

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

South Tower – 8-11, 12,14,15

North Tower – 8-11, 12, 14, 15

SOUTH TOWER  
LEVELS 1-15

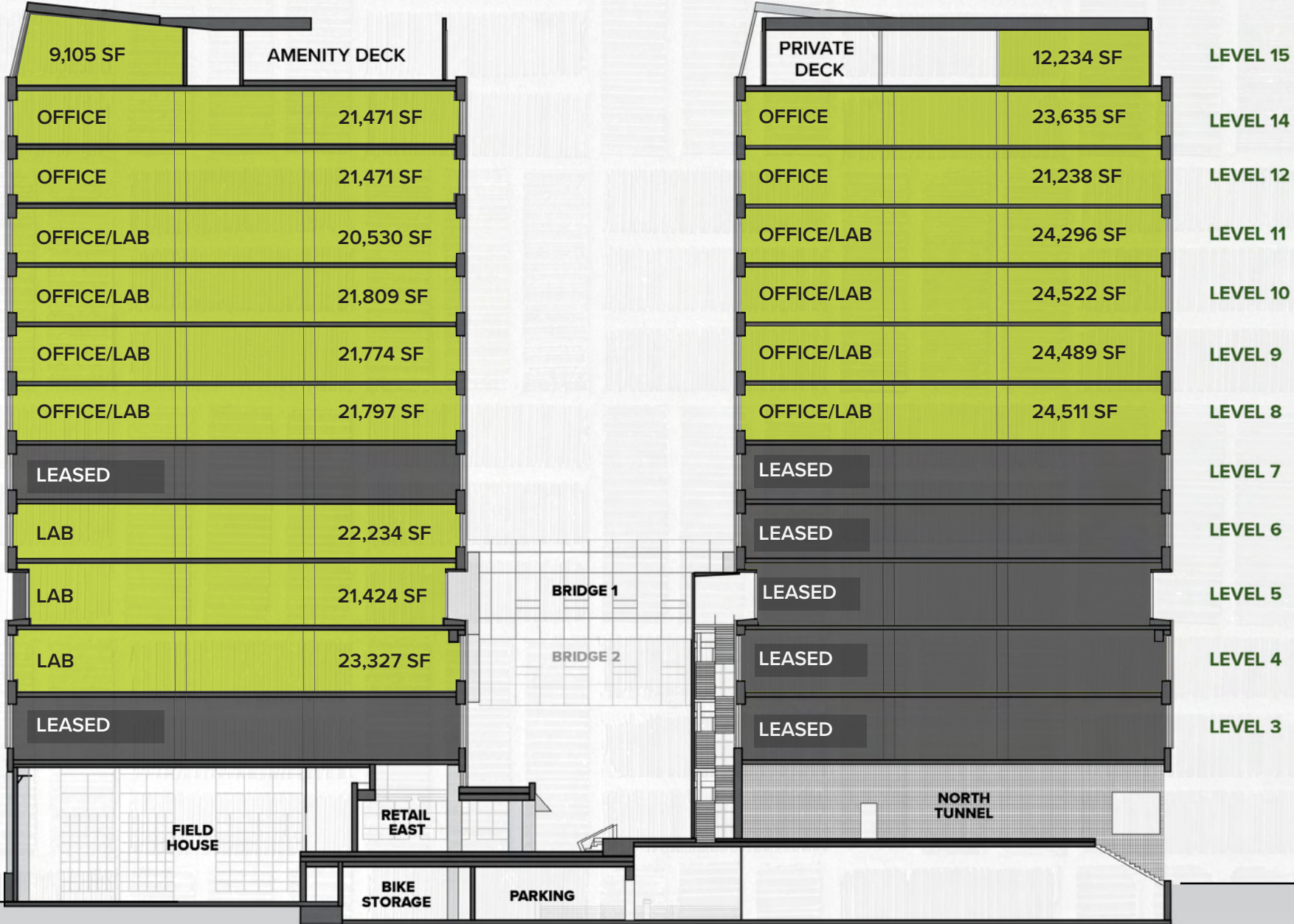
NORTH TOWER  
LEVELS 1-15

**±181,615 SF**

**±154,925 SF**

SOUTH TOWER

NORTH TOWER



SECTION VIEW FROM 8TH AVE N

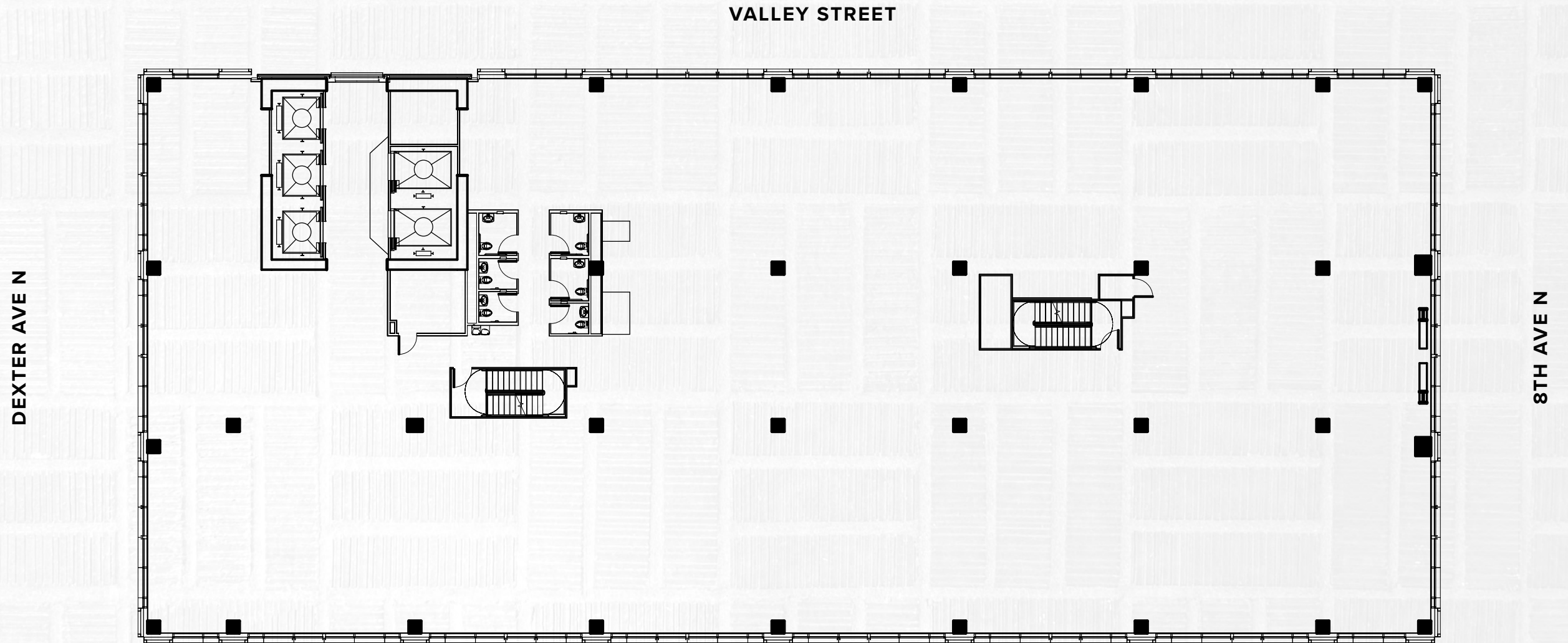
◀ [BACK TO STACKING PLAN](#)

