

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 LEED Gold Certified.



AVAILABILITY

OFFICE

North Tower – 12,14,15

South Tower – 12,14,15

NORTH TOWER
LEVELS 1-15

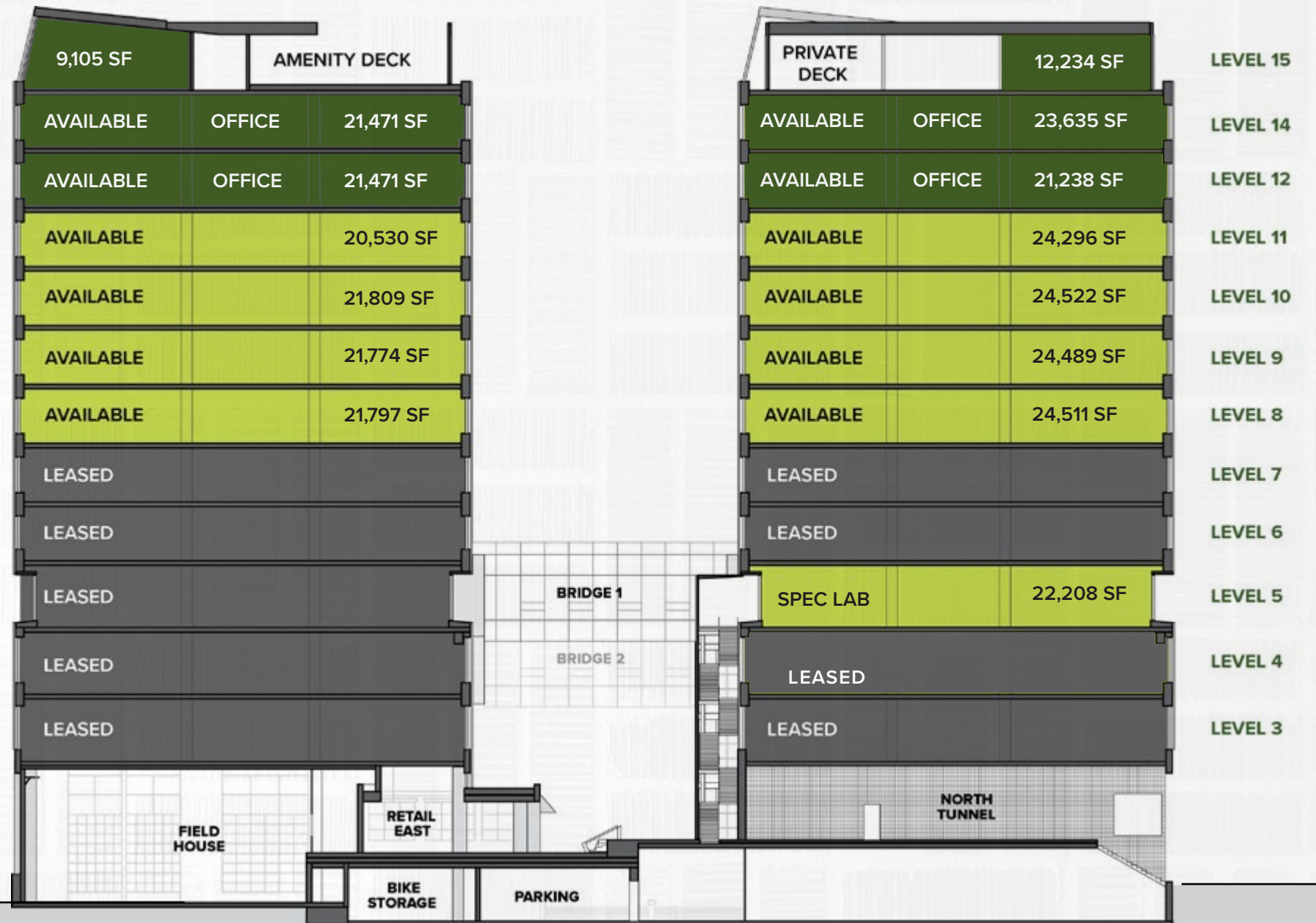
