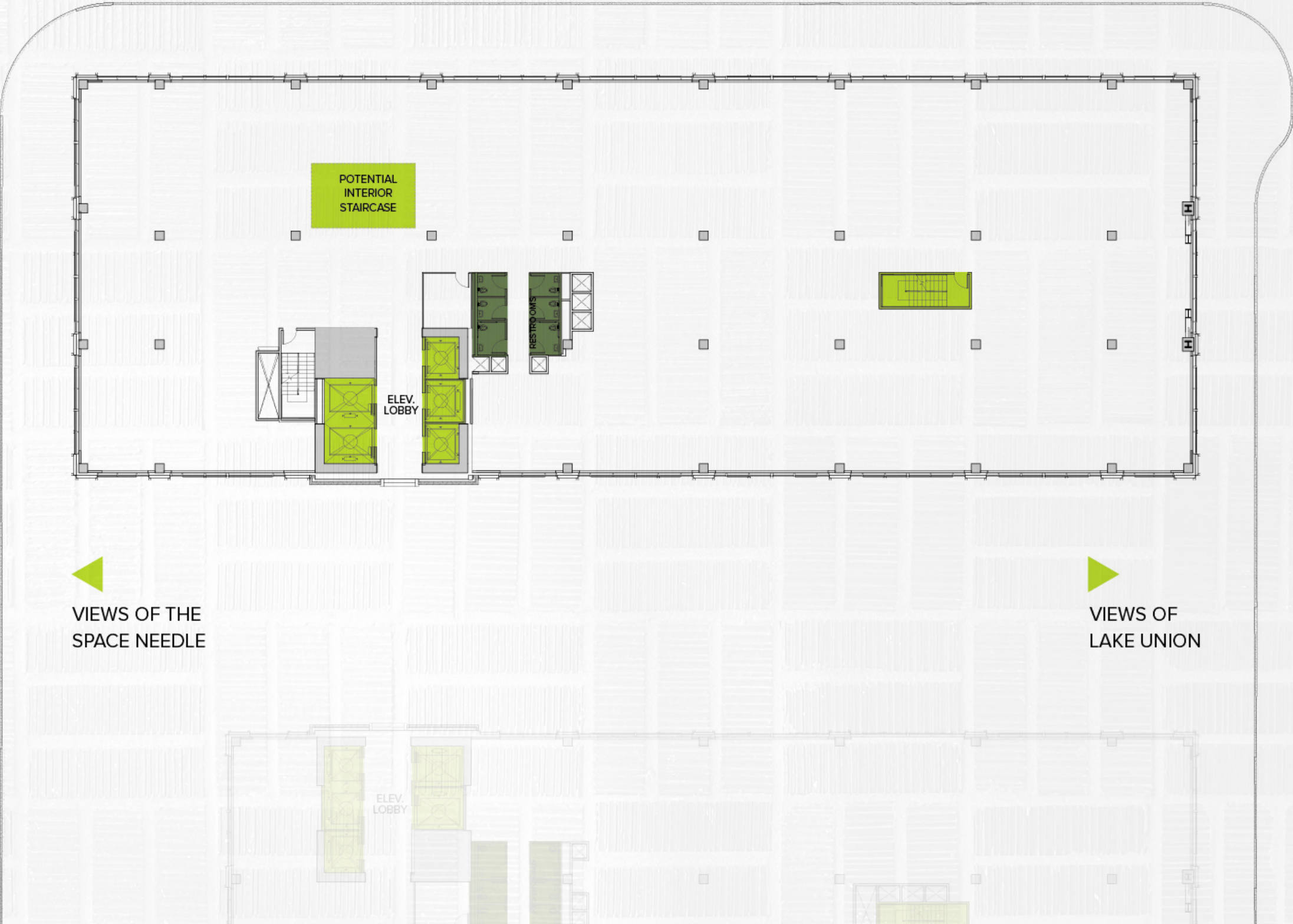
LEVELS 12, 14

± 23,635 SF

DEXTER AVE N

VALLEY STREET

8TH AVE N



◀ BACK TO STACKING PLAN

NORTH TOWER

OFFICE
LEVEL 15

± 12,234 SF



DEXTER AVE N