SOUTH TOWER

## OFFICE/LAB

LEVEL 8

± 21,797 SF



VIEWS OF THE  
SPACE NEEDLE



VIEWS OF LAKE  
UNION

◀ BACK TO STACKING PLAN

SOUTH TOWER

# OFFICE/LAB

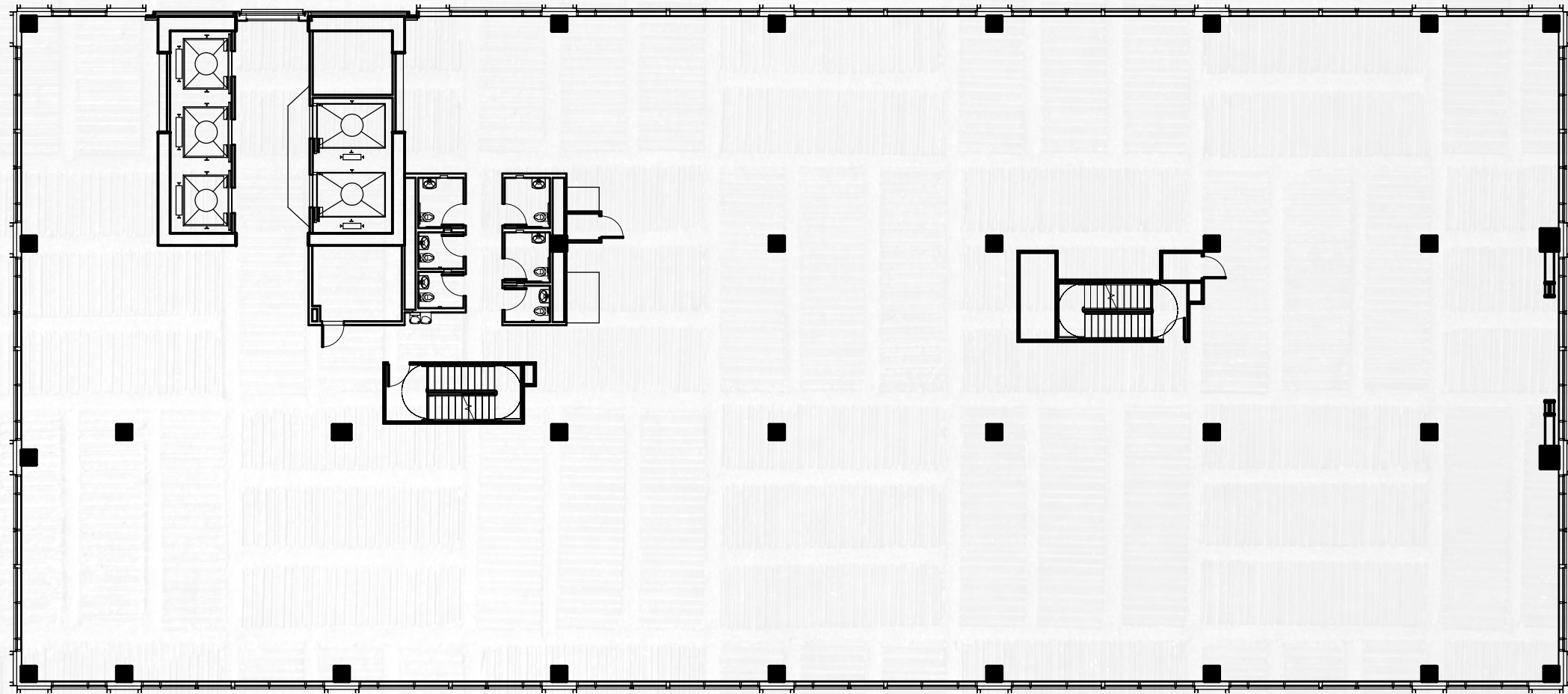
LEVEL 9

± 21,774 SF

DEXTER AVE N

VALLEY STREET

8TH AVE N



VIEWS OF THE  
SPACE NEEDLE



VIEWS OF LAKE  
UNION

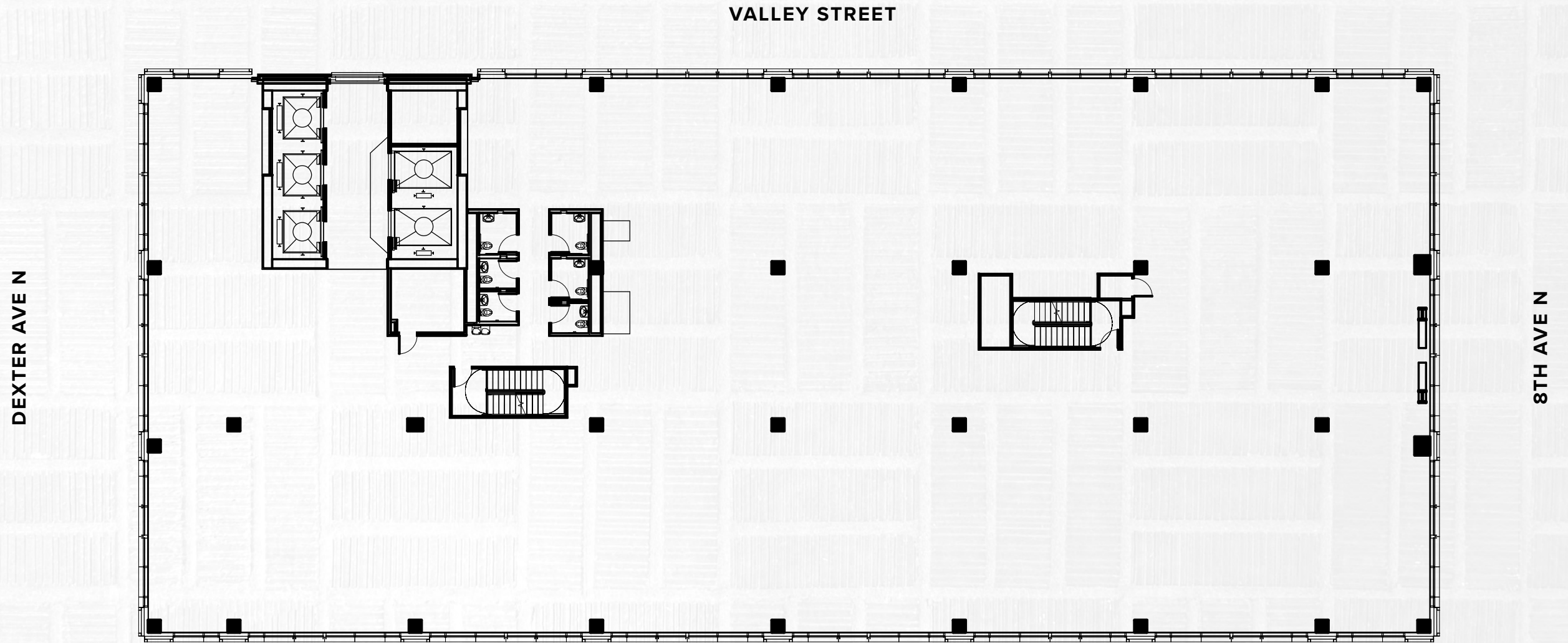