±177,133 SF

SOUTH TOWER
LEVELS 1-15

±137,957 SF

SOUTH TOWER

NORTH TOWER



SECTION VIEW FROM 8TH AVE N

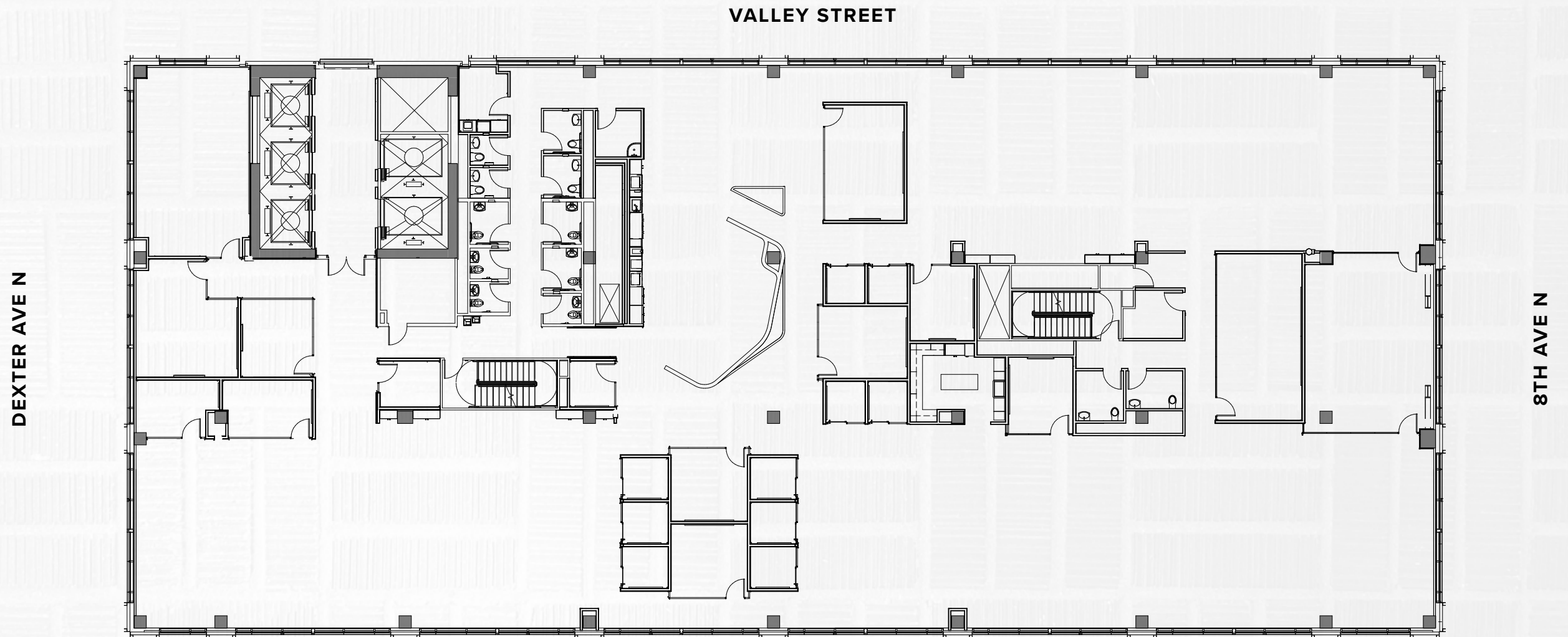
[◀ BACK TO STACKING PLAN](#)