VIEWS OF THE
SPACE NEEDLE

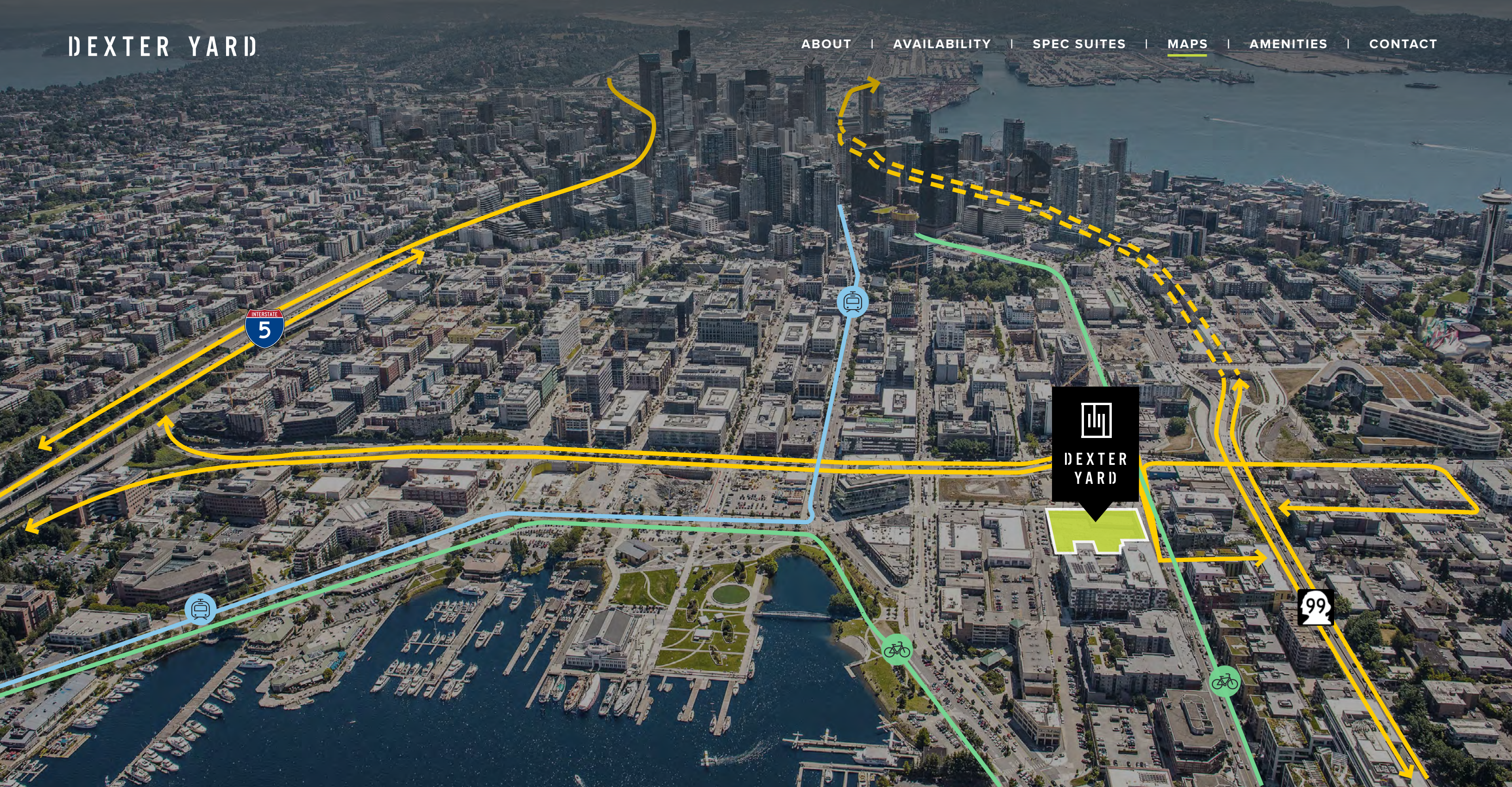
VIEWS OF
LAKE UNION

8TH AVE N

OFFICE + LAB
SPEC SUITES

> 3D TOUR

SPEC SUITES AVAILABLE NOW



GETTING HERE

➤ [GET DIRECTIONS](#)