◀ BACK TO STACKING PLAN

SOUTH TOWER

# OFFICE/LAB

LEVEL 10

± 21,809 SF



◀ VIEWS OF THE SPACE NEEDLE

▶ VIEWS OF LAKE UNION

[◀ BACK TO STACKING PLAN](#)

SOUTH TOWER

## OFFICE/LAB

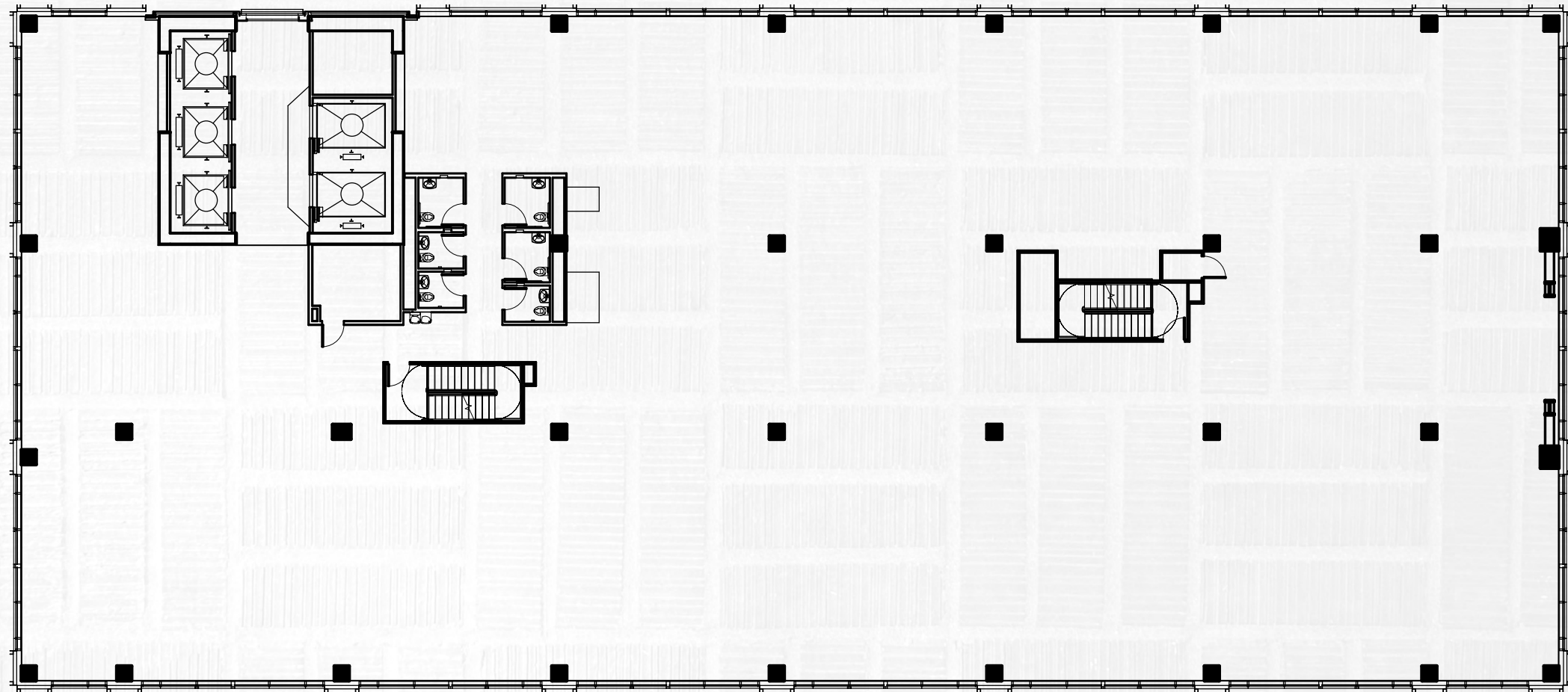
LEVEL 11

± 20,530 SF

DEXTER AVE N

VALLEY STREET

8TH AVE N



VIEWS OF THE  
SPACE NEEDLE



VIEWS OF LAKE  
UNION

[◀ BACK TO STACKING PLAN](#)