SOUTH TOWER

OFFICE

LEVEL 12

± 21,471 SF



◀ VIEWS OF THE SPACE NEEDLE

▶ VIEWS OF LAKE UNION

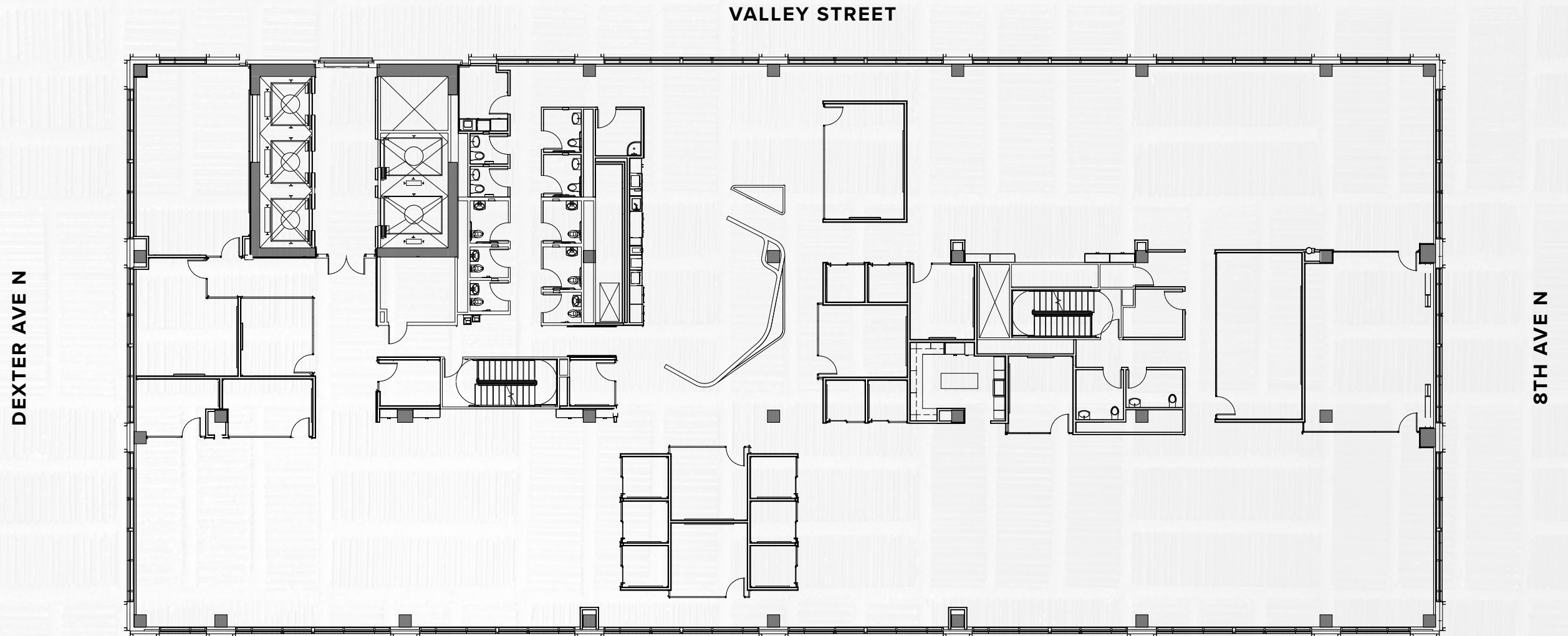
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SOUTH TOWER

