

| ABOUT DEXTER YARD | AVAILABILITY | 3D TOUR | AMENITIES | LOCATION | CONTACT

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.



SOUTH TOWER

AVAILABILITY

OFFICE

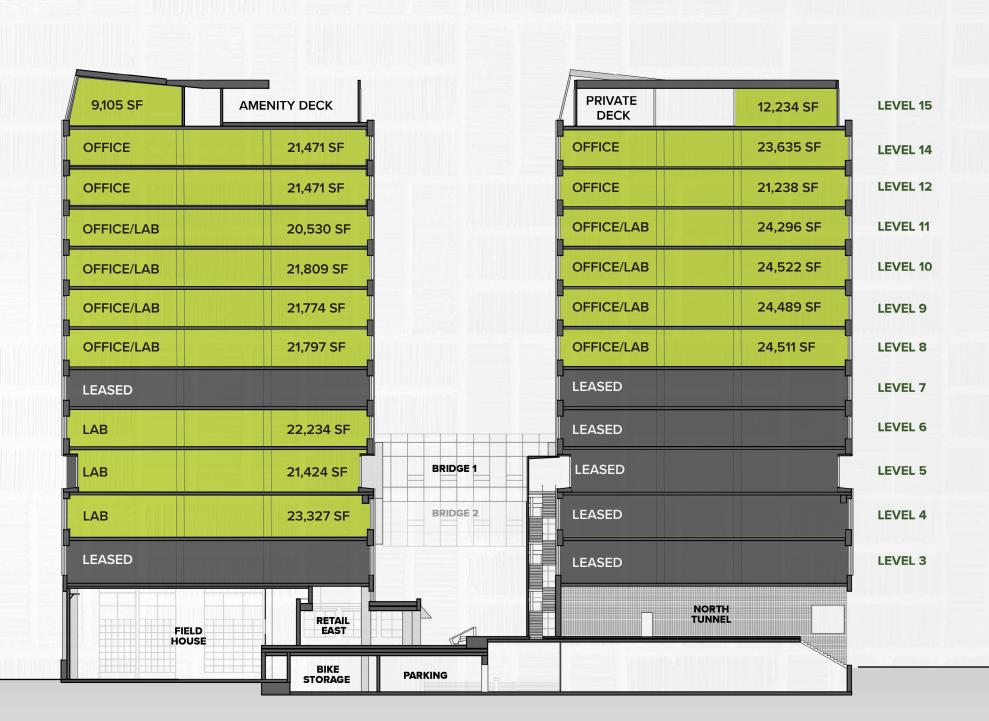
South Tower – 8-11, 12,14,15

North Tower - 8-11, 12, 14, 15

SOUTH TOWER LEVELS 1-15

NORTH TOWER LEVELS 1-15

±181,615 SF ±154,925 SF



NORTH TOWER

SECTION VIEW FROM 8TH AVE N

SOUTH TOWER

OFFICE/LAB

LEVEL 8

±21,797 SF

VALLEY STREET VIEWS OF LAKE SPACE NEEDLE UNION

DEXTER AVE N

VIEWS OF THE

OFFICE BROCHURE

SOUTH TOWER

OFFICE/LAB

LEVEL 9

±21,774 SF

VALLEY STREET VIEWS OF THE VIEWS OF LAKE SPACE NEEDLE UNION

DEXTER AVE N

OFFICE BROCHURE

SOUTH TOWER

OFFICE/LAB

LEVEL 10

±21,809 SF

