

DEXTER YARD

OFFICE BROCHURE

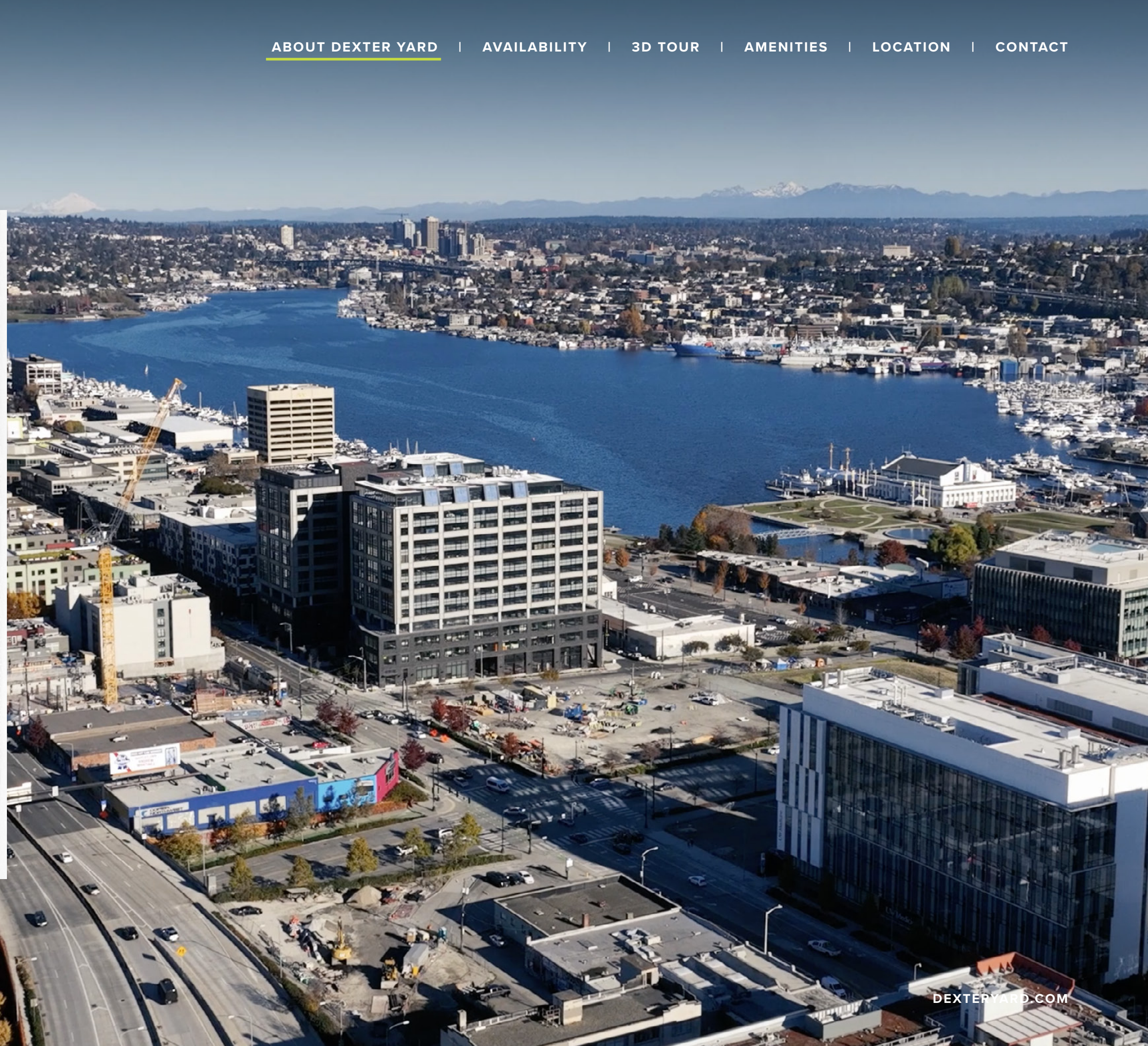
A COMMUNITY THAT INSPIRES INNOVATION

700 DEXTER SEATTLE, WA



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

Introducing Dexter Yard, the newest and most exciting addition to South Lake Union. Its open, community-centric design offers 15 floors of tenant opportunities and onsite retail. Seattleites can enjoy playing in our yard, which includes dynamic retailers and a one-of-a-kind 5,500 square foot multi-use space called The FieldHouse. From work to play, Dexter Yard is a welcoming and vibrant space that's always buzzing with activity. The building is aiming for LEED Gold Certification.