OFFICE

LEVEL 14

± 21,471 SF



VIEWS OF THE
SPACE NEEDLE



VIEWS OF LAKE
UNION

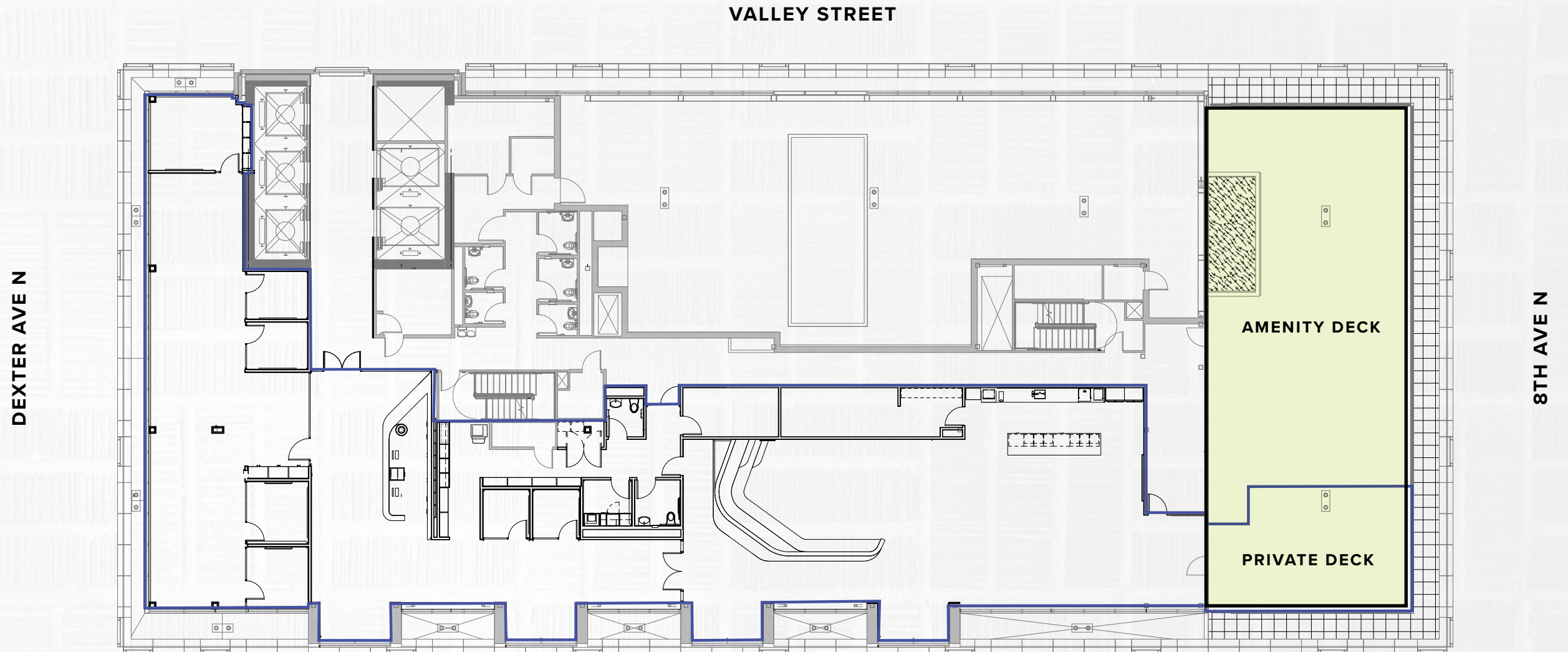
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SOUTH TOWER

OFFICE

LEVEL 15

± 9,105 SF



◀ VIEWS OF THE SPACE NEEDLE

▶ VIEWS OF LAKE UNION

◀ BACK TO STACKING PLAN

NORTH TOWER

OFFICE

LEVEL 12

± 21,238 SF

VALLEY STREET

DEXTER AVE N

8TH AVE N



VIEWS OF THE SPACE NEEDLE



VIEWS OF LAKE UNION

[◀ BACK TO STACKING PLAN](#)

NORTH TOWER

OFFICE

LEVEL 14

± 23,635 SF



◀ VIEWS OF THE SPACE NEEDLE

▶ VIEWS OF LAKE UNION

◀ [BACK TO STACKING PLAN](#)