OFFICE BROCHURE

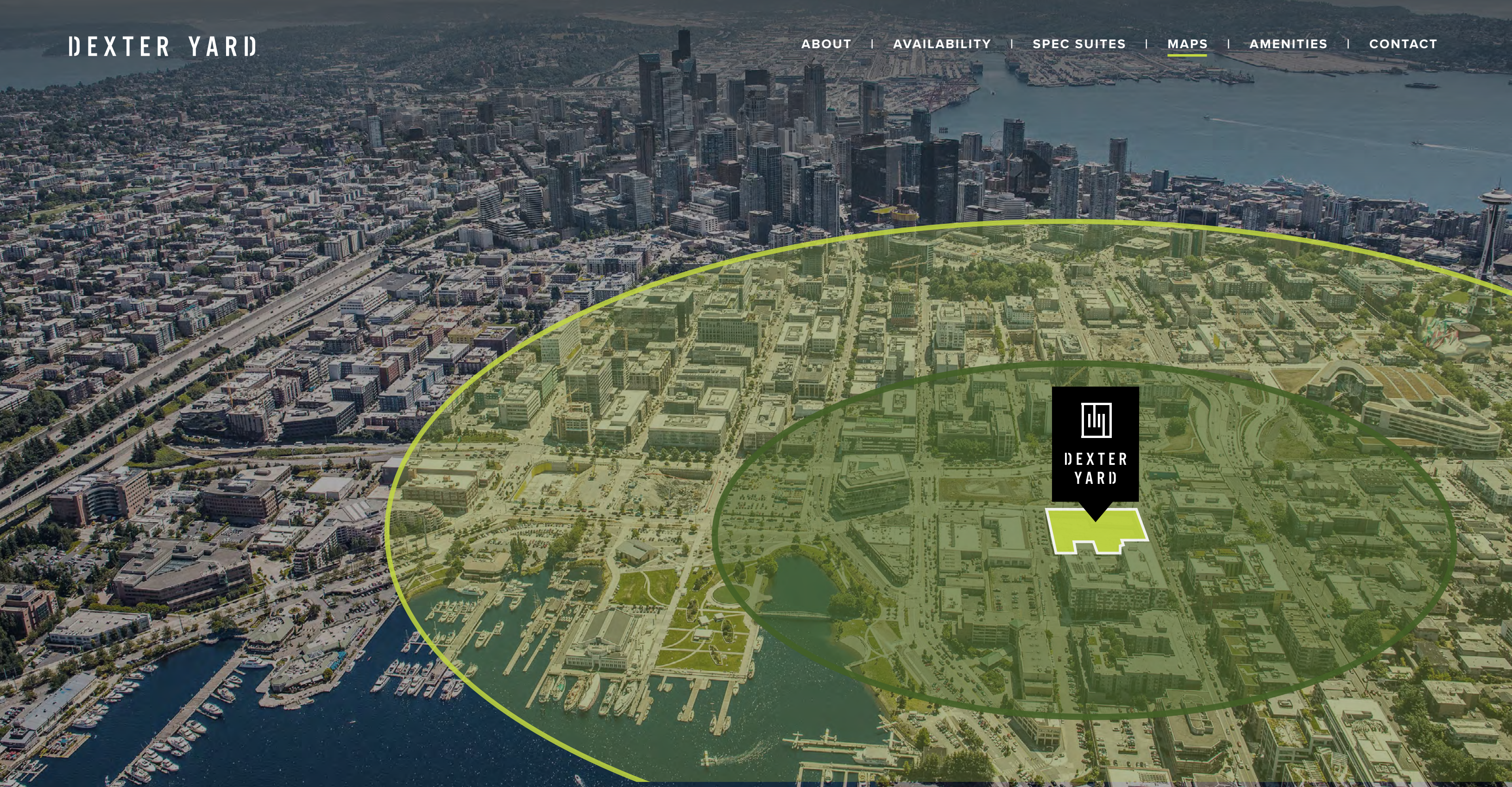
I-5 ON/OFF RAMP
.4 MILES

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

OFFICE BROCHURE

RESTAURANTS

40+

➤ [VIEW RESTAURANTS](#)

SERVICES

15+

➤ [VIEW SERVICES](#)