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-UNDERSIDE 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 rsf

STRUCTURAL BAY SIZE

30' x 30' (typical)

AVAILABILITY

OFFICE
North Tower – 12,14,15

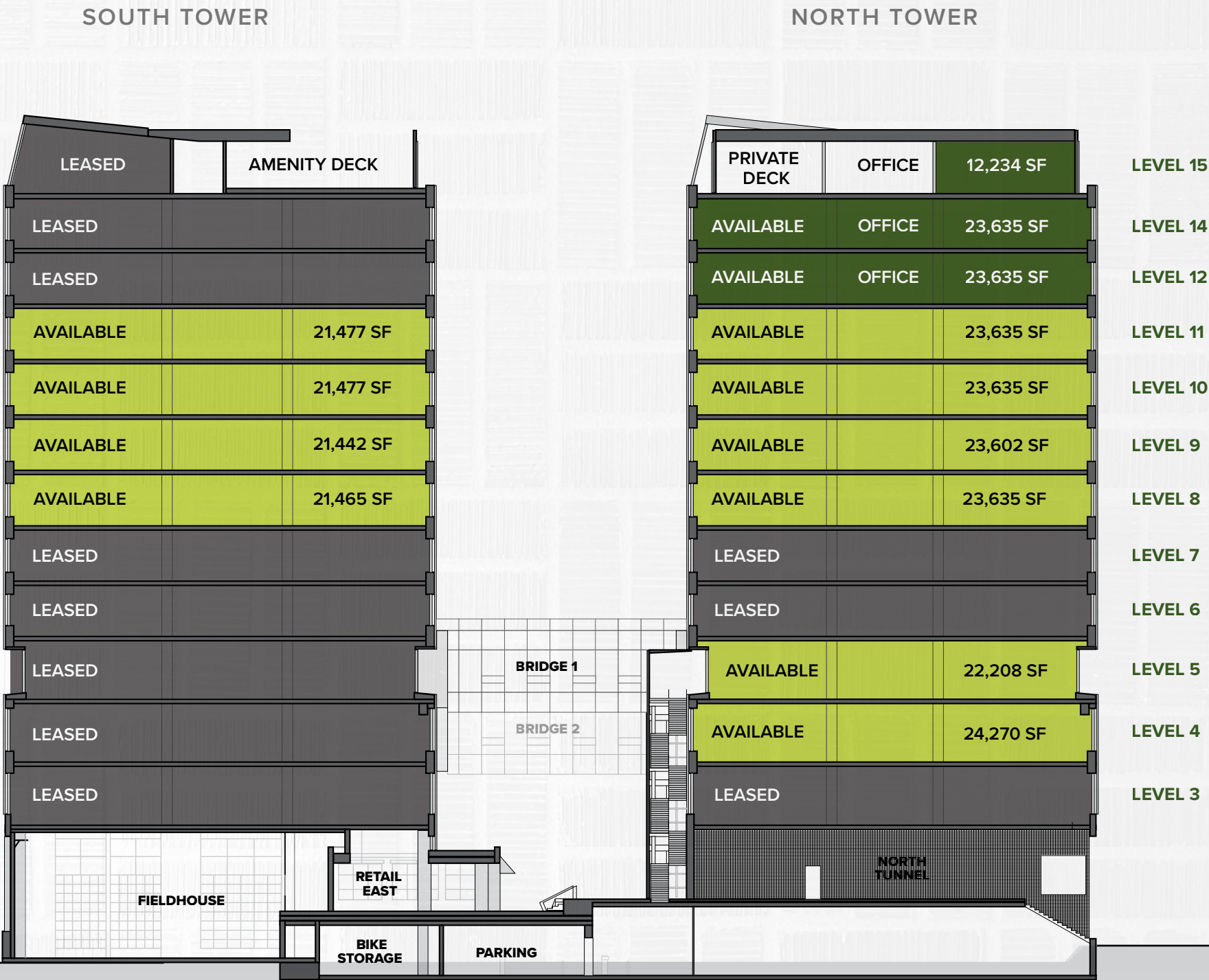
NORTH TOWER
LEVELS 1-15

±200,482 SF

SOUTH TOWER
LEVELS 1-15

±85,862 SF

SELECT FLOOR TO VIEW FLOOR PLAN



SECTION VIEW FROM 8TH AVE N