NORTH TOWER

OFFICE

LEVEL 15

± 12,234 SF



VIEWS OF THE
SPACE NEEDLE



VIEWS OF LAKE
UNION

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



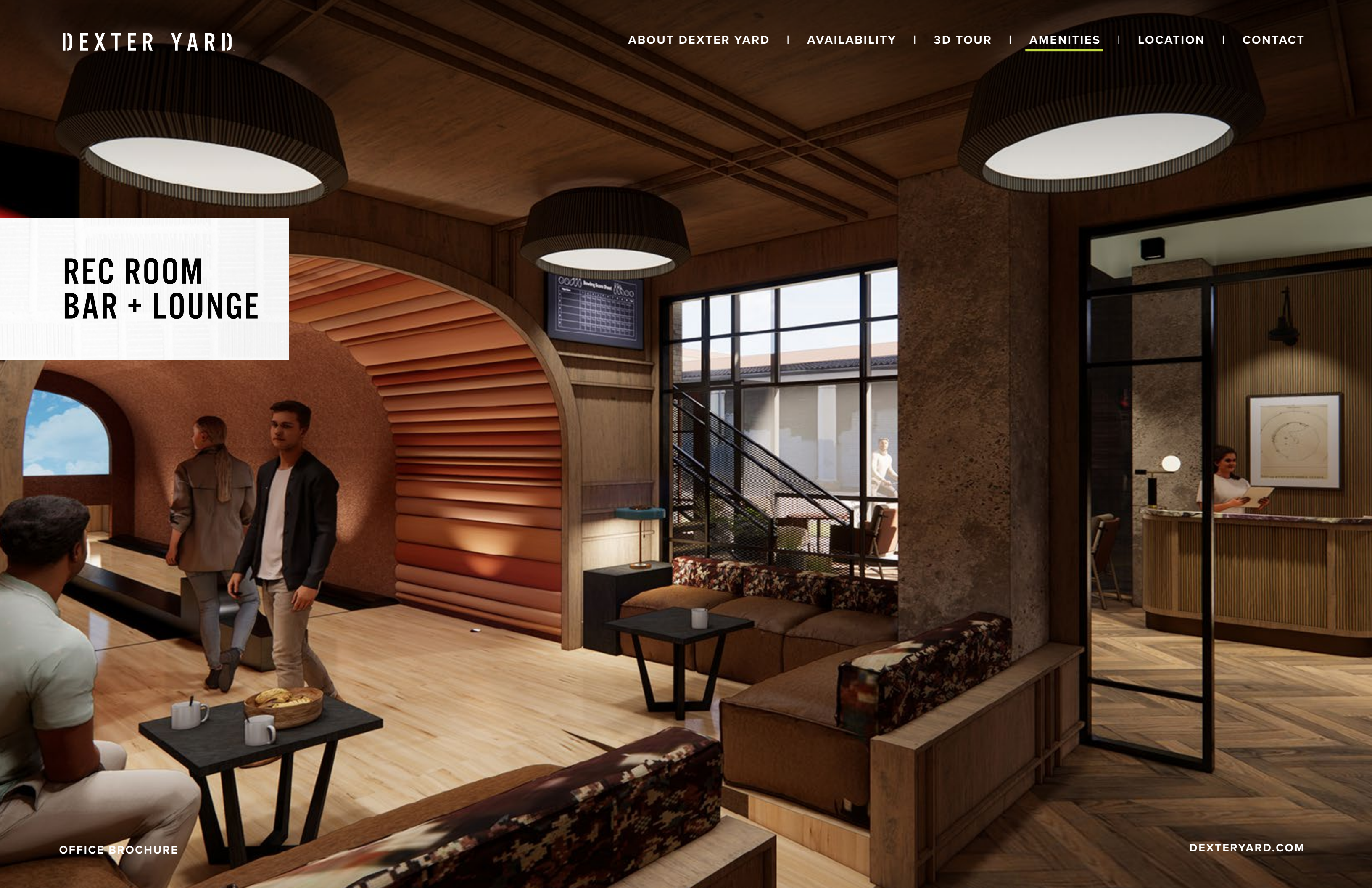