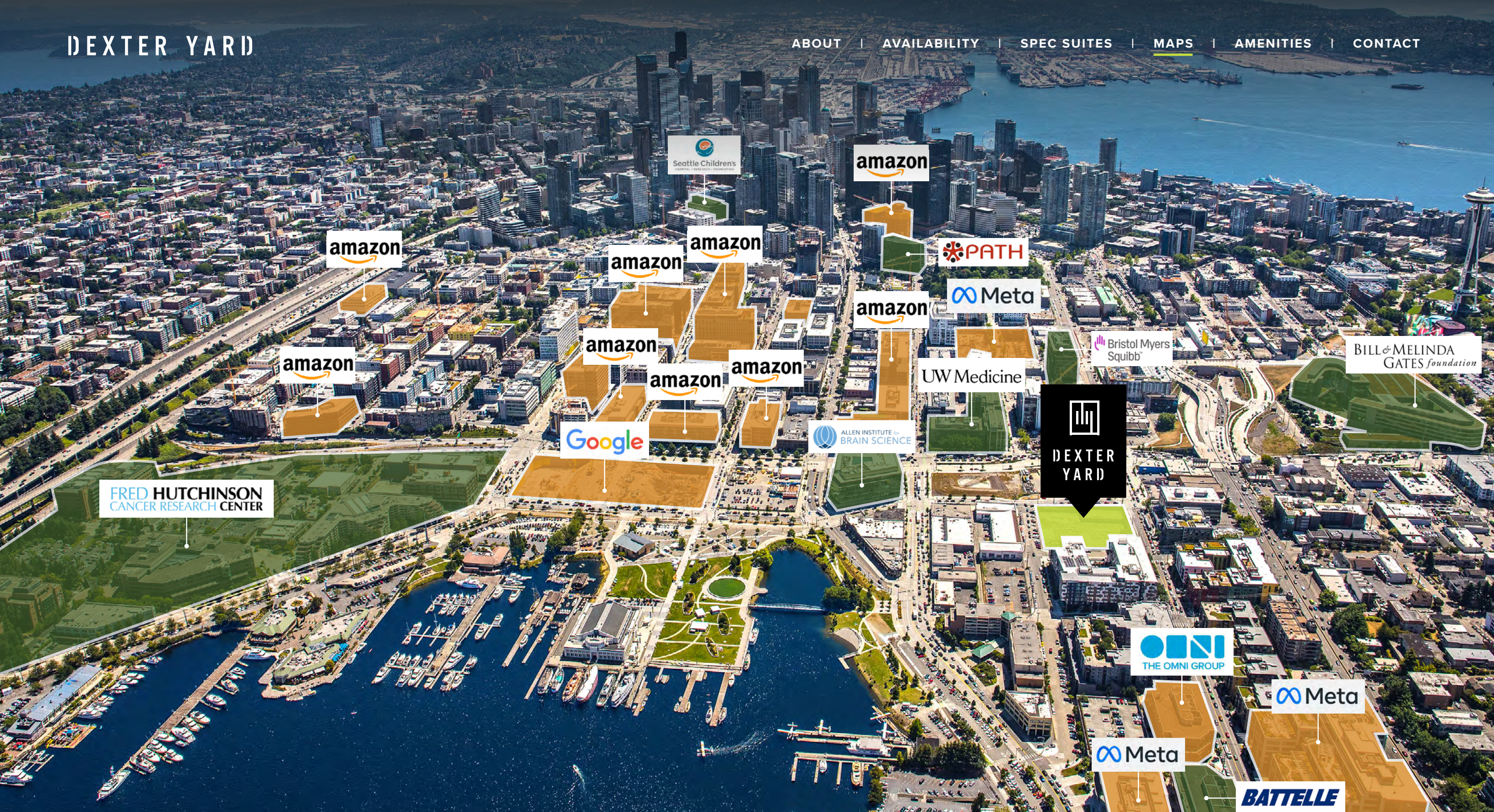
LODGING

20+

➤ [VIEW LODGING](#)