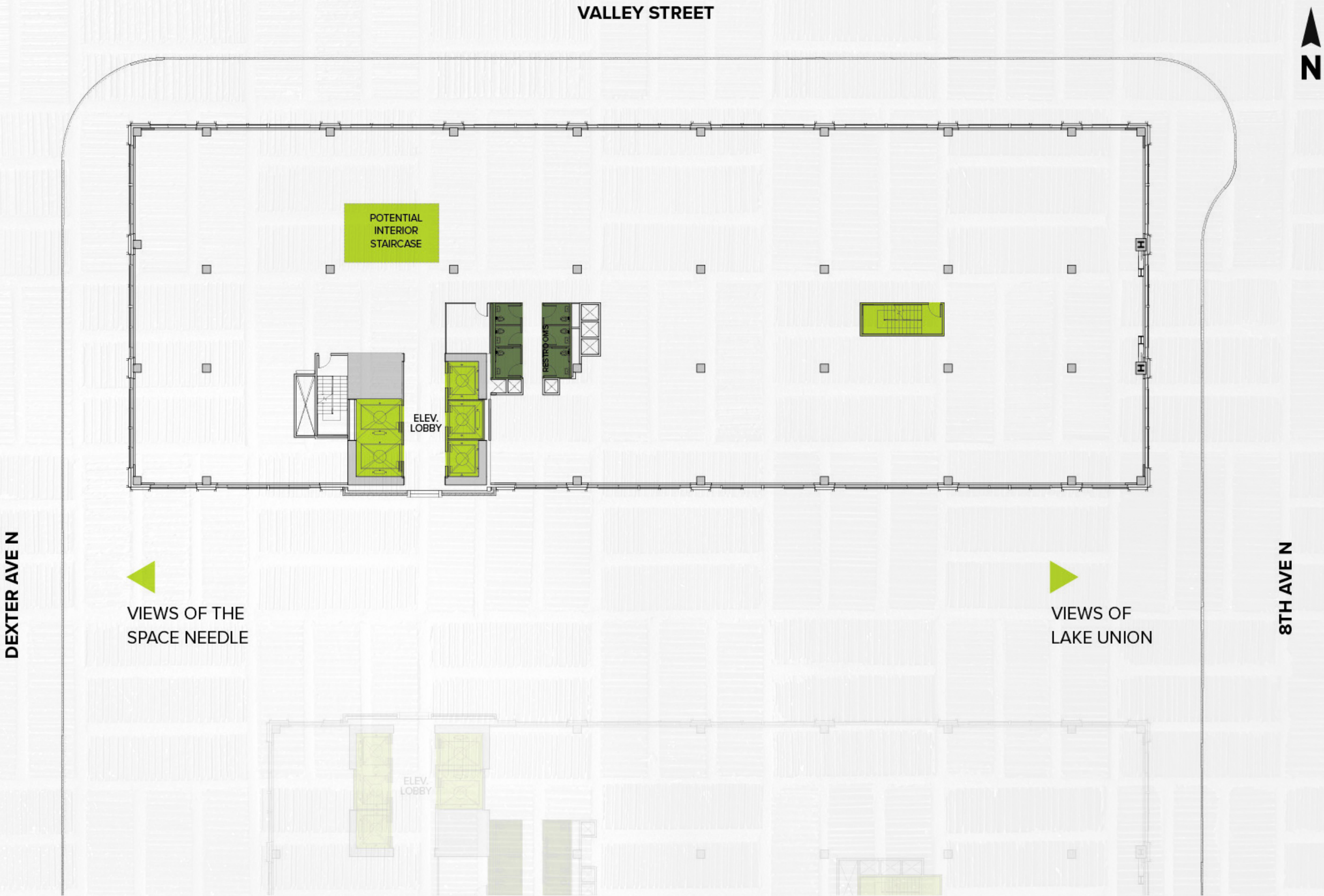
◀ BACK TO STACKING PLAN

NORTH TOWER

OFFICE

LEVELS 12, 14

± 23,635 SF



◀ BACK TO STACKING PLAN

NORTH TOWER

OFFICE
LEVEL 15

± 12,234 SF



