

INNOVATION IN MOTION



velocity labs
BY BIOMED REALTY

DEXTER YARD | SEATTLE, WA





Flexible, move-in ready lab and office space built for groundbreaking research

BioMed Realty has developed move-in ready lab and office space inside a premier selection of our Class A life science properties located in major life science ecosystems across the US and UK. With our vertically integrated platform that provides unmatched expertise and world-class quality, the Velocity Labs infrastructure and technology allow biotech innovators to execute mission-critical research and scale as needed, all while reducing expenditures.

WHAT MAKES BIOMED REALTY VELOCITY LABS UNIQUE?



Faster time-to-market

Our casework ready lab spaces creates a launchpad for our tenants, allowing them to conduct research effectively and efficiently, from day one.



Specialized & purpose-built

Our spaces are not just lab-capable, but lab-specialized — casework ready and purpose-built down to the detailed industry requirements for plumbing, power, ventilation and more



Capital savings

We offer our tenants optimal pricing structures to increase their capital efficiency, enabling them to better allocate their resources towards their bottom line.



Flexibility & scalability

Our offering provides tenants with flexible layouts and frictionless upscaling opportunities across BioMed's entire portfolio — 16+ million square feet in leading innovation markets in the US and UK.



Top-tier markets

Occupancy at one of our properties provides an ideal location in the top-tier markets and submarkets of the US and UK, with close proximity to a vibrant life science ecosystem.



World-class quality

Our lab spaces are embedded within BioMed's Class A properties, giving companies of all sizes the advantages of world-class infrastructure and amenities purpose-built for the biotech industry's biggest names.



Access to capital

As a Blackstone portfolio company, BioMed Realty offers access to the life sciences investment group, putting tenants in front of capital investors.



The BioMed Realty difference

Our fully integrated platform is highly differentiated by over 300 specialized experts in leasing, development, property management, facilities, and more.



DEXTER YARD VELOCITY LABS TECH SPECS

ELECTRICAL

- Up to 20 W per SF in laboratory areas

HVAC SYSTEMS

- Combination of existing shell and core HVAC systems (60%) and shell and core DOAS system ventilation (40%)
- Specialized exhaust and pressure control with 6 ACH, temperature range 70-72°F, no humidity control or special filtration required
- Existing Make-Up Air Units (MAU) used, providing up to 9,200 CFM per floor

PLUMBING

- Potable and non-potable water supply for offices and labs
- Laboratory plumbing and lab gases with central sterilization facility

AVAILABLE OPTIONS

North Tower - Levels 4, 5

FLEXIBLE, MOVE-IN READY LAB/OFFICE SPACE

75% casework installed



DEXTER YARD VELOCITY LABS FLOOR PLAN



About Dexter Yard

Dexter Yard is South Lake Union’s newest neighbor and most exciting addition. Its open, community-centric design invites people to connect and enjoy themselves within a work & play environment that offers 15 floors of tenant opportunity and onsite retail making Dexter Yard a welcome place to be – not pass by. Did we mention play? Seattleites will be able to play in our yard with a unique pedestrian through block linking South Lake Union and Dexter Avenue neighborhoods. This activation will not only invite tenants but also invite the community and visitors to a collection of dynamic retailers and a one-of-a-kind amenity - The Fieldhouse, a 5,500 square foot multi-use space located on the southwest corner, offering the ability to play, entertain and learn. There’s always something fun and exciting happening at Dexter Yard. The building is targeting LEED Gold Certification.

700 DEXTER AVENUE NORTH

NUMBER OF BUILDINGS

1 (with two towers)

RENTABLE SQUARE FEET

528,284

YEAR BUILT

2022

TENANTS

Shape Therapeutics	Allen Institute
Outpace Bio	Cafe Hagen
Parse Biosciences	BioMed Realty
Monod Bio	

AMENITIES

Steps from bike expressway on Dexter Ave North

2 blocks from SLU street car (Westlake stop)

360-degree views of Lake Union, Downtown and Elliott Bay

This location immerses tenants in the center of Seattle’s vibrant new retail in South Lake Union— Including acclaimed Tom Douglas restaurants, Whole Foods Market, Seattle parks, fitness centers, and a variety of retail shops

Freeway Access—Easy access to I-5 North and South





DEXTER YARD BUILDING SPECS

ELEVATORS

- 6 passenger elevators and 2 garage elevators
- 2 service elevators with 4' wide access door, remote from passenger elevator, with access to loading dock

ELECTRICAL

- Up to 20 W per SF based USF

EMERGENCY POWER

- Generator-backed power includes 7 W per SF available for tenant use on the floor

FLOOR-TO-FLOOR HEIGHTS

- 13'-0" on floor 4 - 5
- 11'-2" on floors 8-11

FLOOR LOAD

- Floors 4 and 5 designed for 100 PSF uniform load (including partitions).
- Floors 8 thru 15 are designed for 85 PSF uniform load (including partitions) lab areas only.

FLOOR TYPE

- Polished floors, leveling as required, seal exposed concrete columns

PARKING RATIO

- 1 space/1,000 SF

STRUCTURAL BAY SIZE

- 30' x 30' (typical)





DEXTER YARD AVAILABLE SPACE

VELOCITY LABS

- North Tower – Levels 4-5

OFFICE

- North Tower – 12,14,15

TOTAL SPACE

- North Tower **±200,482 SF**
- South Tower **±85,862 SF**

SOUTH TOWER LEVELS 11-12

± 21,477 SF

SOUTH TOWER LEVELS 9-10

± 22,521 SF

SOUTH TOWER LEVEL 15

± 12,234 SF

SOUTH TOWER LEVELS 14-10 & 8

± 23,635 SF

SOUTH TOWER LEVEL 9

± 23,602 SF

SOUTH TOWER LEVEL 5

± 22,208 SF

SOUTH TOWER LEVEL 4

± 24,270 SF