BIOMED REALTY PROPERTIES

7



CORPORATE
NEIGHBORS

OFFICE BROCHURE



TECH



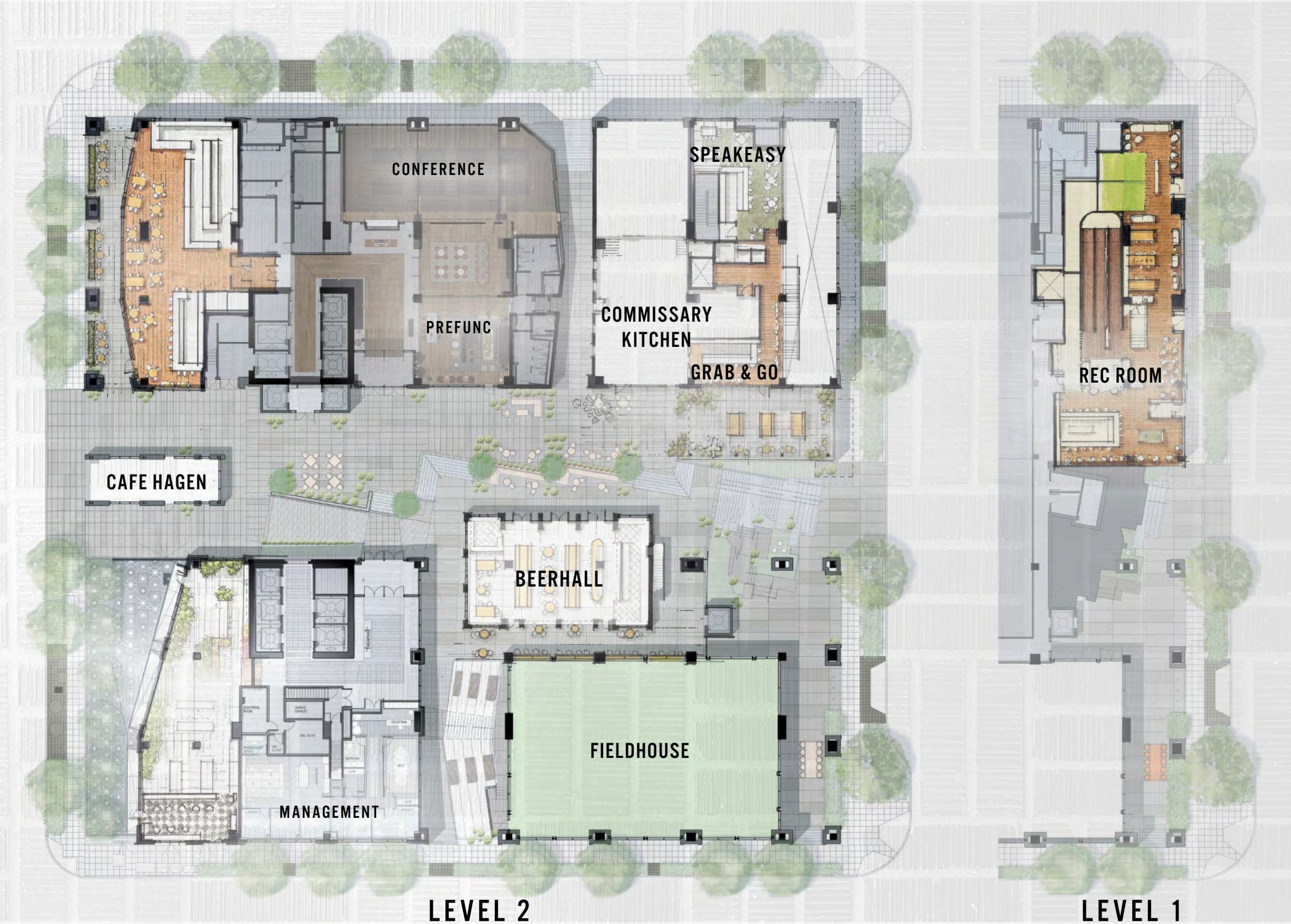
LIFE SCIENCE