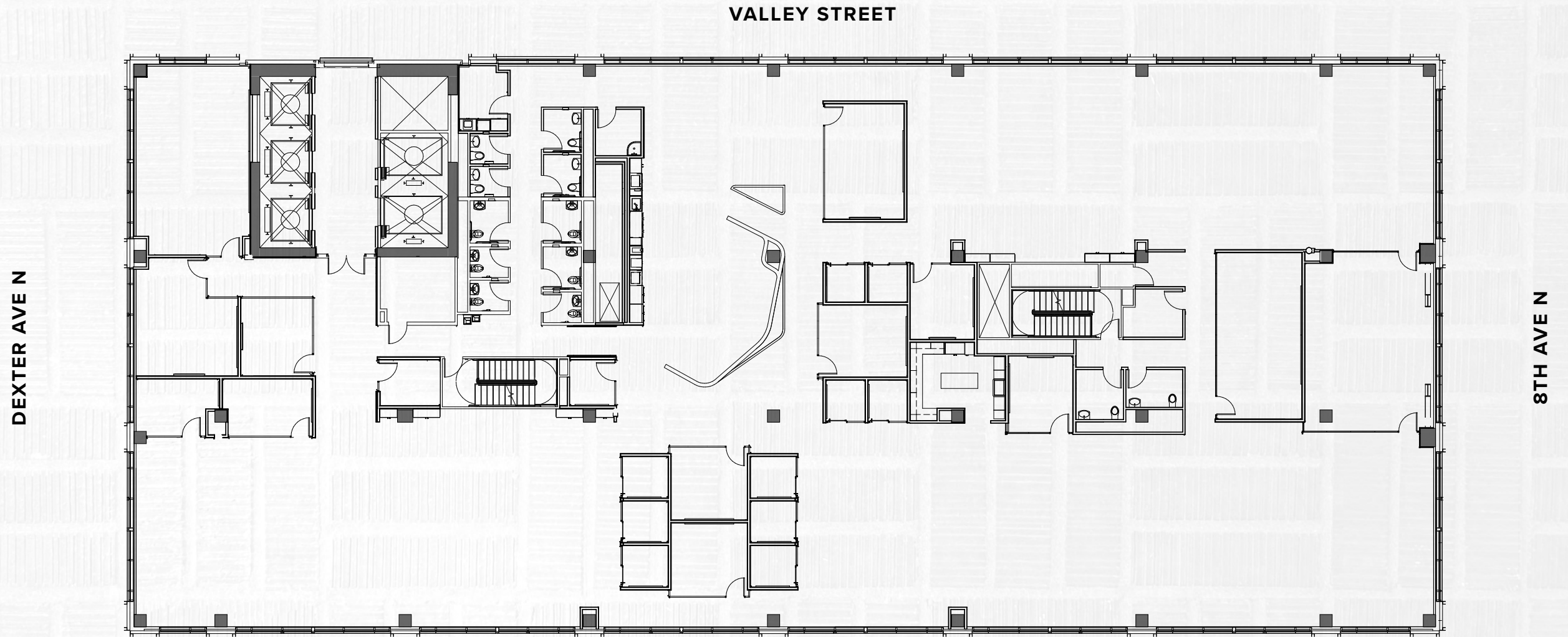
SOUTH TOWER

## OFFICE

LEVEL 12

± 21,471 SF

[▶ 3D TOUR](#)



◀ VIEWS OF THE SPACE NEEDLE

▶ VIEWS OF LAKE UNION



[◀ BACK TO STACKING PLAN](#)

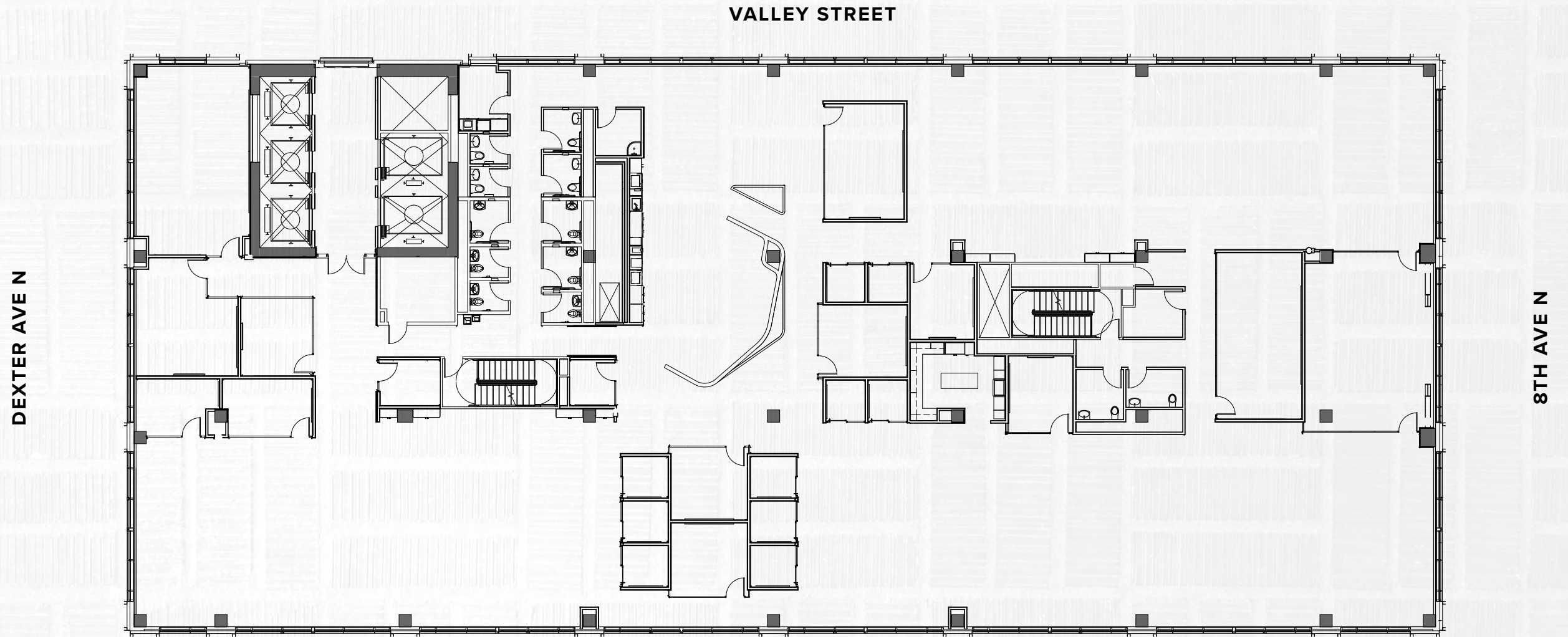
SOUTH TOWER

## OFFICE

LEVEL 14

± 21,471 SF

[▶ 3D TOUR](#)



VIEWS OF THE  
SPACE NEEDLE



VIEWS OF LAKE  
UNION

[← BACK TO STACKING PLAN](#)