OFFICE + VELOCITY LABS

3D TOUR

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



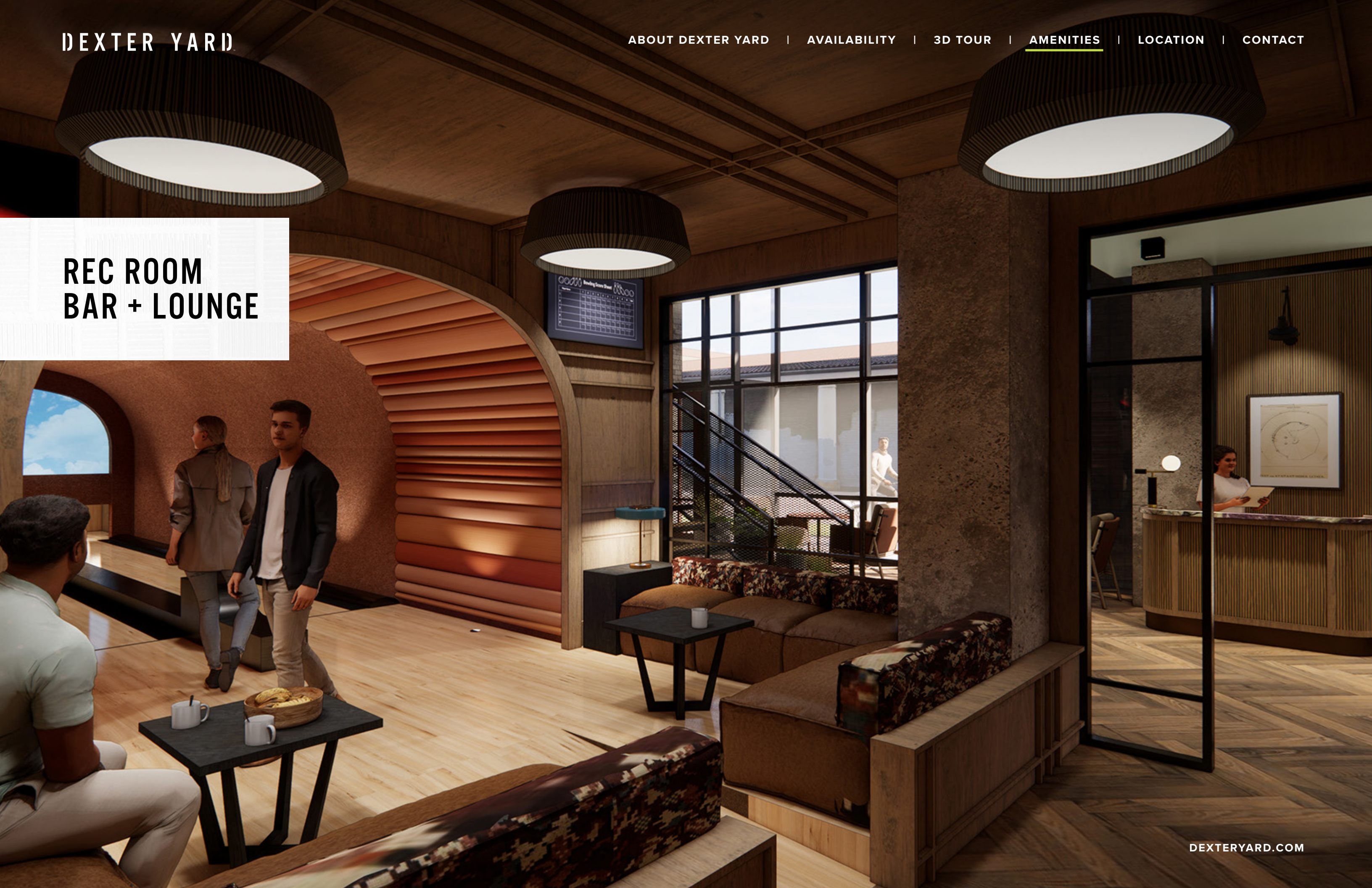
REC ROOM
BAR + LOUNGE



REC ROOM
BAR + LOUNGE



REC ROOM