VALLEY STREET VIEWS OF LAKE SPACE NEEDLE UNION

DEXTER AVE N

VIEWS OF THE

OFFICE BROCHURE

SOUTH TOWER

OFFICE/LAB

LEVEL 11

±20,530 SF

VALLEY STREET VIEWS OF THE VIEWS OF LAKE SPACE NEEDLE UNION

DEXTER AVE N

OFFICE BROCHURE

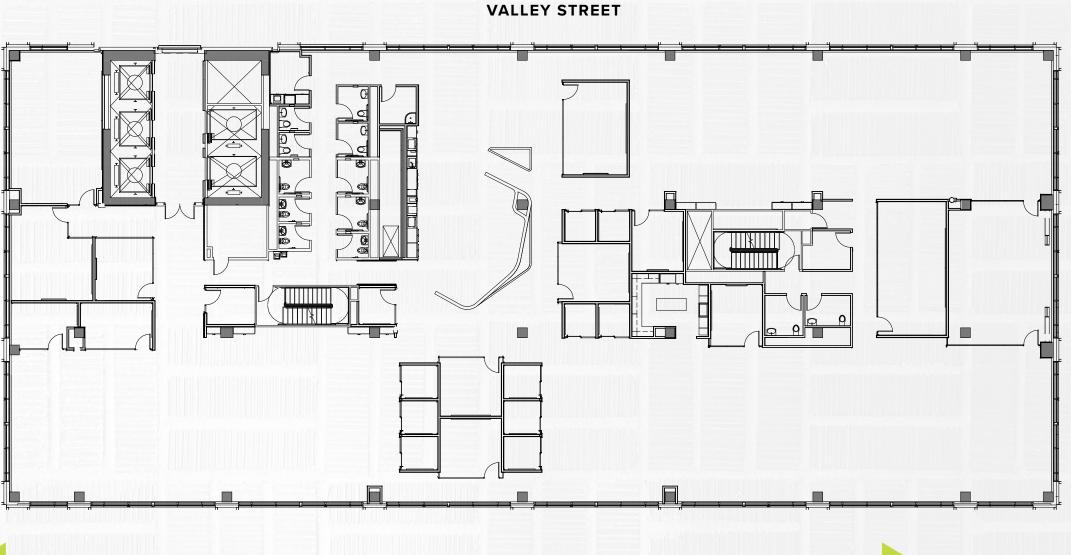
SOUTH TOWER

OFFICE

LEVEL 12

±21,471 SF

DEXTER AVE N



VIEWS OF THE SPACE NEEDLE

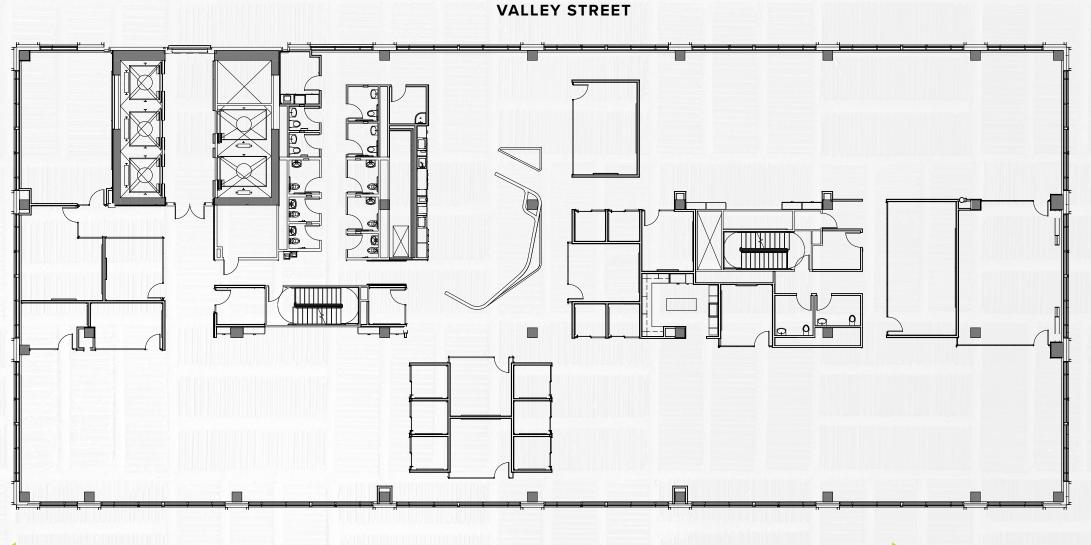
SOUTH TOWER

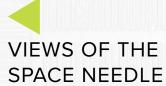
OFFICE

LEVEL 14

±21,471 SF

DEXTER AVE N





SOUTH TOWER

OFFICE

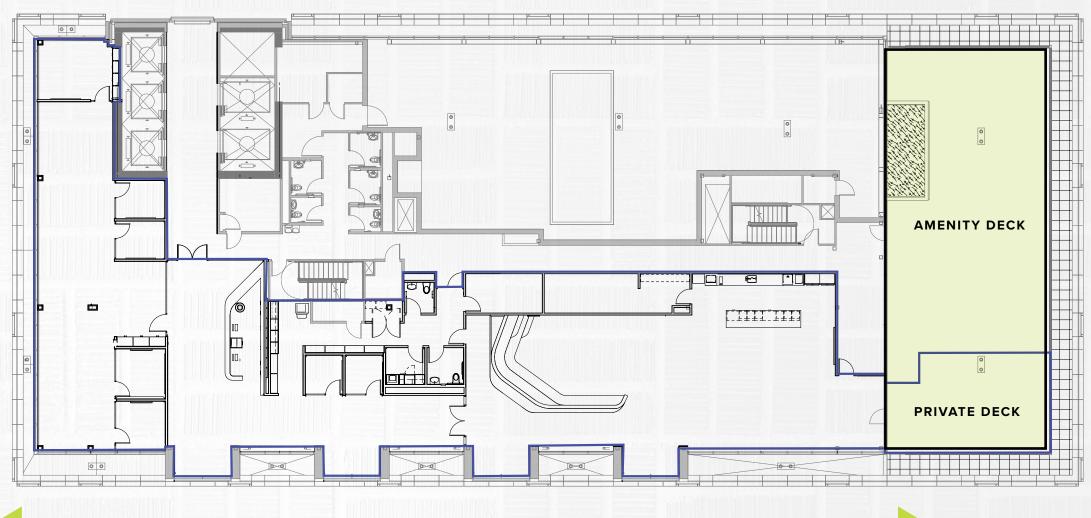
LEVEL 15

±9,105 SF

> 3D TOUR

DEXTER AVE N

VALLEY STREET



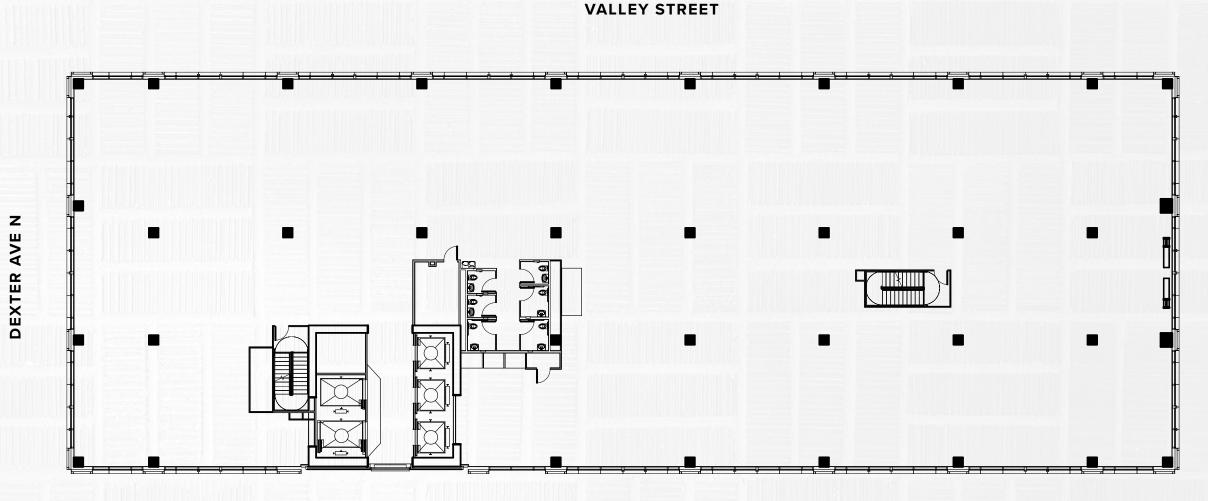
VIEWS OF THE SPACE NEEDLE

NORTH TOWER

OFFICE/LAB

LEVEL 8