REC ROOM
BAR + LOUNGE



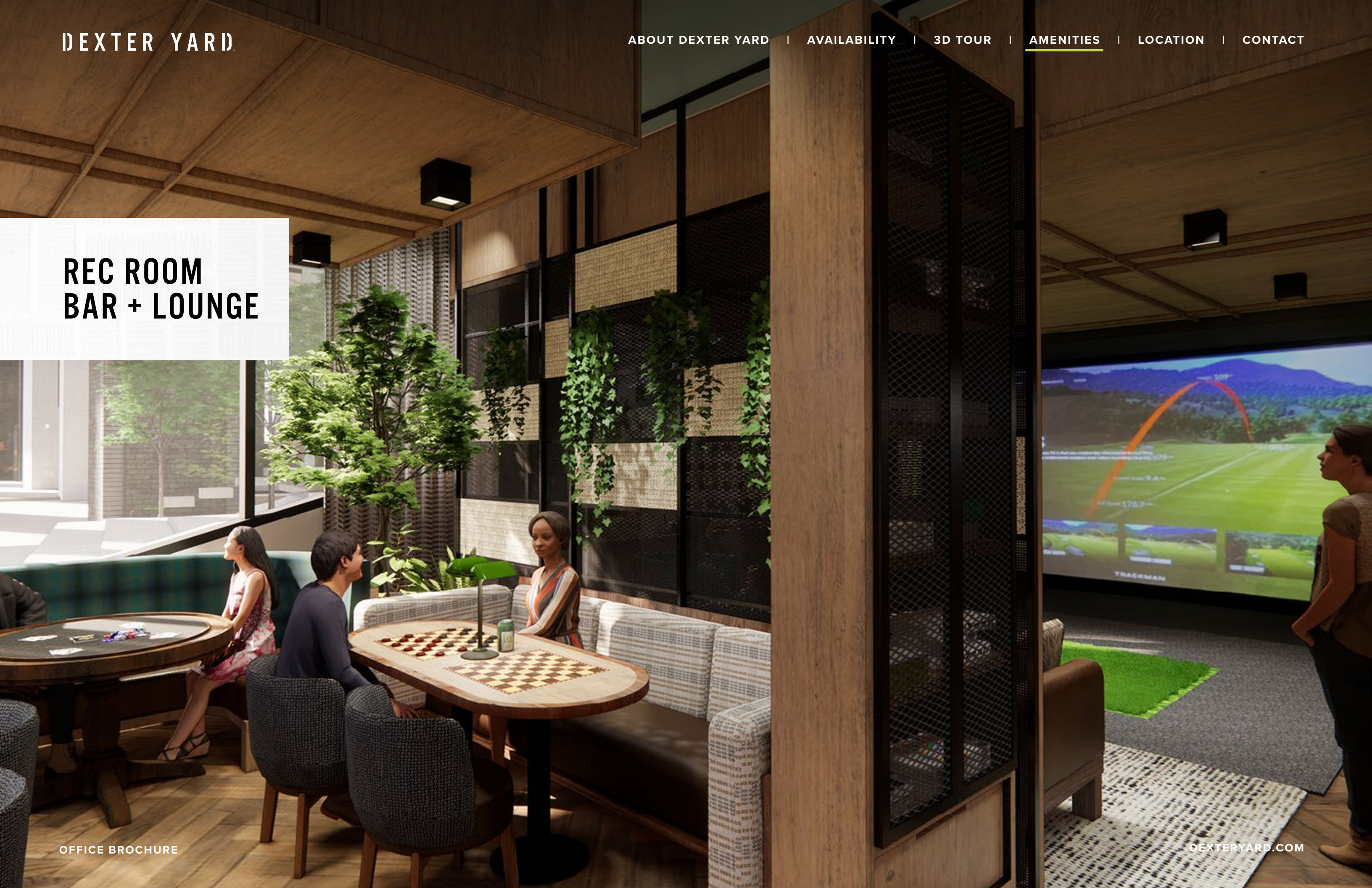
REC ROOM
BAR + LOUNGE



REC ROOM
BAR + LOUNGE



REC ROOM
BAR + LOUNGE



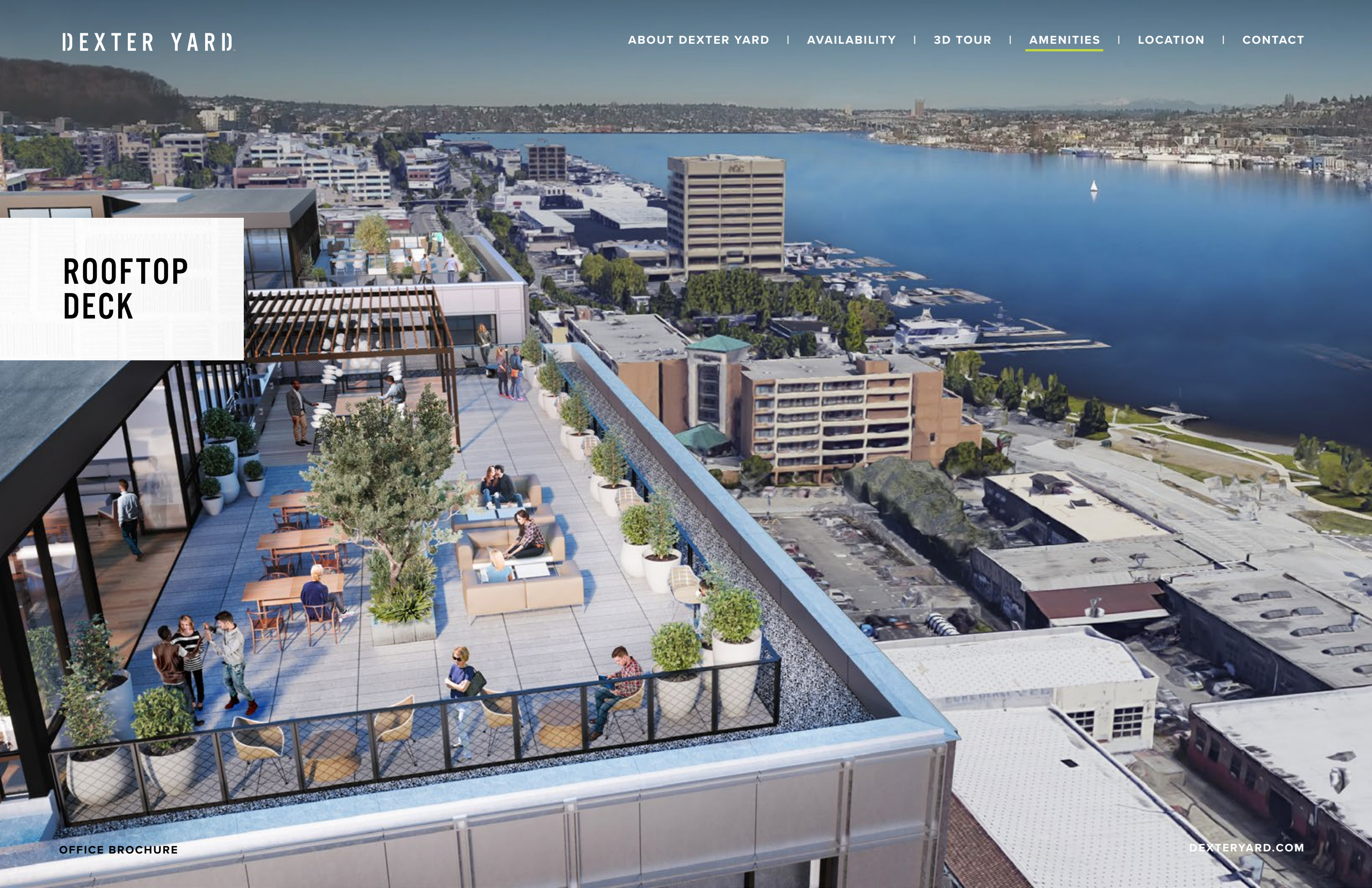
SPEAKEASY



SPEAKEASY



ROOFTOP
DECK



**VIEW FROM
9TH FLOOR**





GETTING HERE

[GET DIRECTIONS](#)

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

- 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.