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

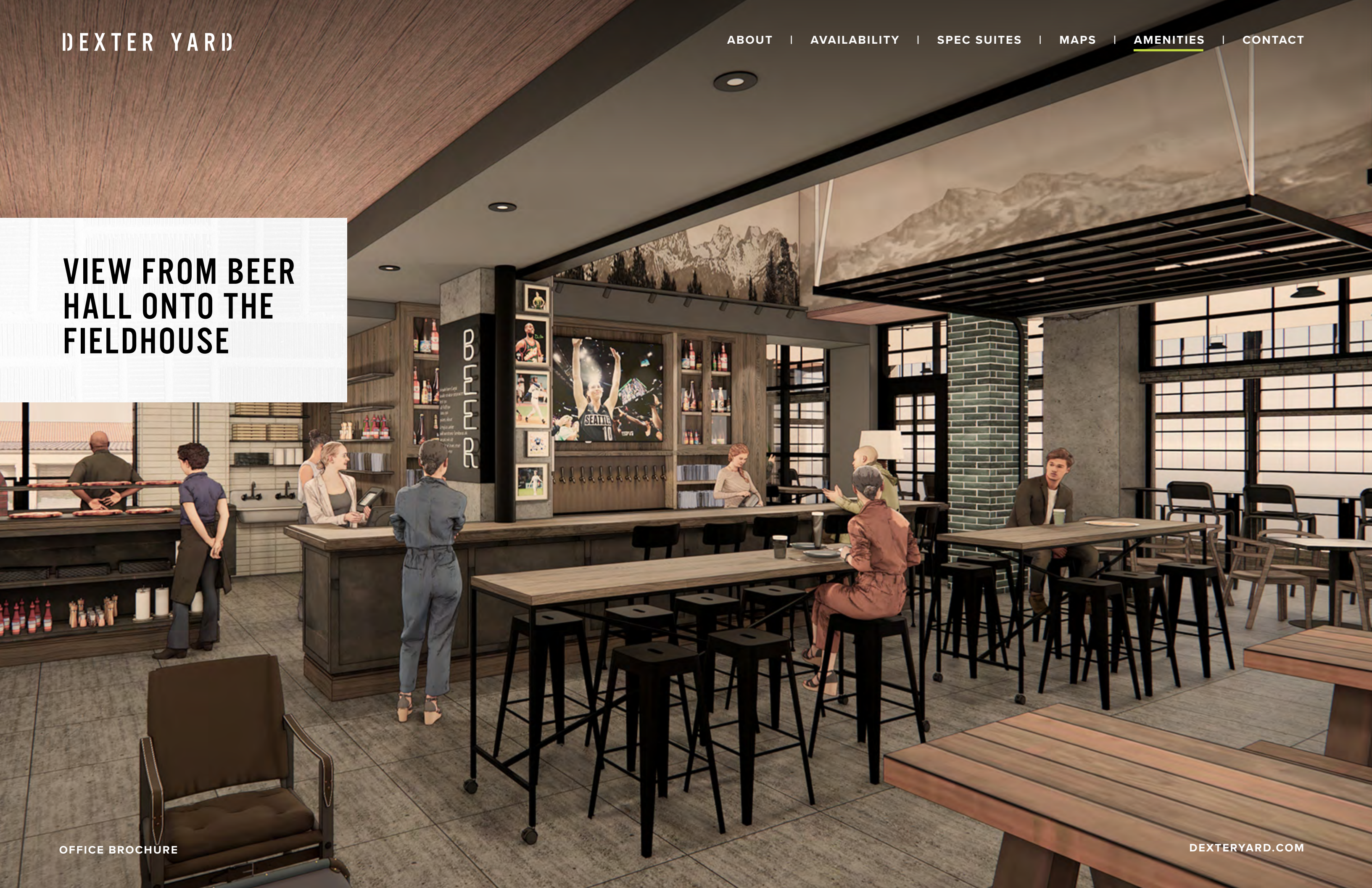


BIKE
STORAGE

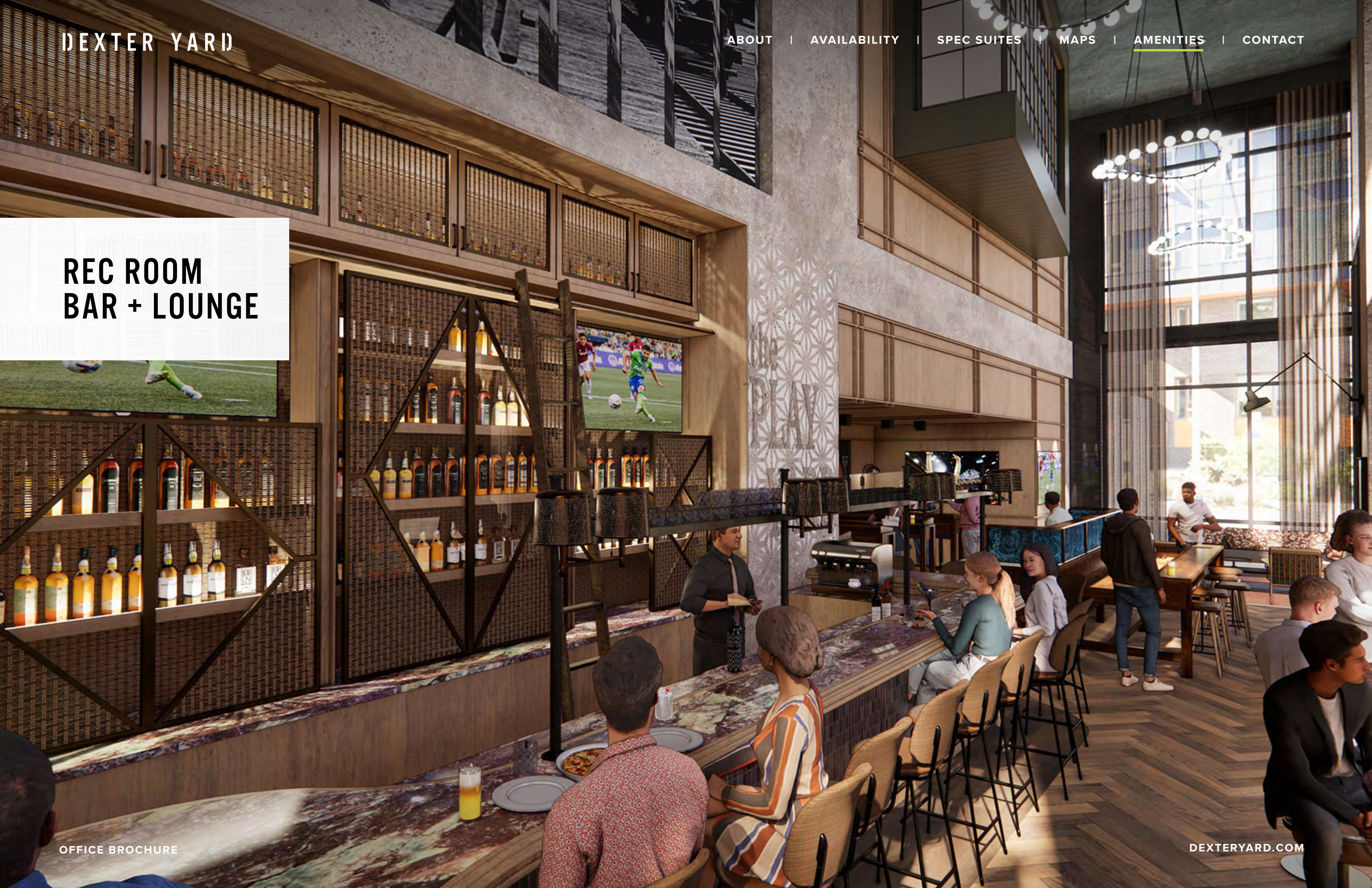


RETAIL
AMENITIES

VIEW FROM BEER