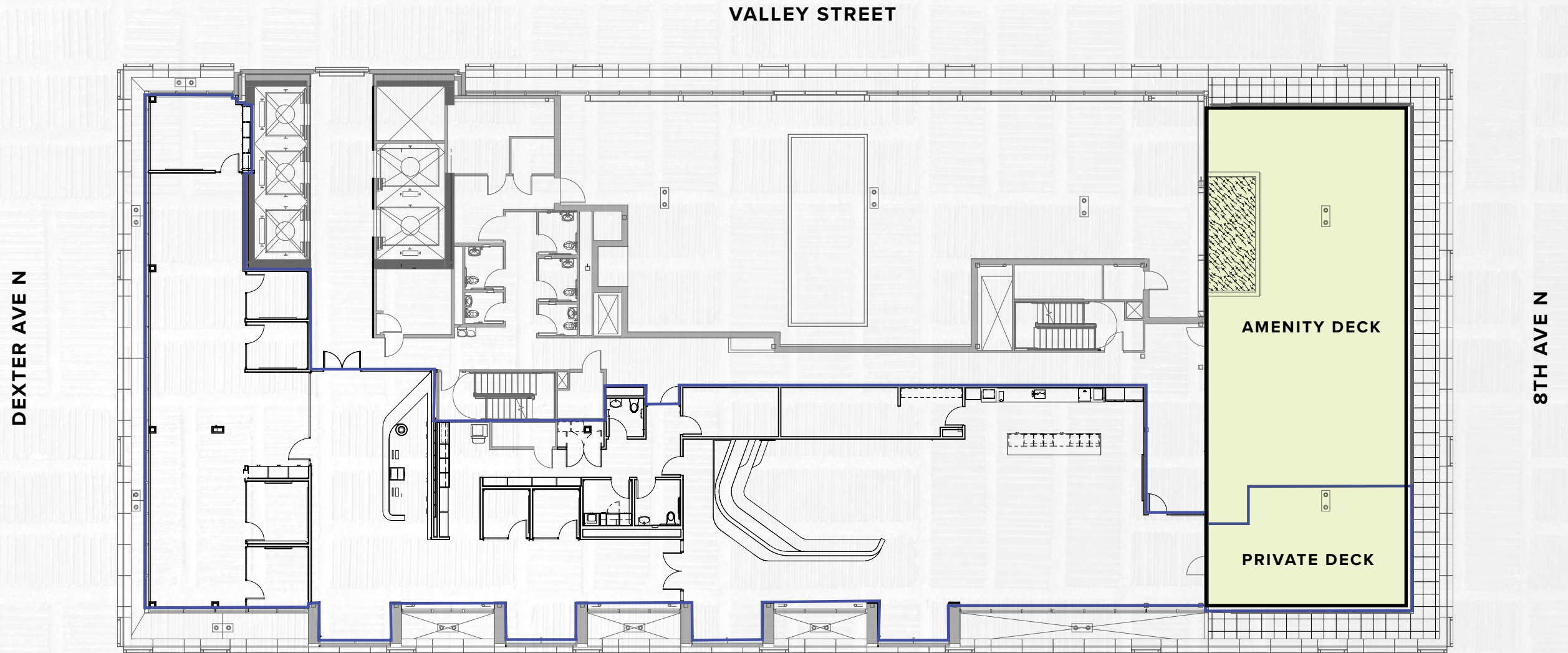
SOUTH TOWER

## OFFICE

LEVEL 15

± 9,105 SF

[3D TOUR](#)