BAR + LOUNGE



REC ROOM
BAR + LOUNGE



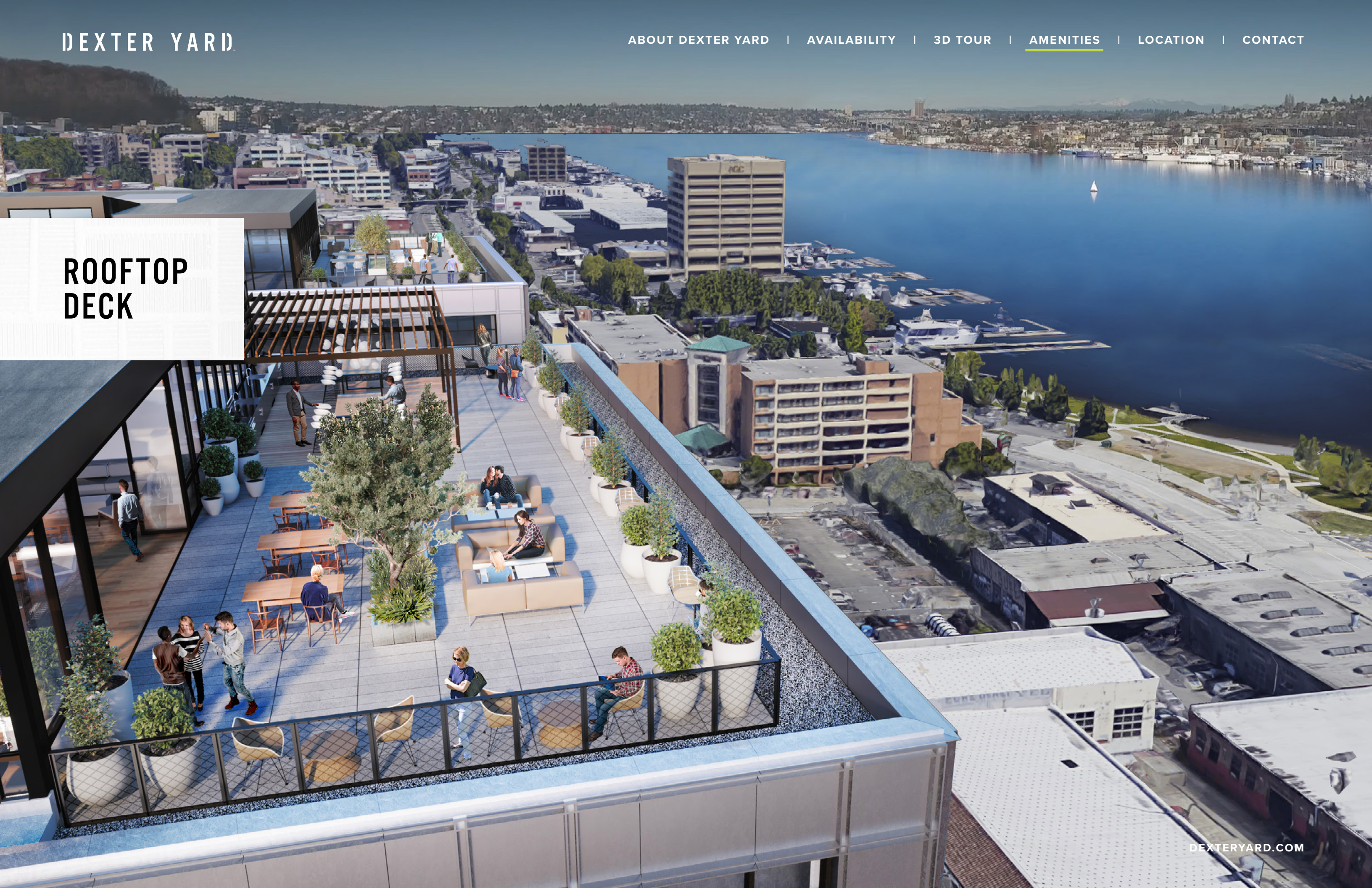
SPEAKEASY



SPEAKEASY

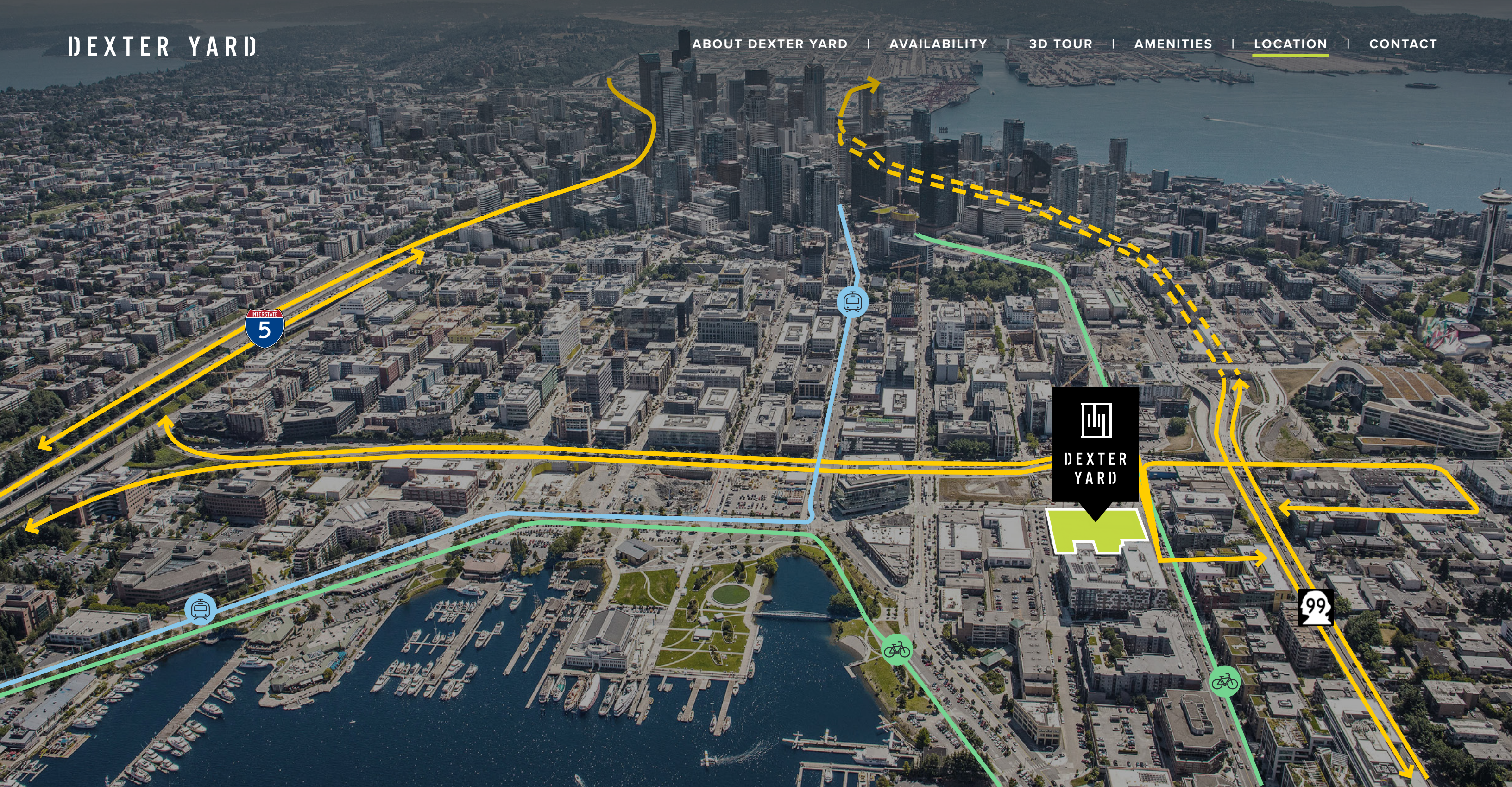


ROOFTOP DECK



VIEW FROM
9TH FLOOR