±24,511 SF



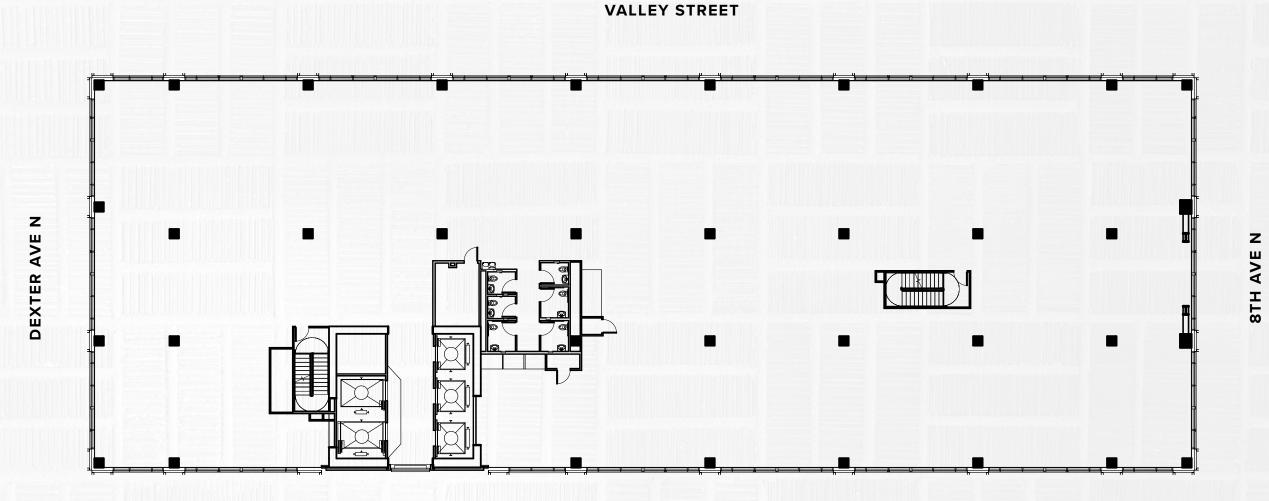
VIEWS OF THE SPACE NEEDLE

NORTH TOWER

OFFICE/LAB

LEVEL 9

±24,489 SF



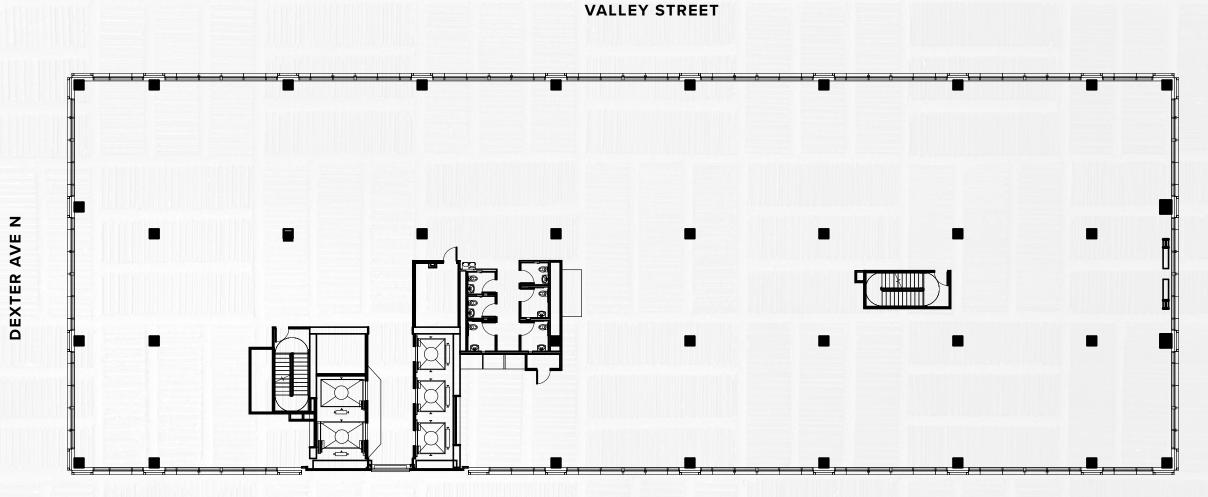


NORTH TOWER

OFFICE/LAB

LEVEL 10

±24,522 SF



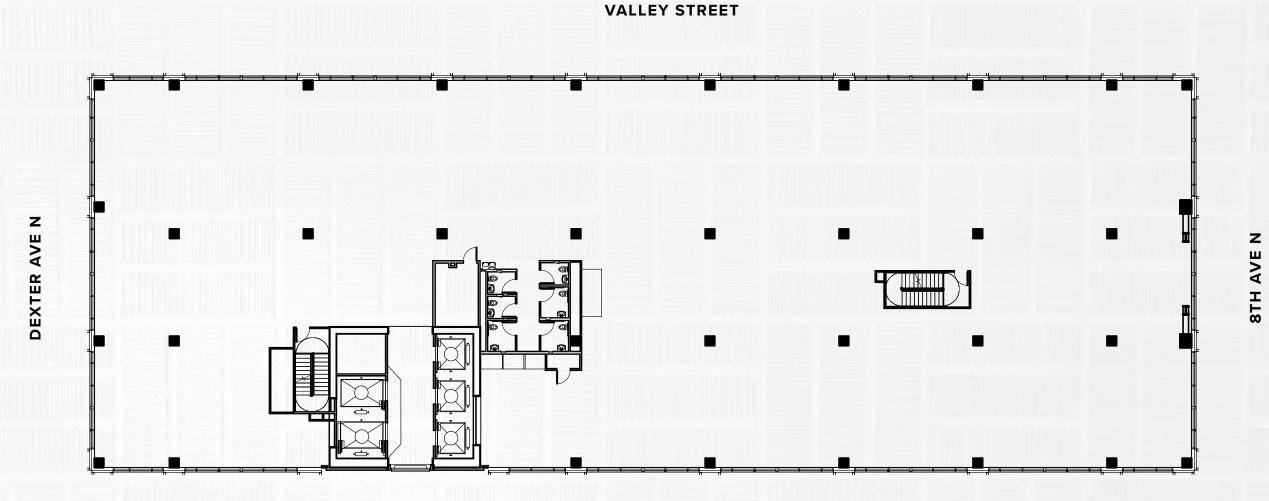
VIEWS OF THE SPACE NEEDLE

NORTH TOWER

OFFICE/LAB

LEVEL 11

±24,296 SF





NORTH TOWER

OFFICE

LEVEL 12

±21,238 SF



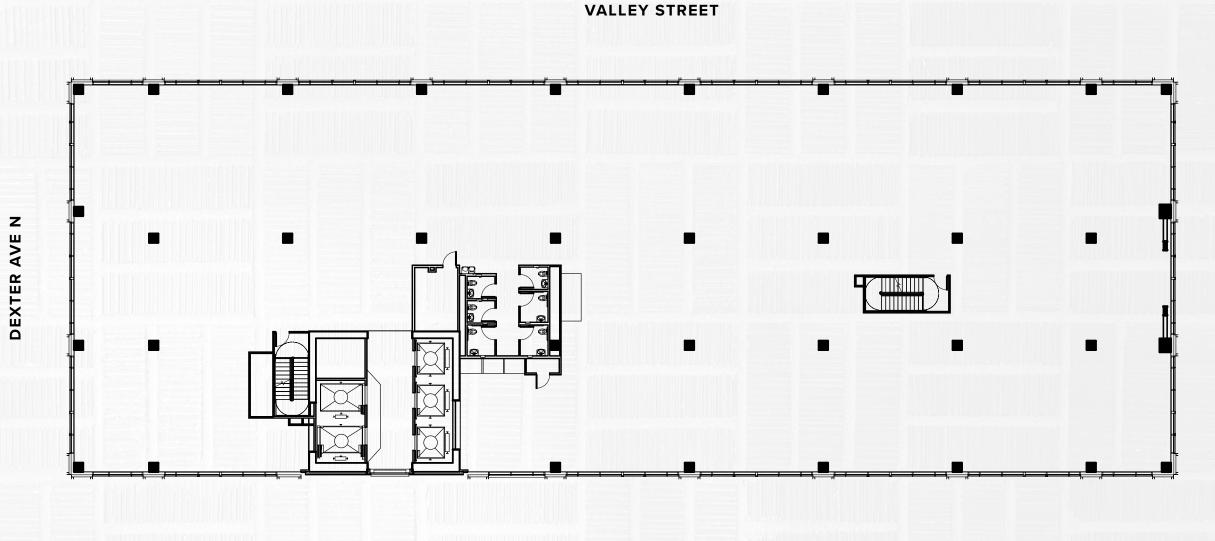


NORTH TOWER

OFFICE

LEVEL 14

±23,635 SF



VIEWS OF THE SPACE NEEDLE

NORTH TOWER

OFFICE

LEVEL 15

±12,234 SF



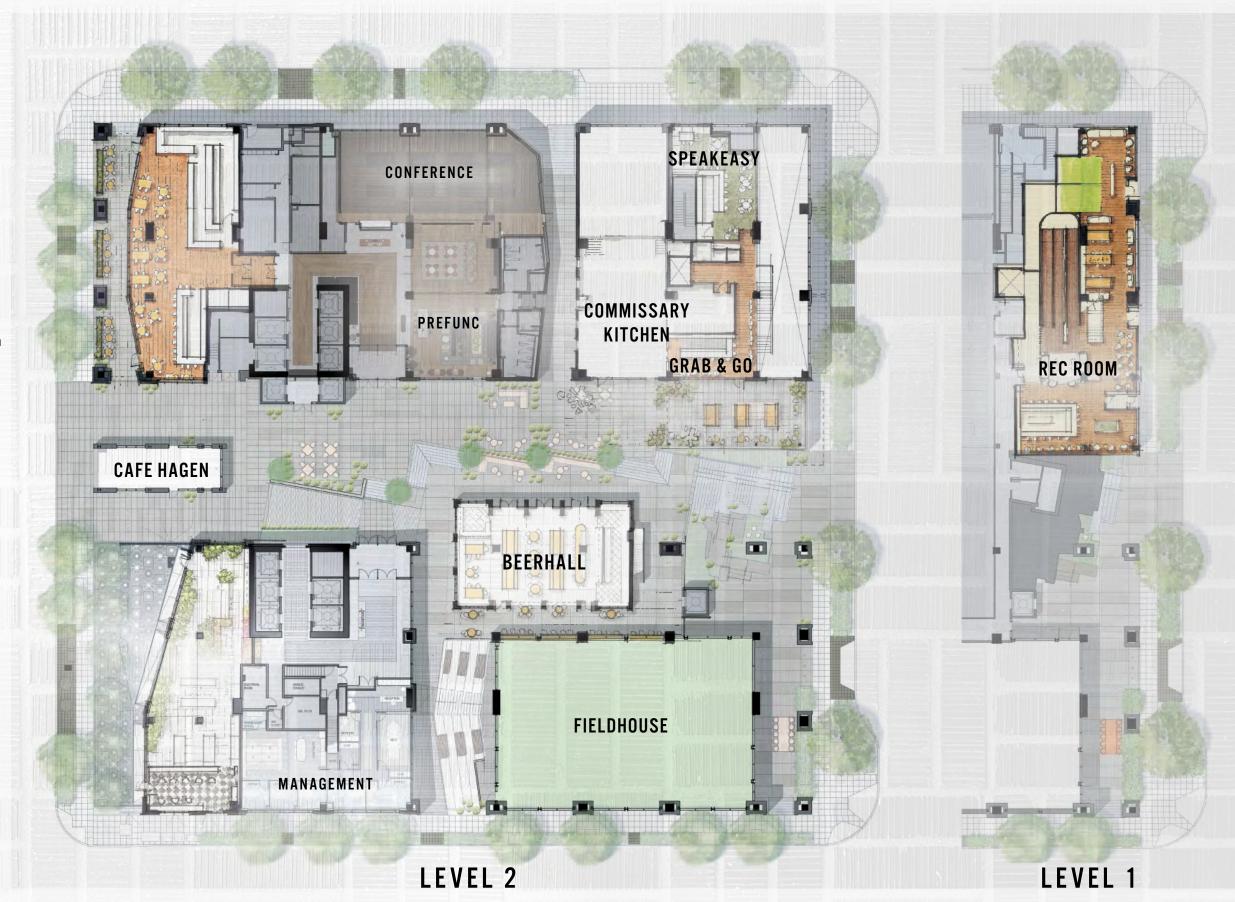


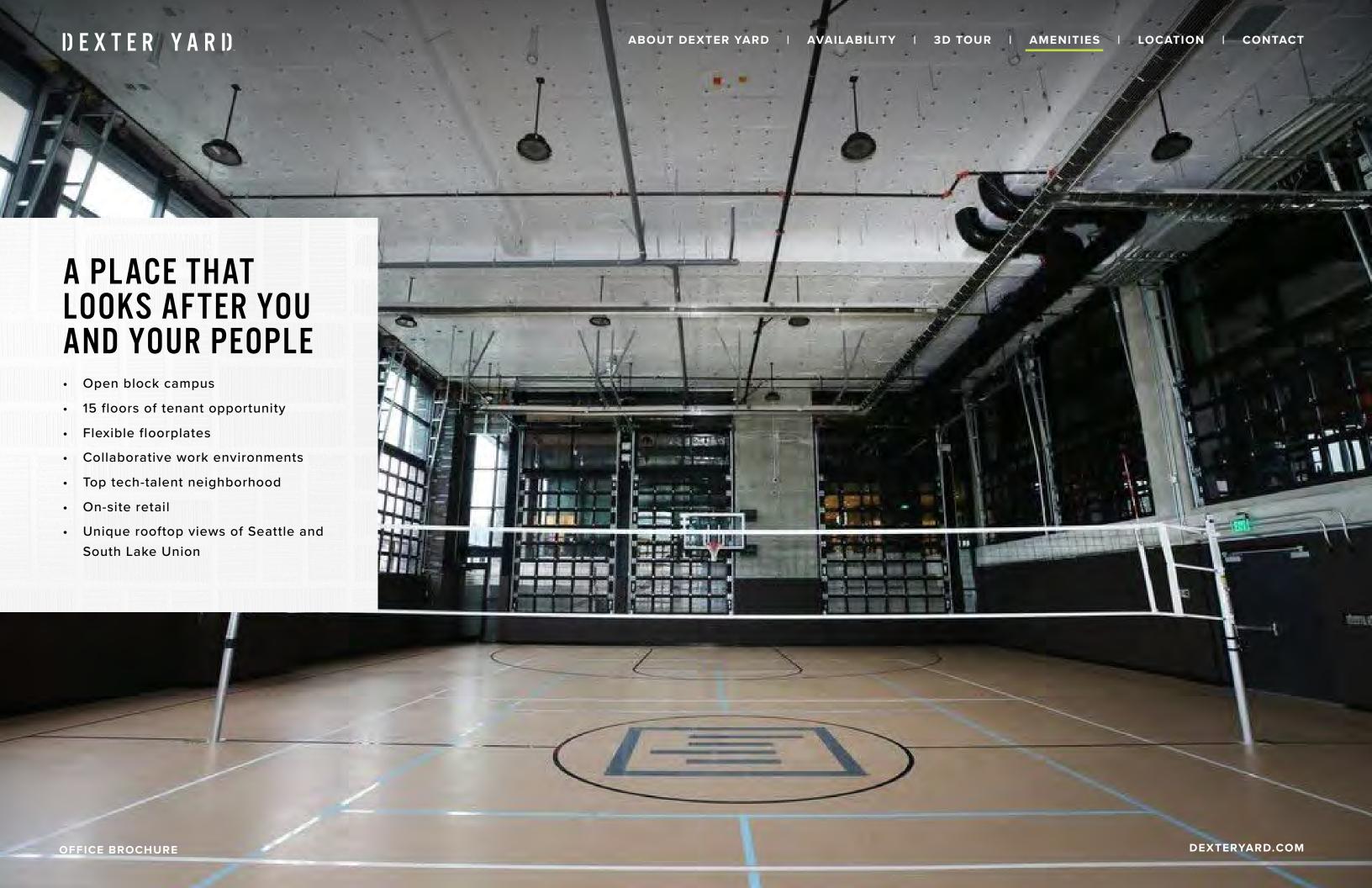
ENVIRONMENTS THAT FOSTER COLLABORATION

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.