2.5M SF

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

16.2M SF

owned and operated in leading innovation markets

28M SF

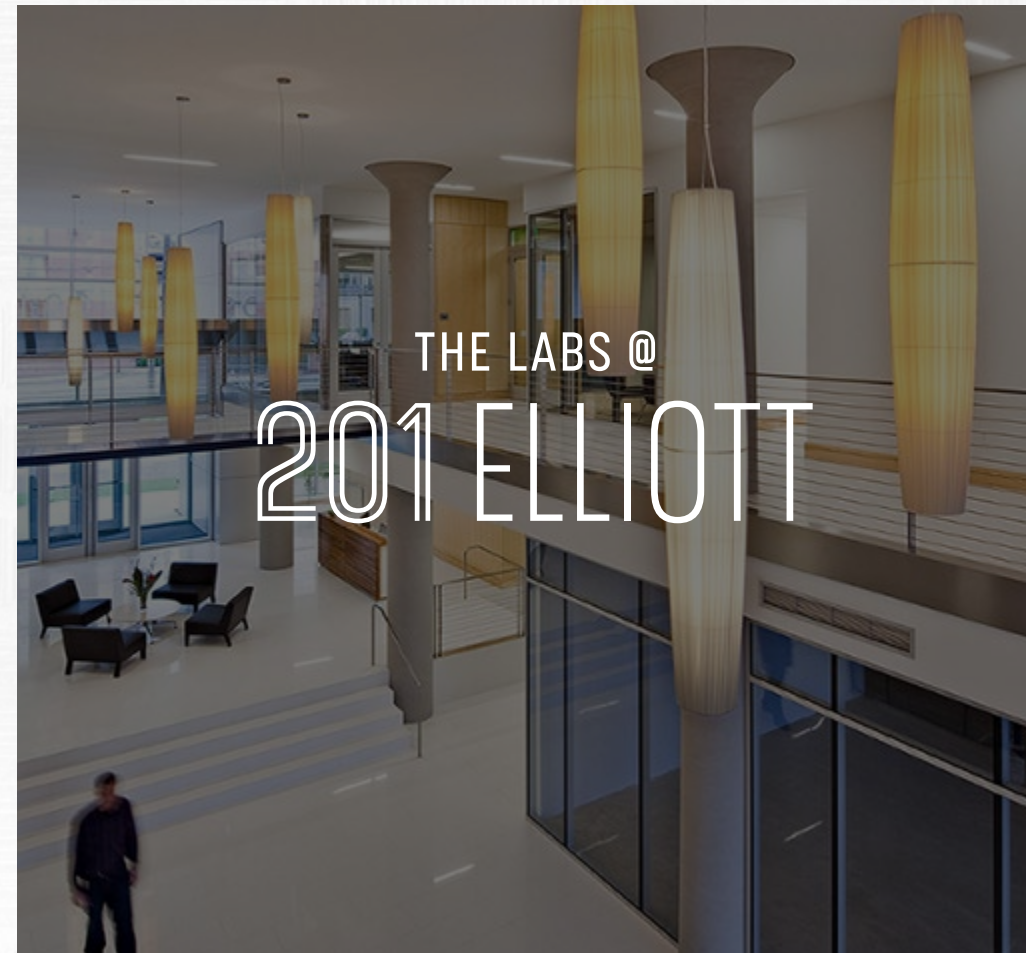
available to accommodate tenants as they grow

300+

in-house experts and life science real estate professionals

240+

tenant partners in leading innovation markets



LEASING



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A  BioMed Realty property

WE'RE SOCIAL