GETTING HERE

➤ GET DIRECTIONS

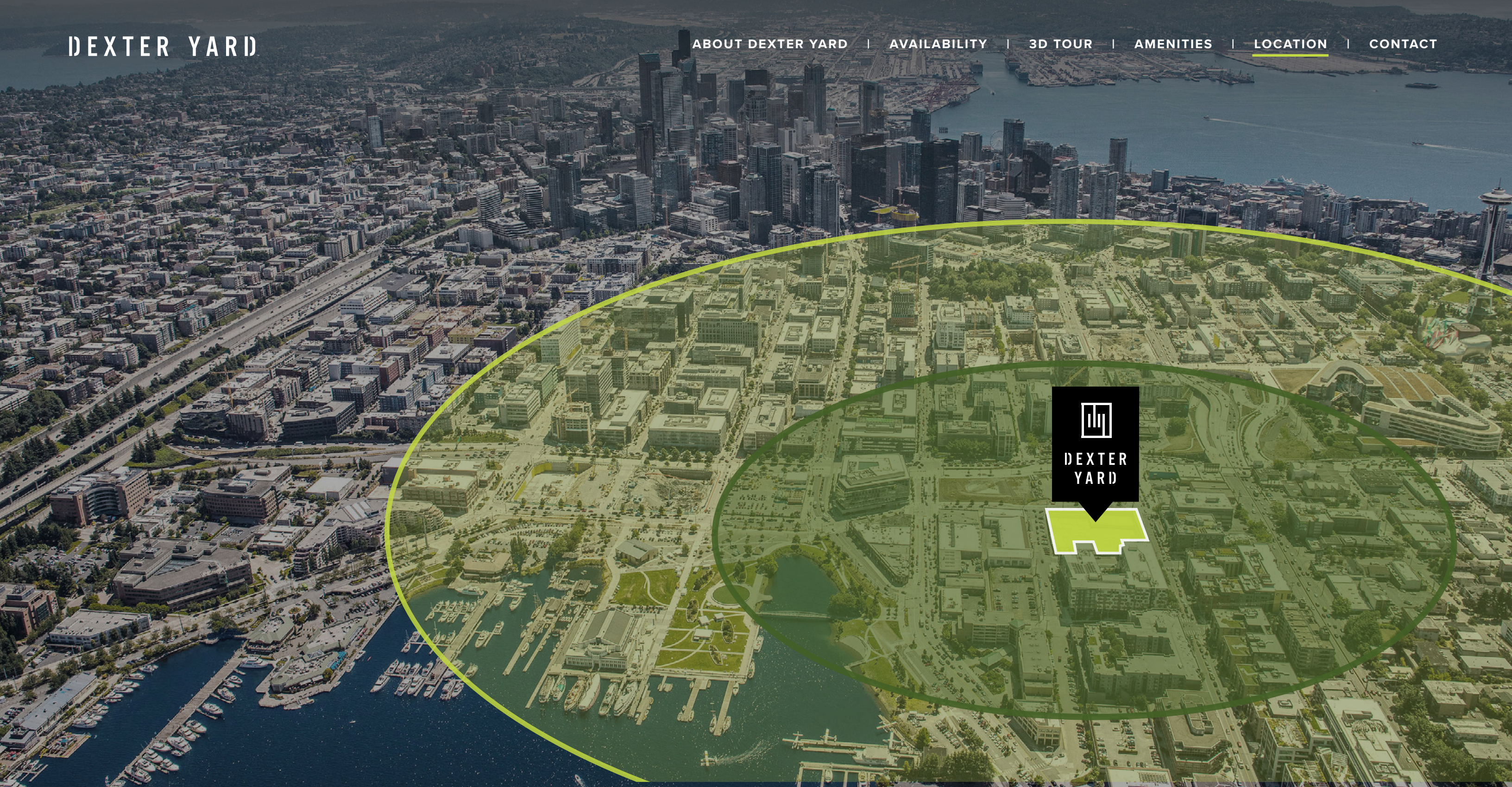
I-5 ON/OFF RAMP
.4 MILES

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

RESTAURANTS
40+

➤ [VIEW RESTAURANTS](#)