HALL ONTO THE
FIELDHOUSE

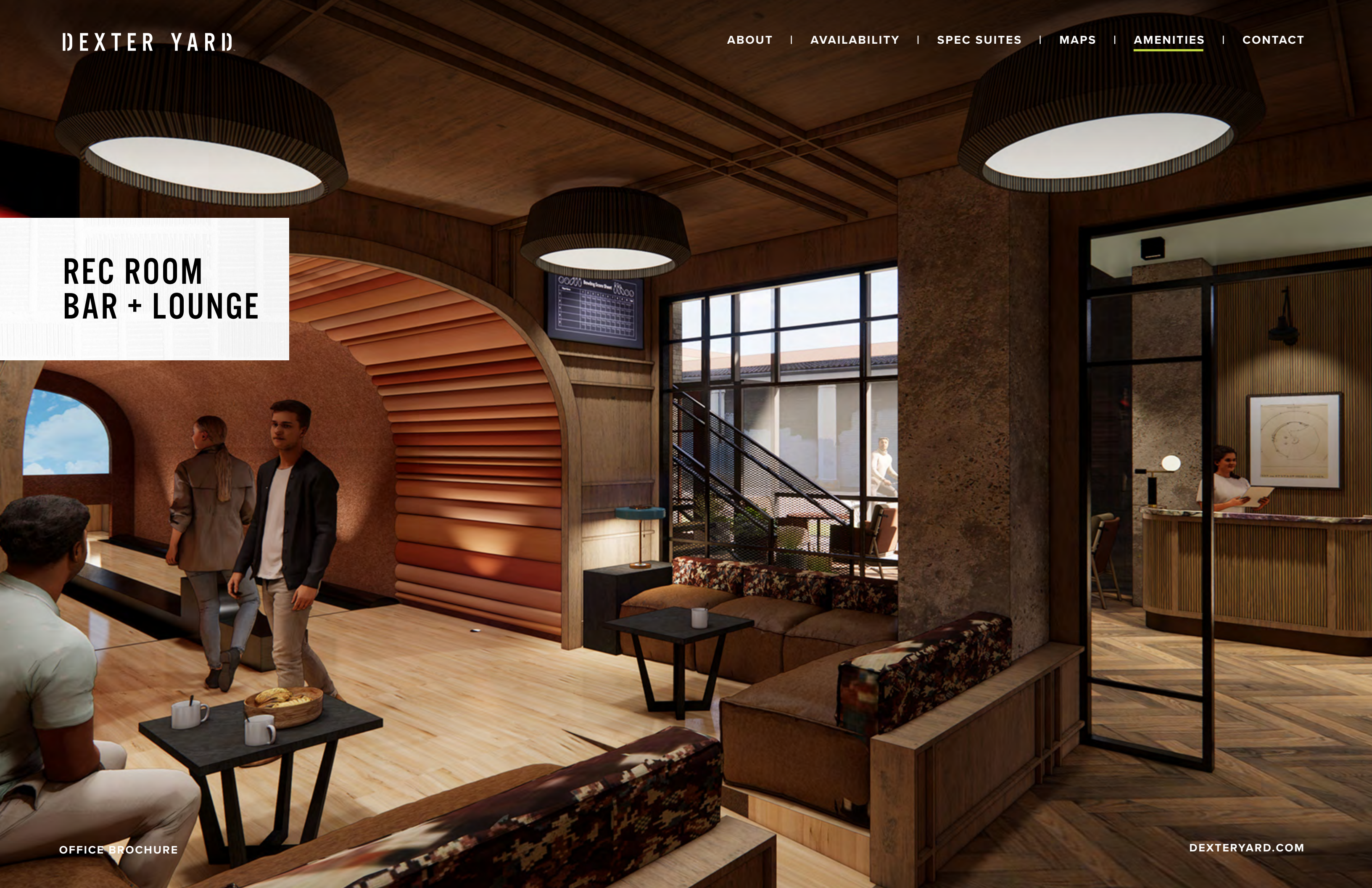


REC ROOM
BAR + LOUNGE

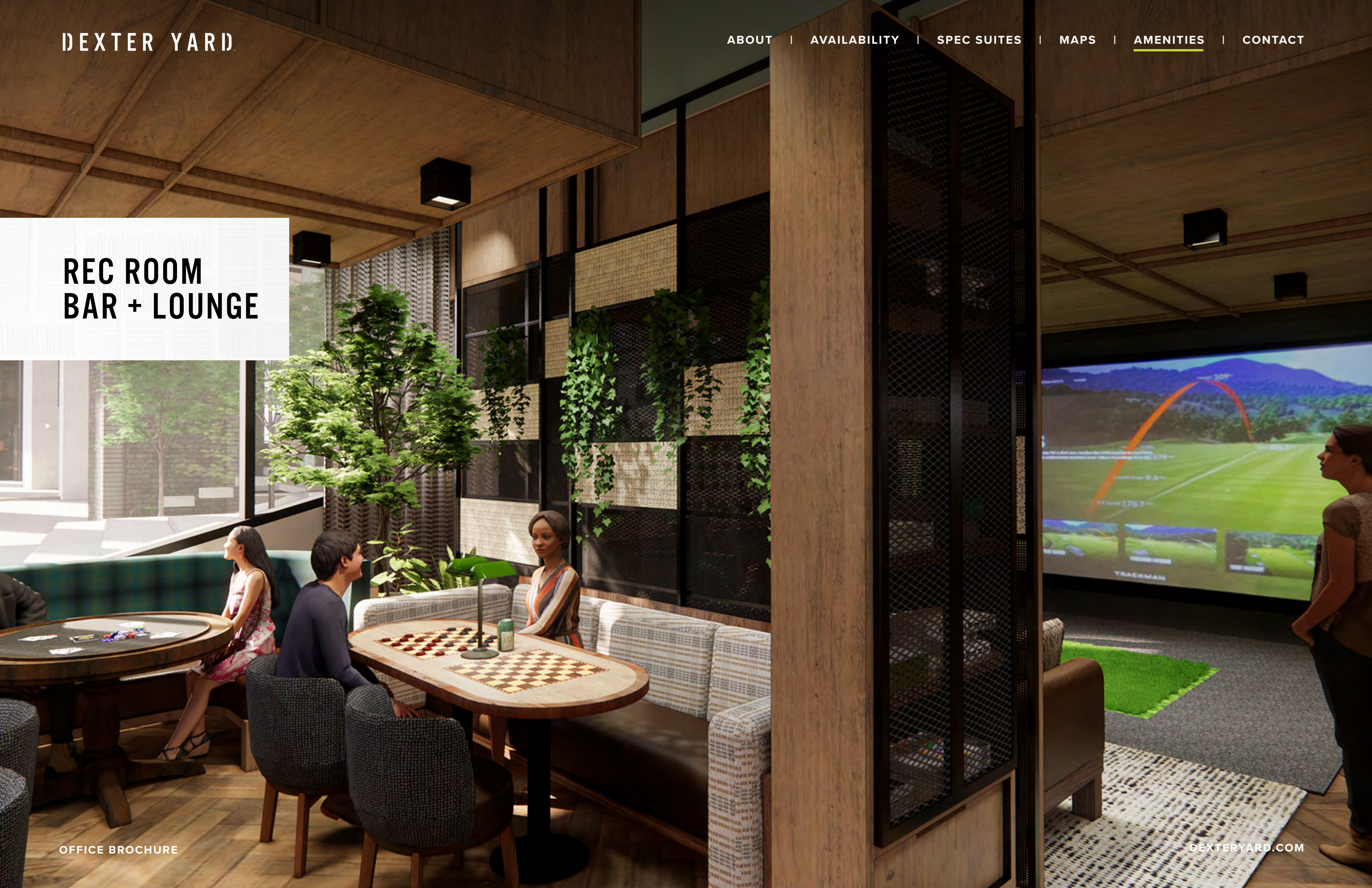


REC ROOM BAR + LOUNGE

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



LEASING



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A  BioMed Realty property

WE'RE SOCIAL