← VIEWS OF THE SPACE NEEDLE

→ VIEWS OF LAKE UNION

◀ BACK TO STACKING PLAN

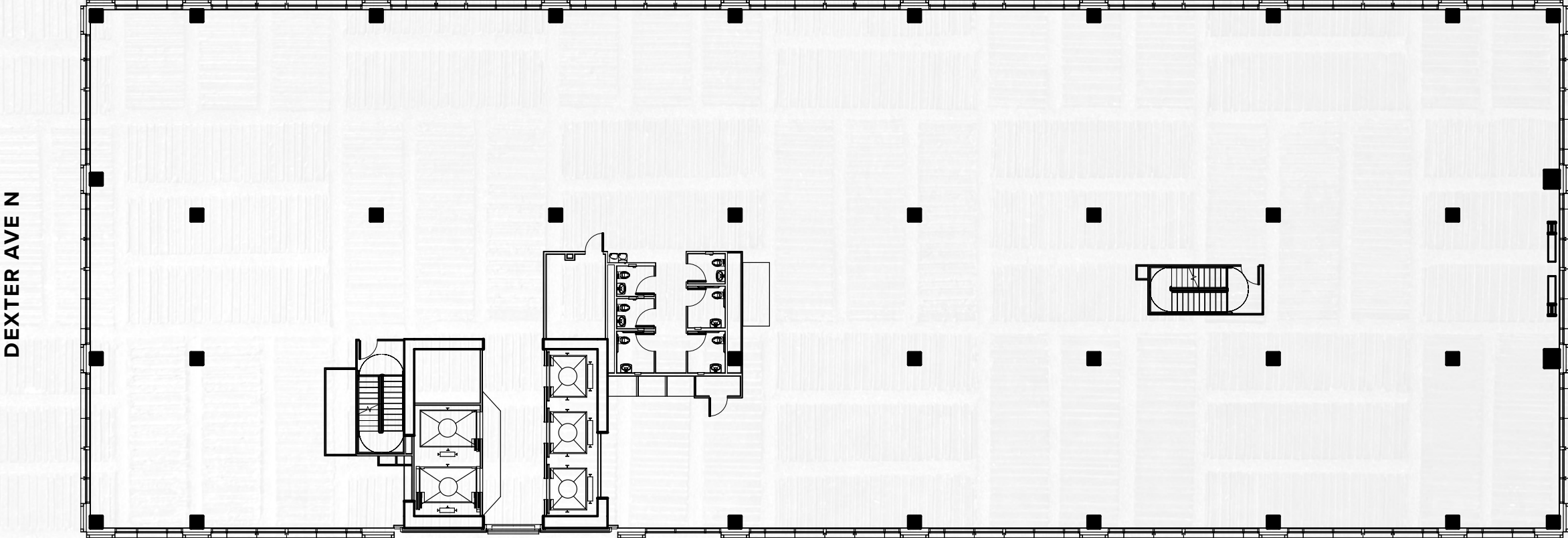
NORTH TOWER

# OFFICE/LAB

LEVEL 8

± 24,511 SF

VALLEY STREET



DEXTER AVE N

8TH AVE N



VIEWS OF THE SPACE NEEDLE



VIEWS OF LAKE UNION

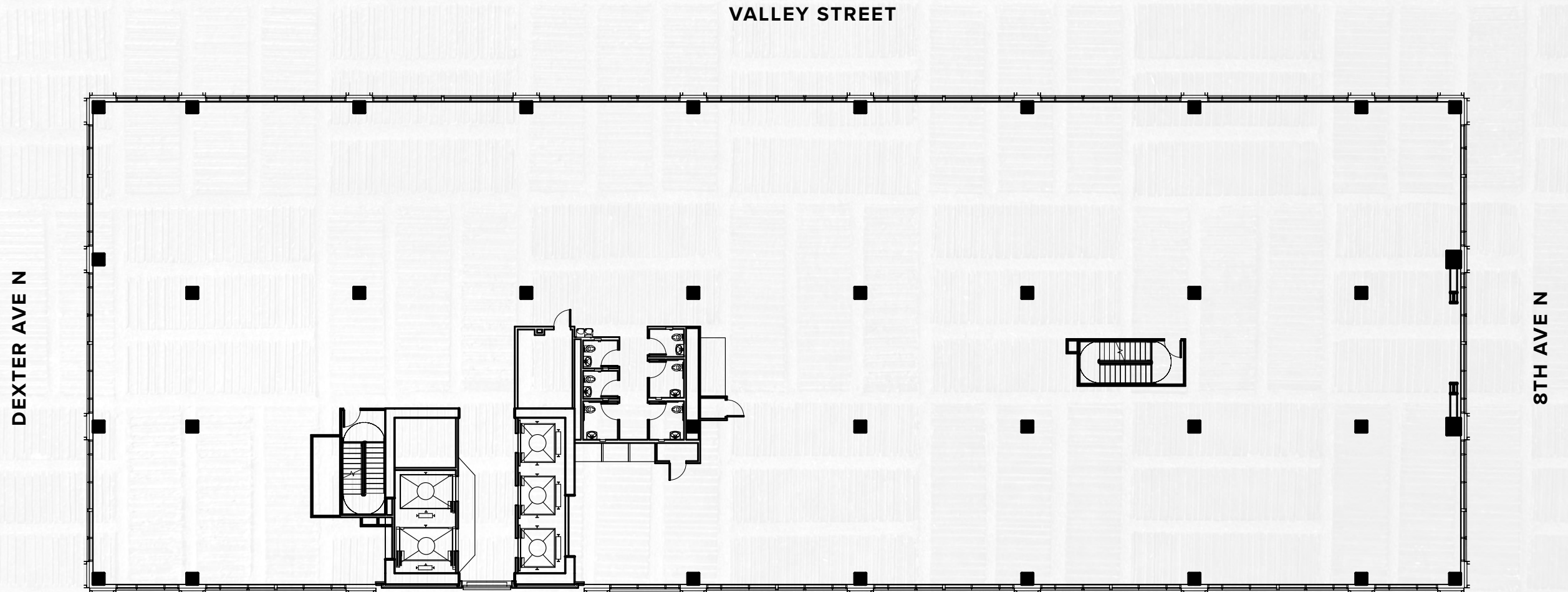
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NORTH TOWER

## OFFICE/LAB

LEVEL 9

± 24,489 SF



VIEWS OF THE  
SPACE NEEDLE



VIEWS OF LAKE  
UNION

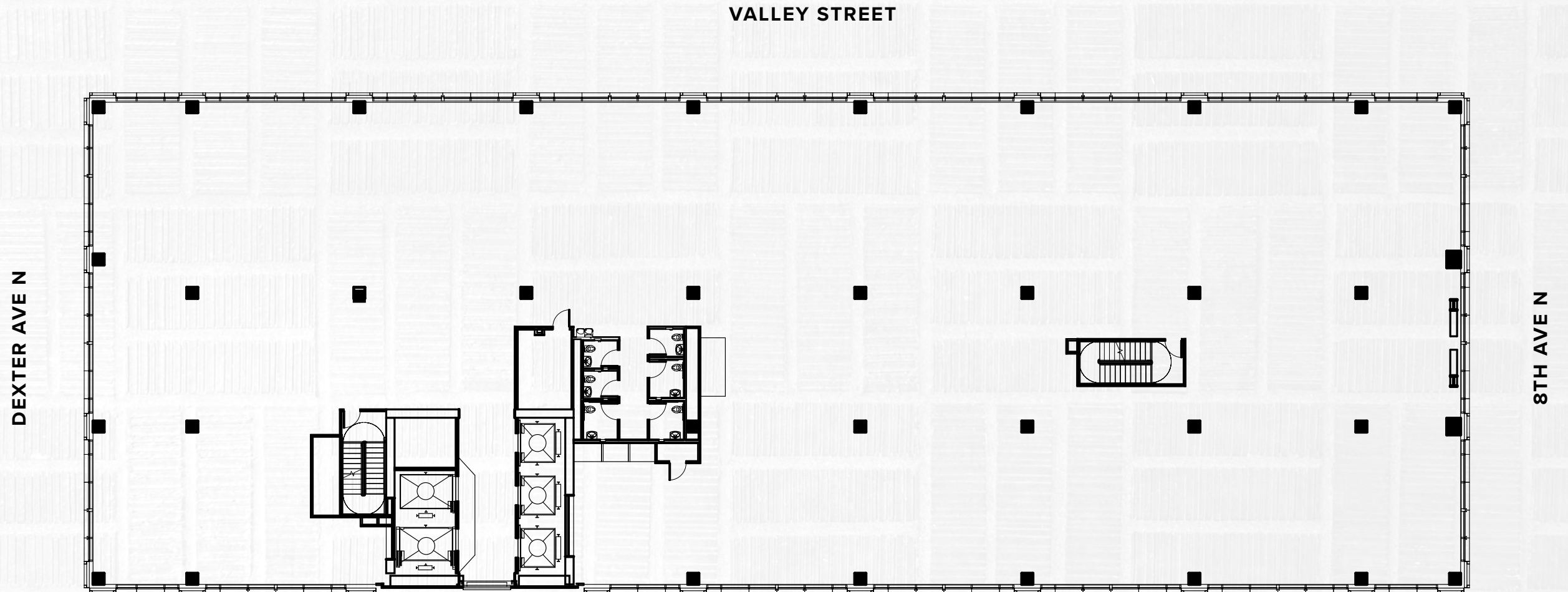
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NORTH TOWER