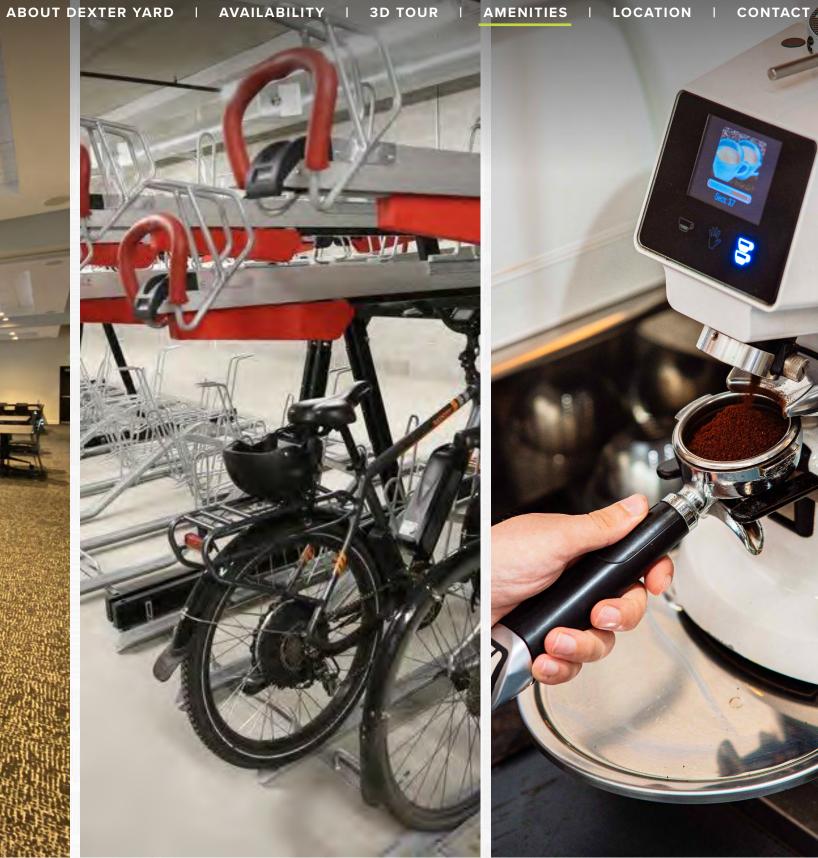














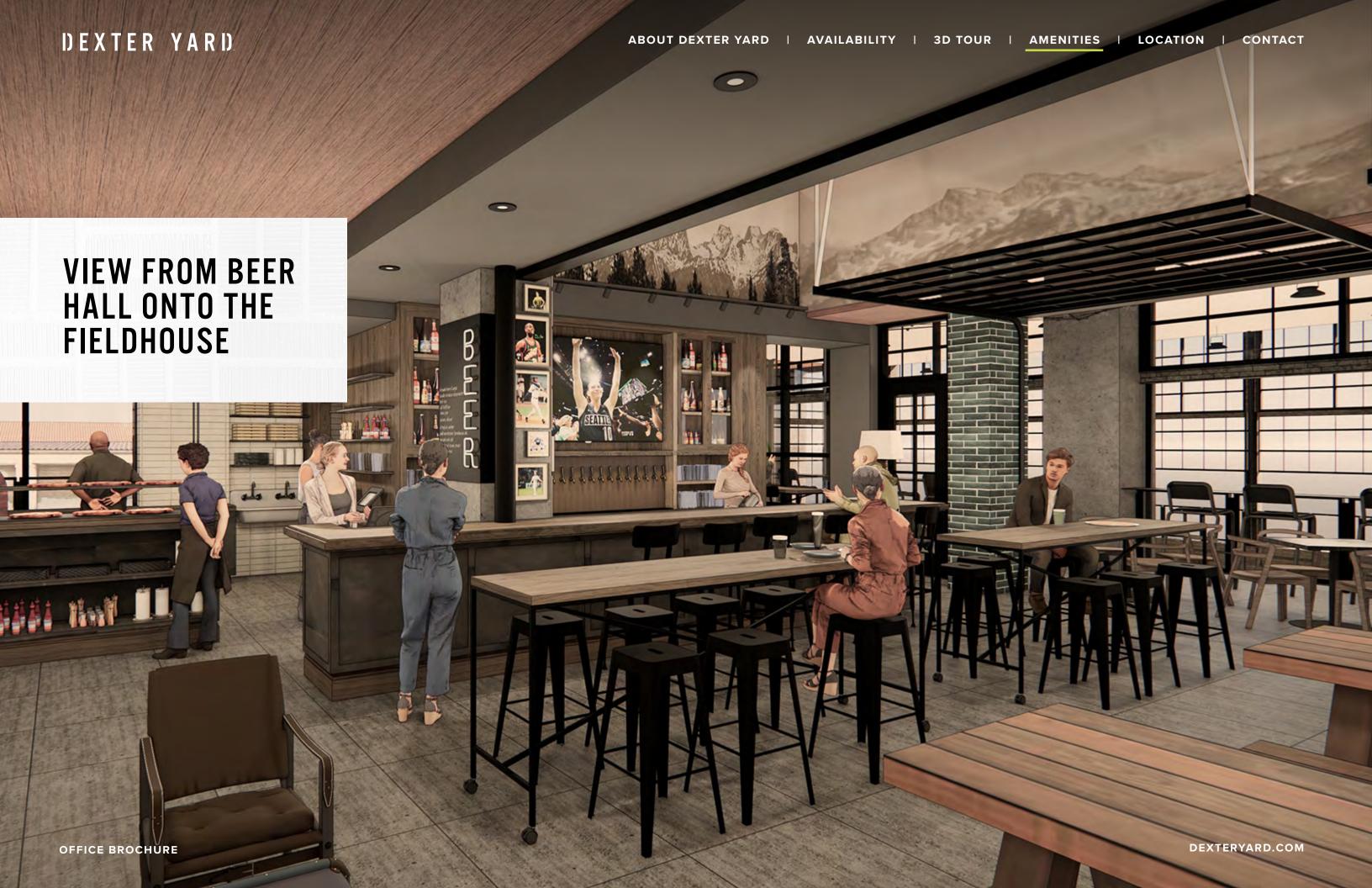
SHOWERS & LOCKERS

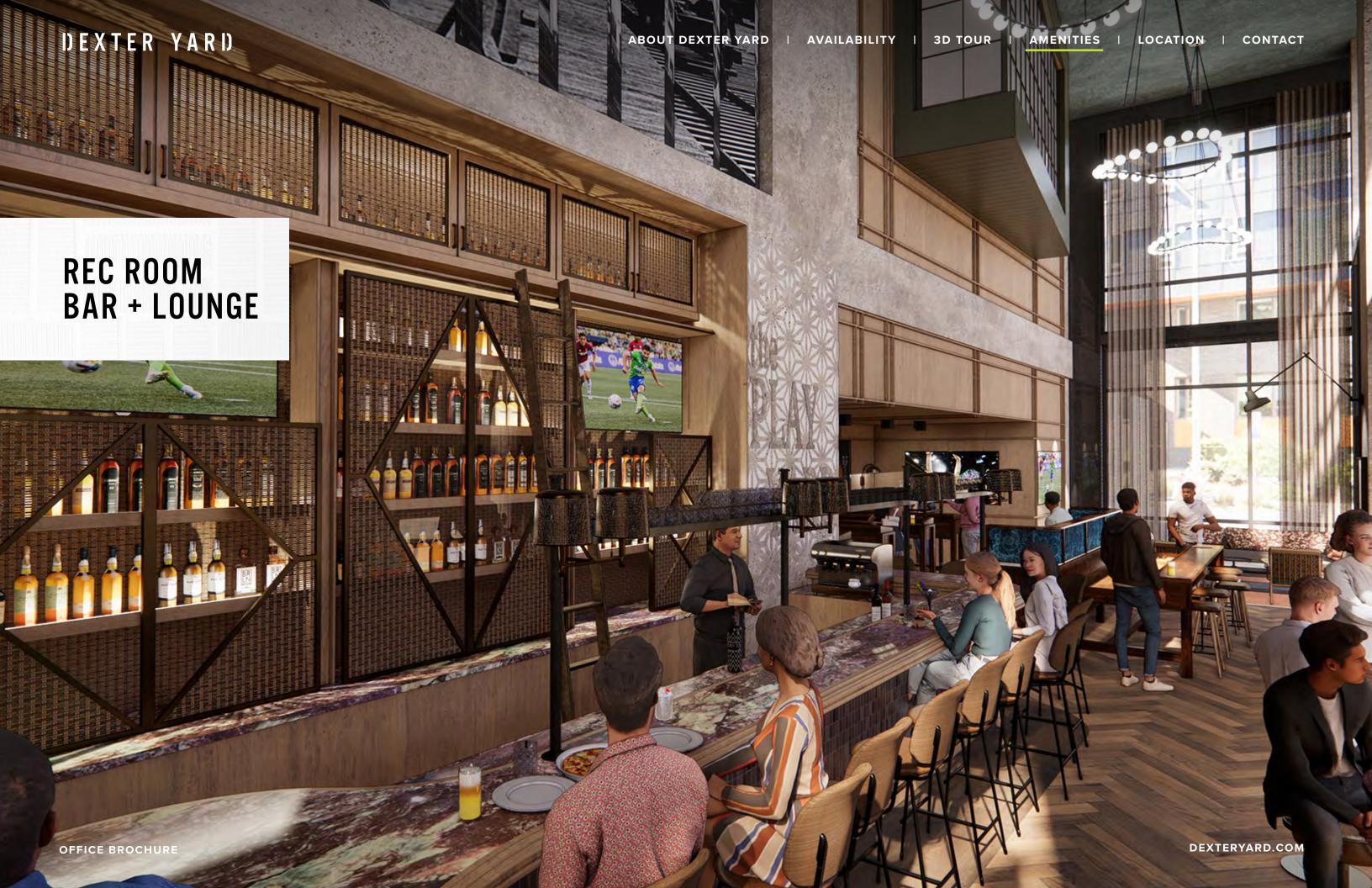
CONFERENCE ROOMS

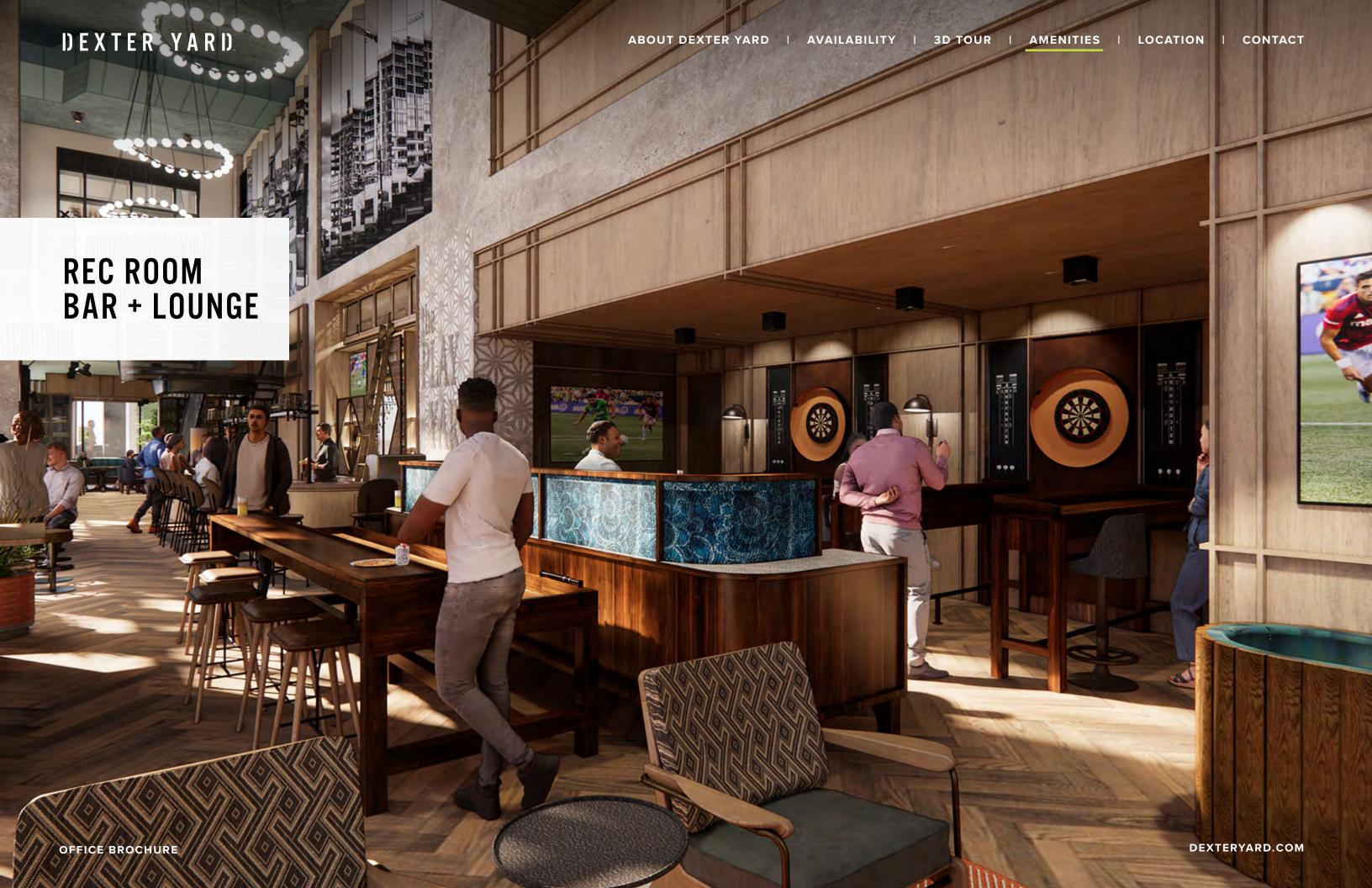
BIKE STORAGE