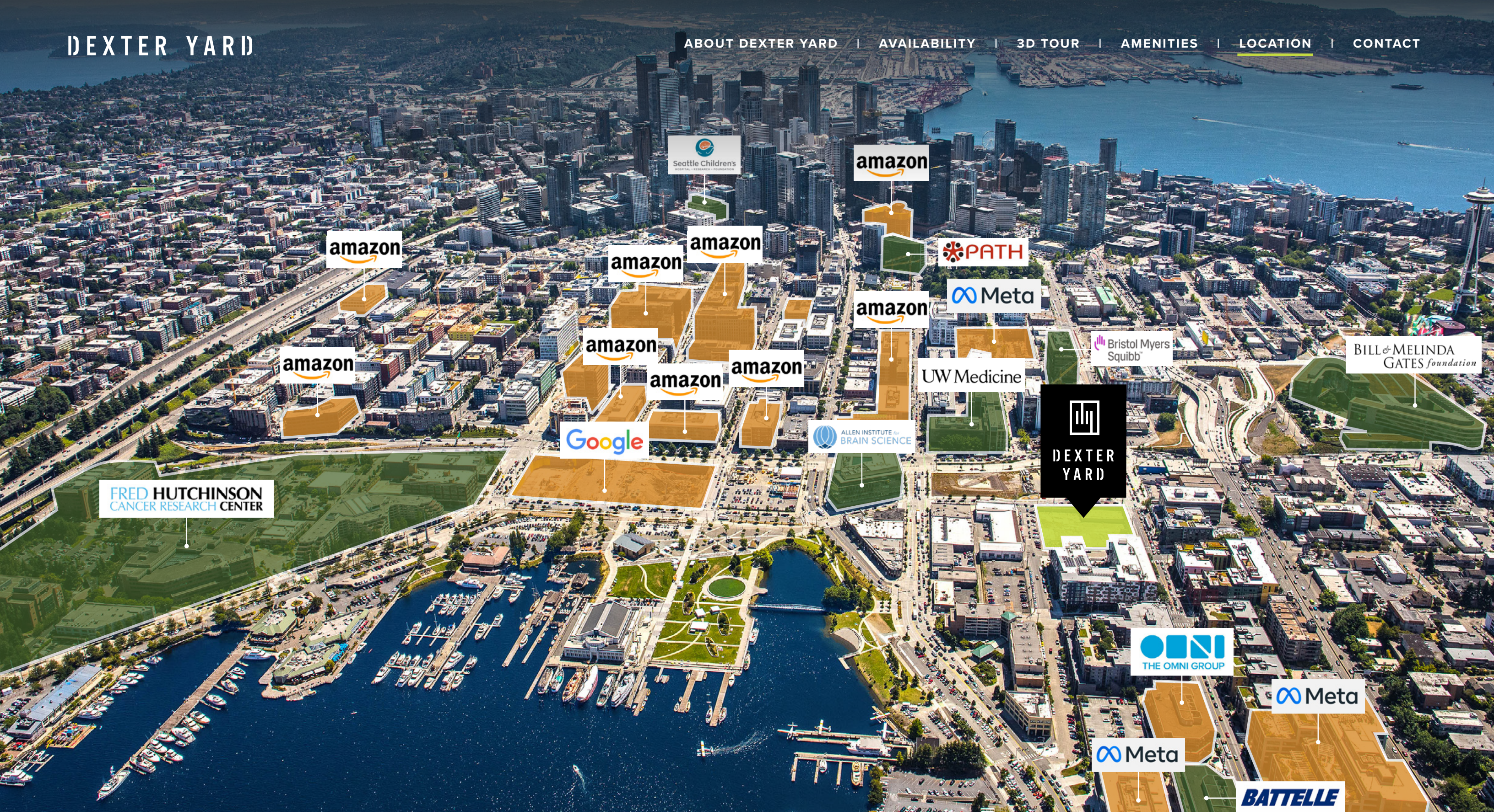
SERVICES
15+

➤ [VIEW SERVICES](#)


LODGING
20+

➤ [VIEW LODGING](#)

BIOMED REALTY PROPERTIES
7



CORPORATE
NEIGHBORS

 TECH  LIFE SCIENCE

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.

100%
of our portfolio concentrated in the core life science markets of Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.

16.4MM SF
owned and operated in leading innovation markets

295+
in-house experts and life science real estate professionals

3.4MM SF
in active construction to meet the growing demand of the life science industry

26MM SF
available to accommodate tenants as they grow

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