## OFFICE/LAB

LEVEL 10

± 24,522 SF



VIEWS OF THE  
SPACE NEEDLE



VIEWS OF LAKE  
UNION

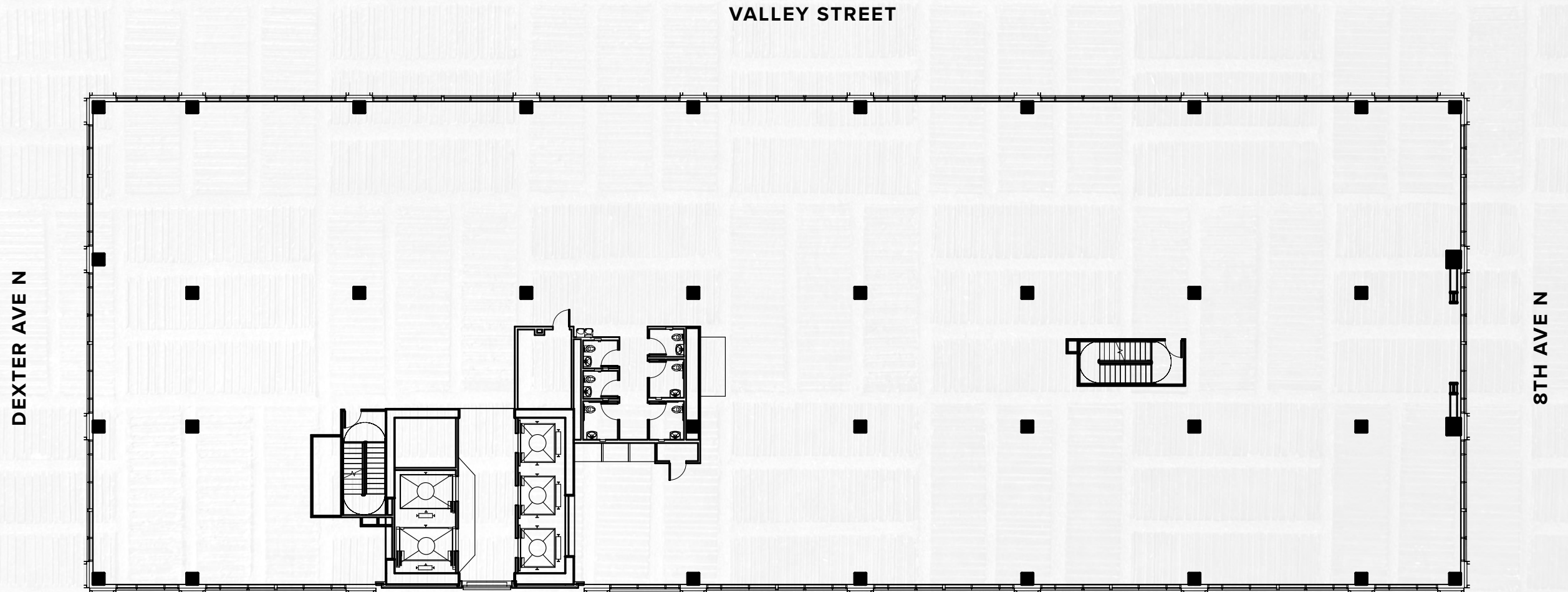
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NORTH TOWER

## OFFICE/LAB

LEVEL 11

± 24,296 SF



VIEWS OF THE  
SPACE NEEDLE



VIEWS OF LAKE  
UNION

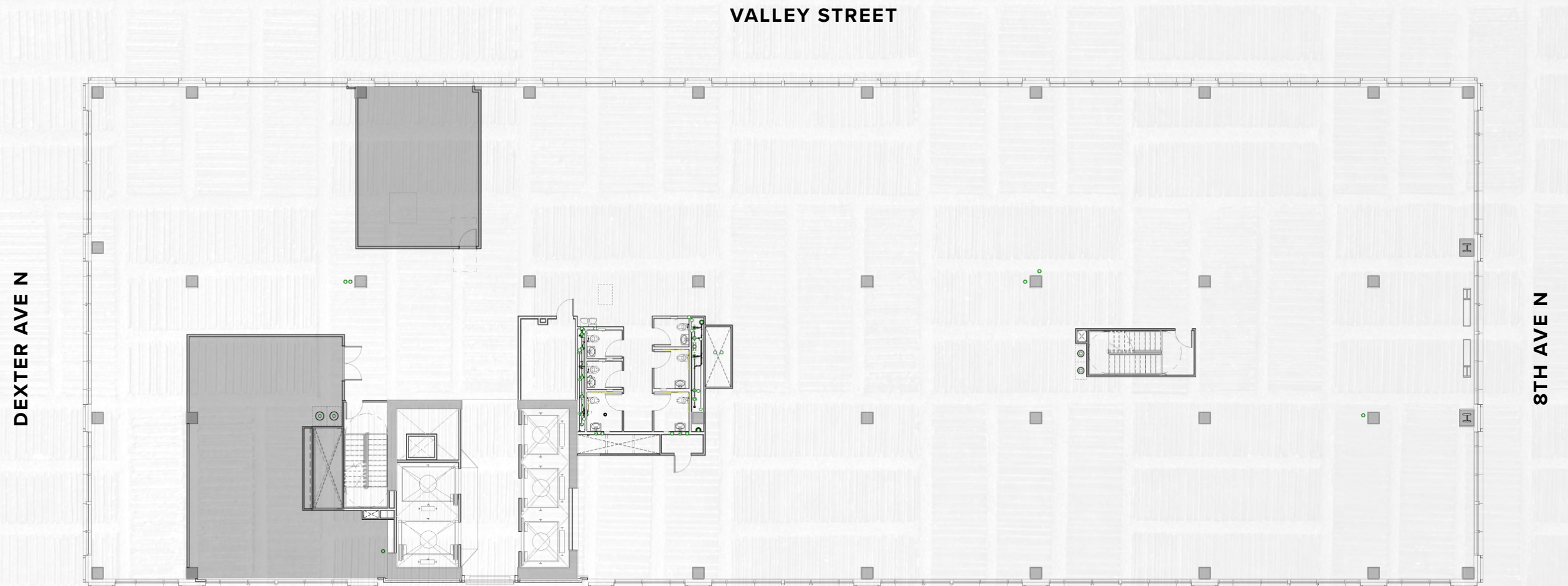
◀ [BACK TO STACKING PLAN](#)