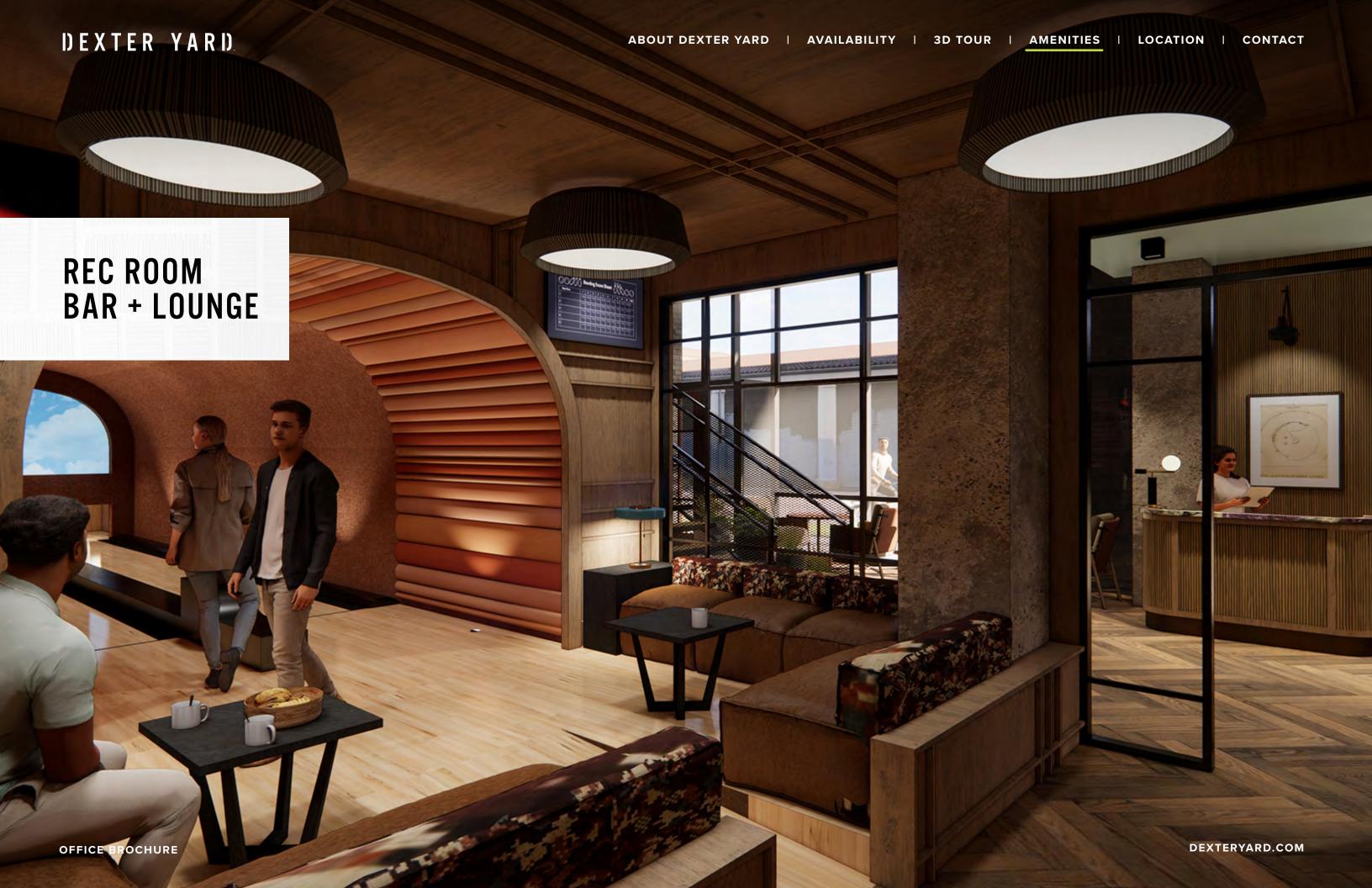
RETAIL **AMENITIES**

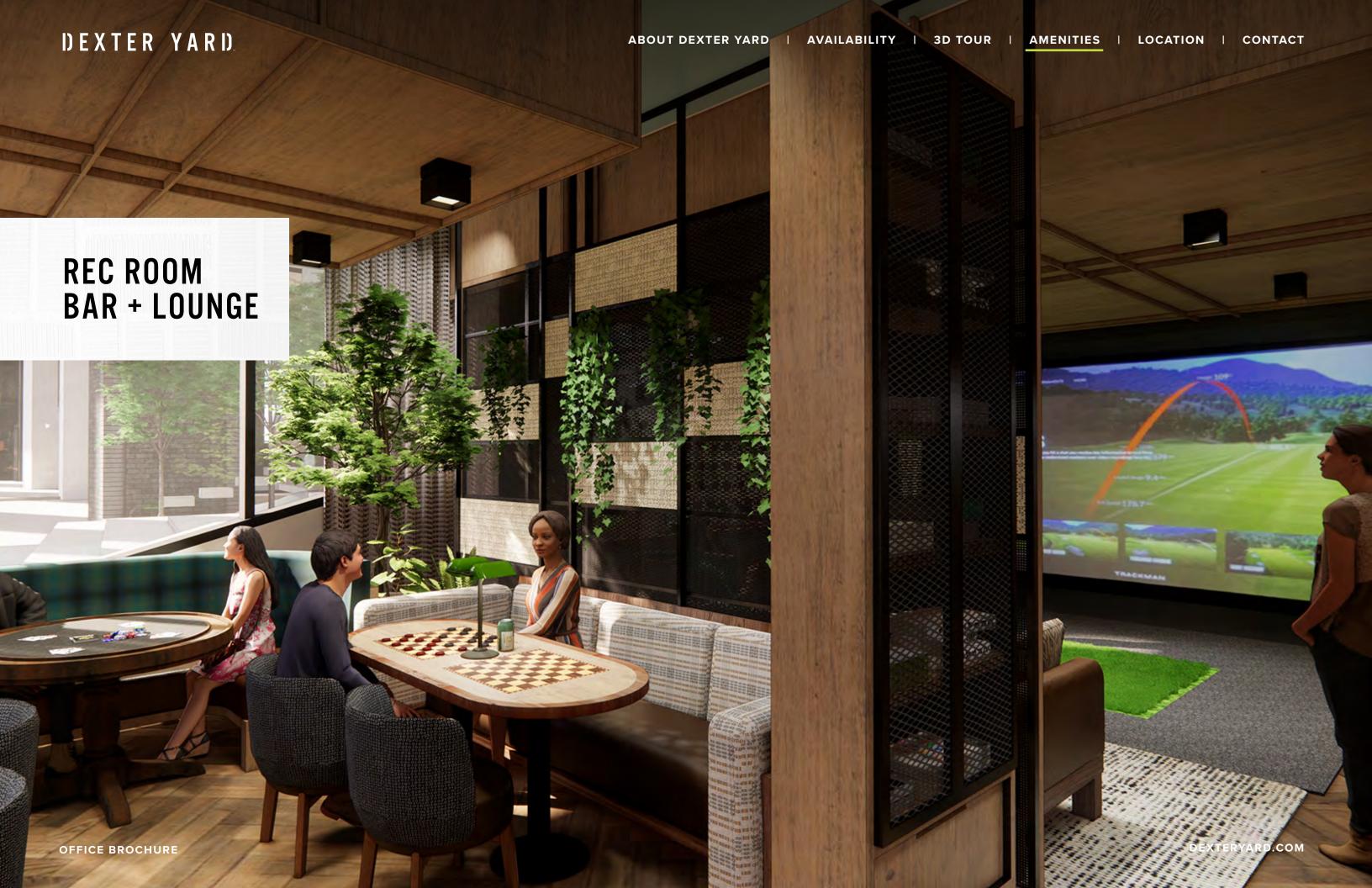
OFFICE BROCHURE

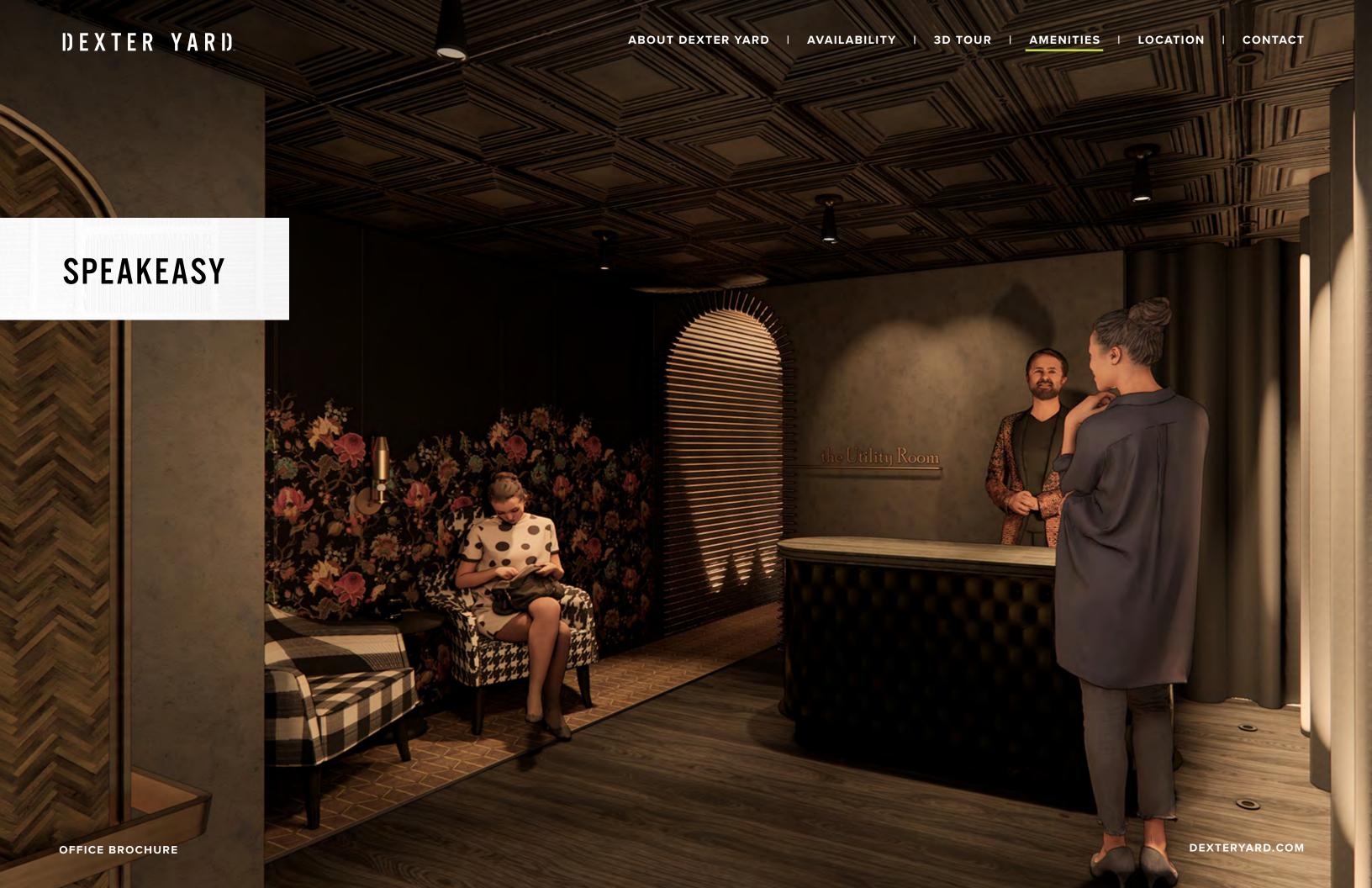




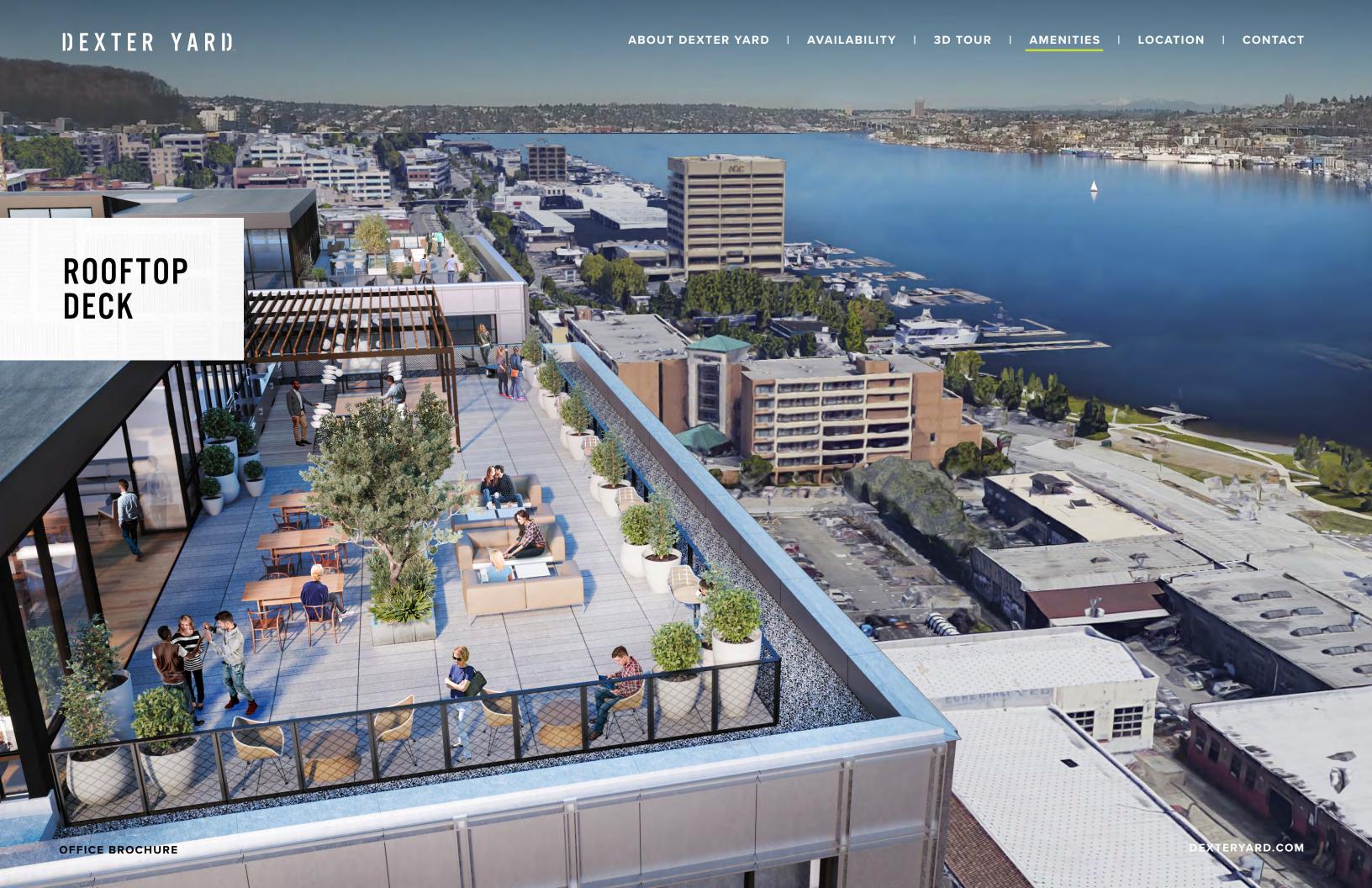






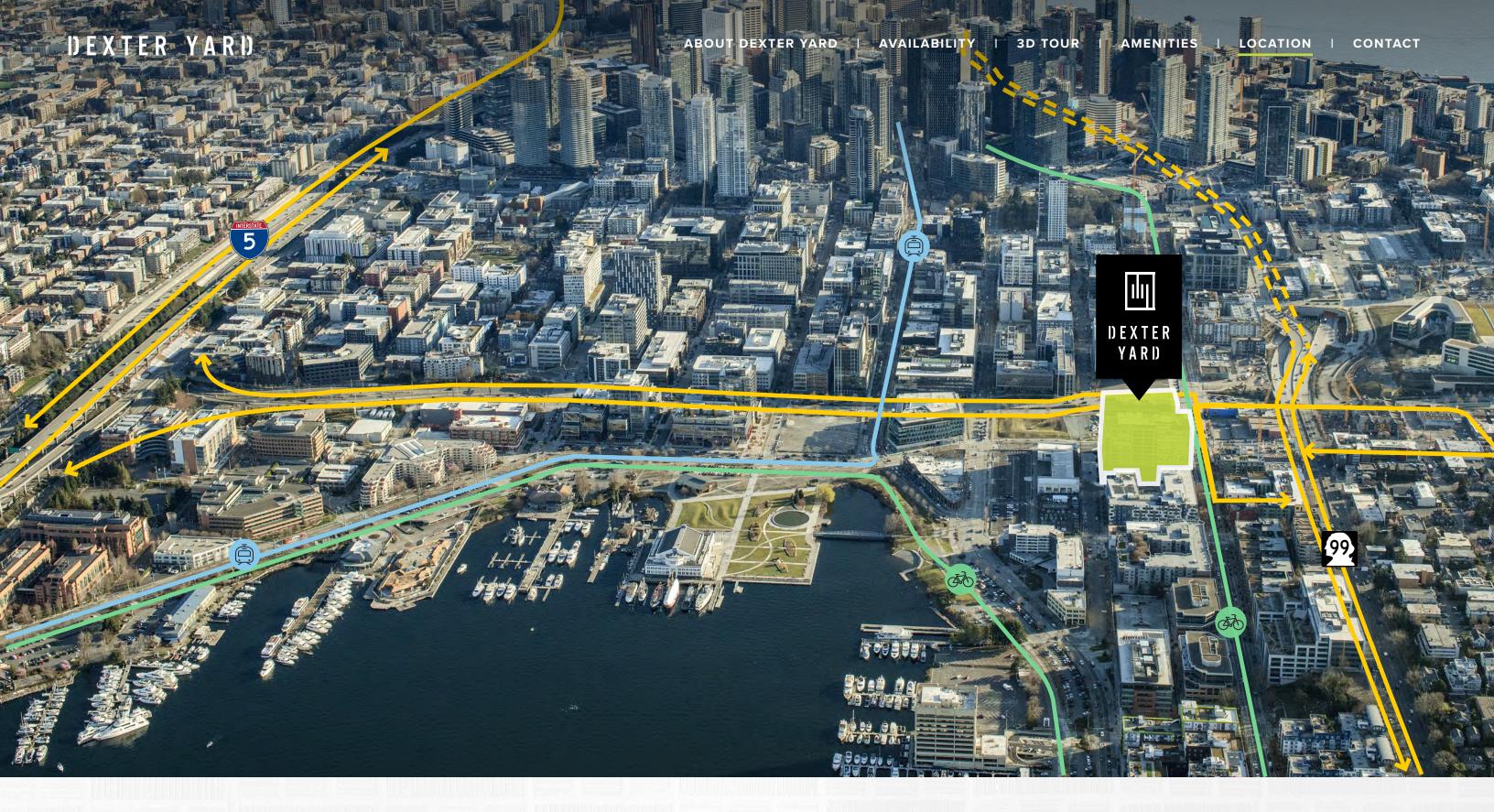






VIEW FROM 9TH FLOOR





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

OFFICE BROCHURE



NEIGHBORHOOD AMENITIES WITHIN 1 MILE

OFFICE BROCHURE

RESTAURANTS

40+

> VIEW RESTAURANTS

SERVICES

15+

> VIEW SERVICES

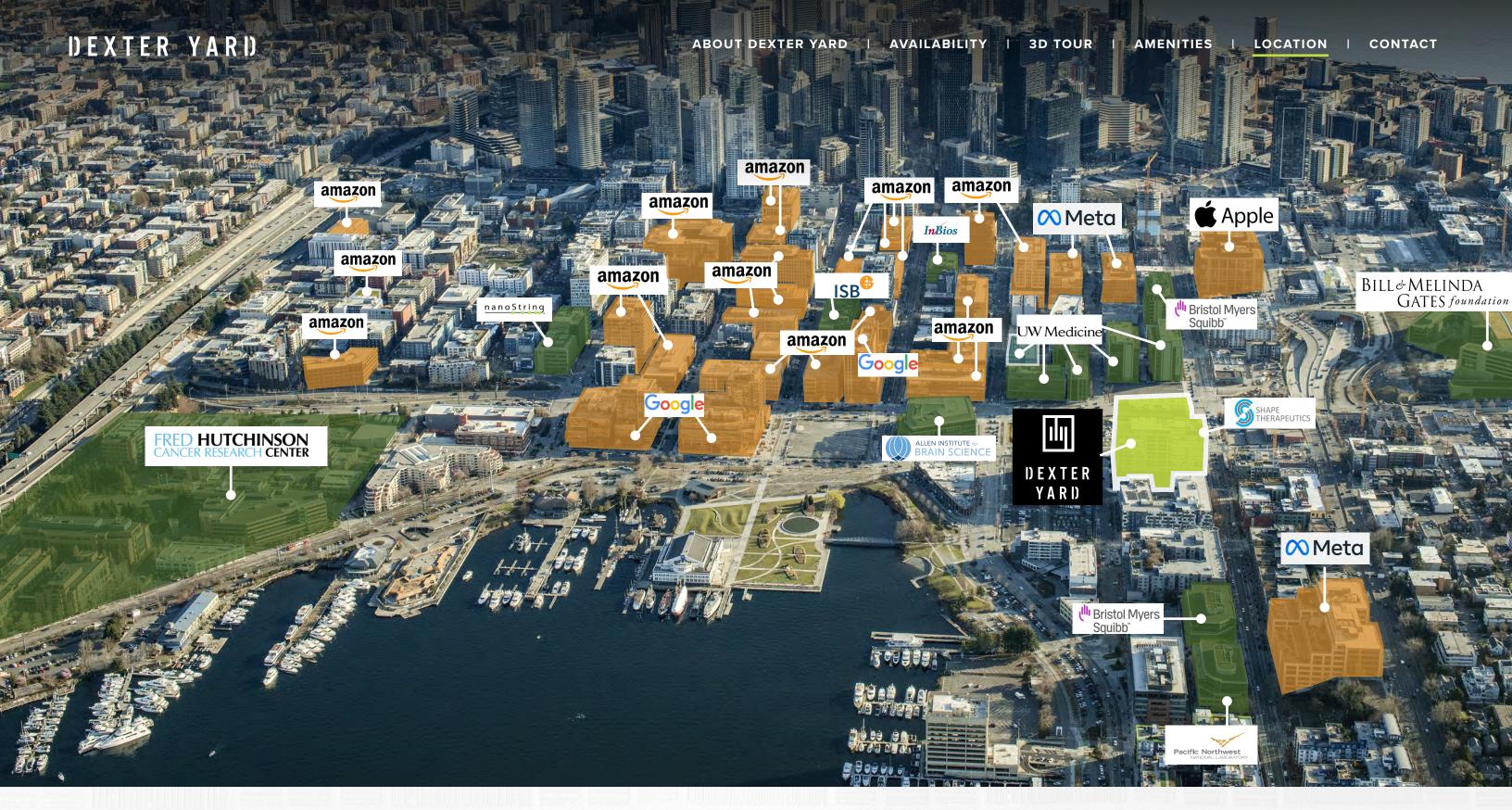
LODGING

20+

> VIEW LODGING

BIOMED REALTY PROPERTIES

7



CORPORATE NEIGHBORS

TECH LIFE SCIENCE

OFFICE BROCHURE

DEXTERYARD.COM

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

300+

in-house experts and life science real estate professionals

28M SF

available to accommodate tenants as they grow

240+

tenant partners in leading innovation markets