NORTH TOWER

## OFFICE

LEVEL 12

± 21,238 SF



VIEWS OF THE  
SPACE NEEDLE



VIEWS OF LAKE  
UNION

◀ BACK TO STACKING PLAN

NORTH TOWER

# OFFICE

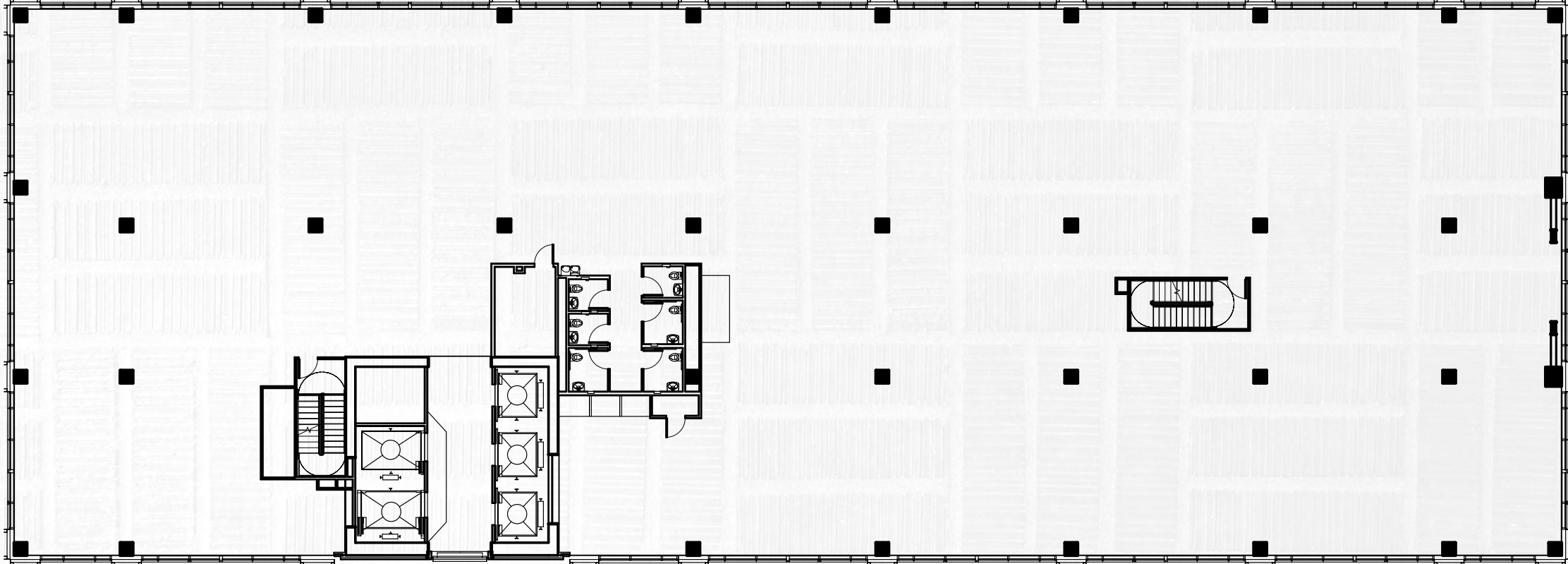
LEVEL 14

± 23,635 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 15

± 12,234 SF



VIEWS OF THE  
SPACE NEEDLE



VIEWS OF LAKE  
UNION

OFFICE

▶ 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](#)



LEVEL 2

LEVEL 1

## 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**

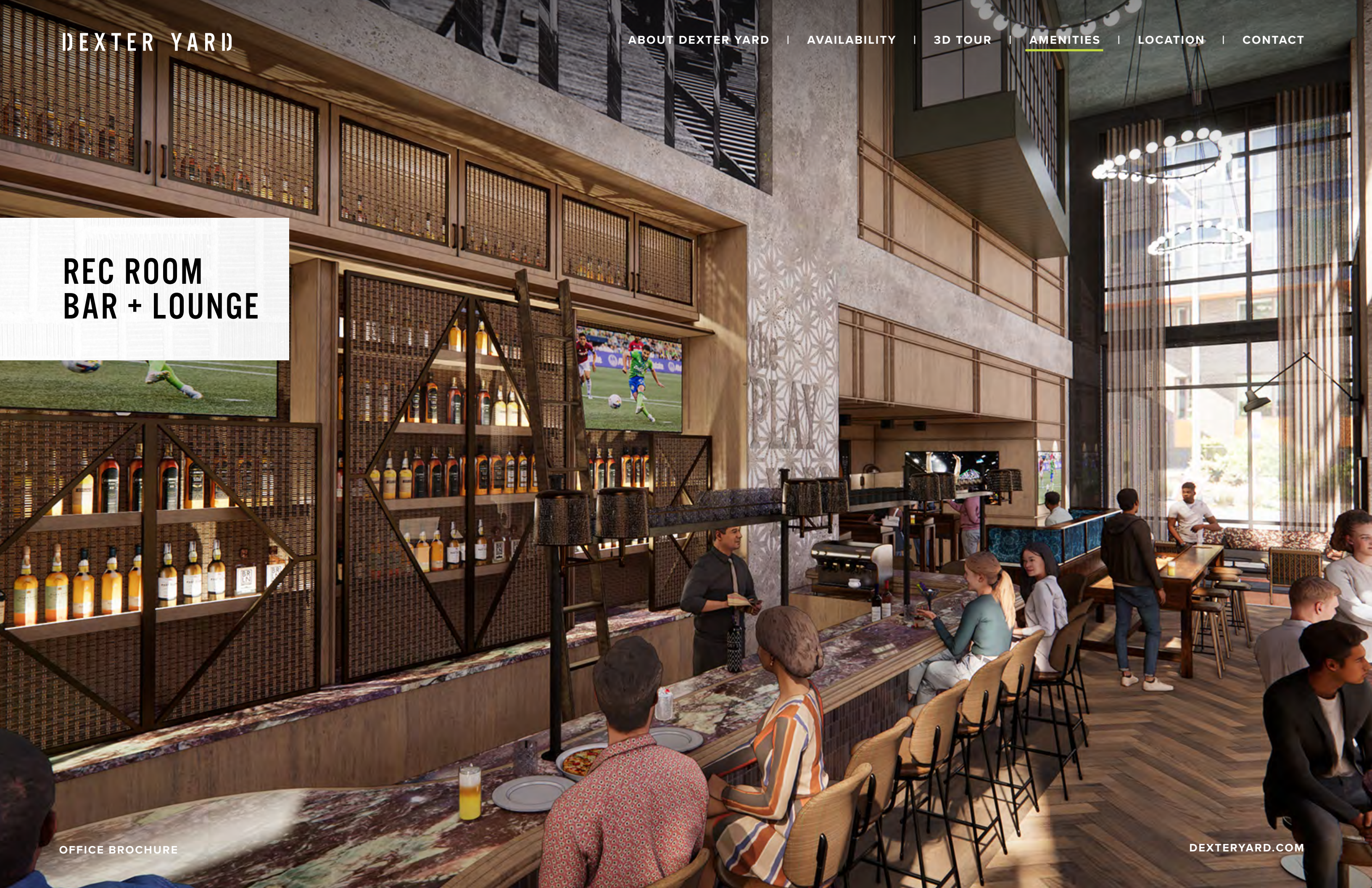


**RETAIL  
AMENITIES**

VIEW FROM BEER  
HALL ONTO THE  
FIELDHOUSE



REC ROOM  
BAR + LOUNGE

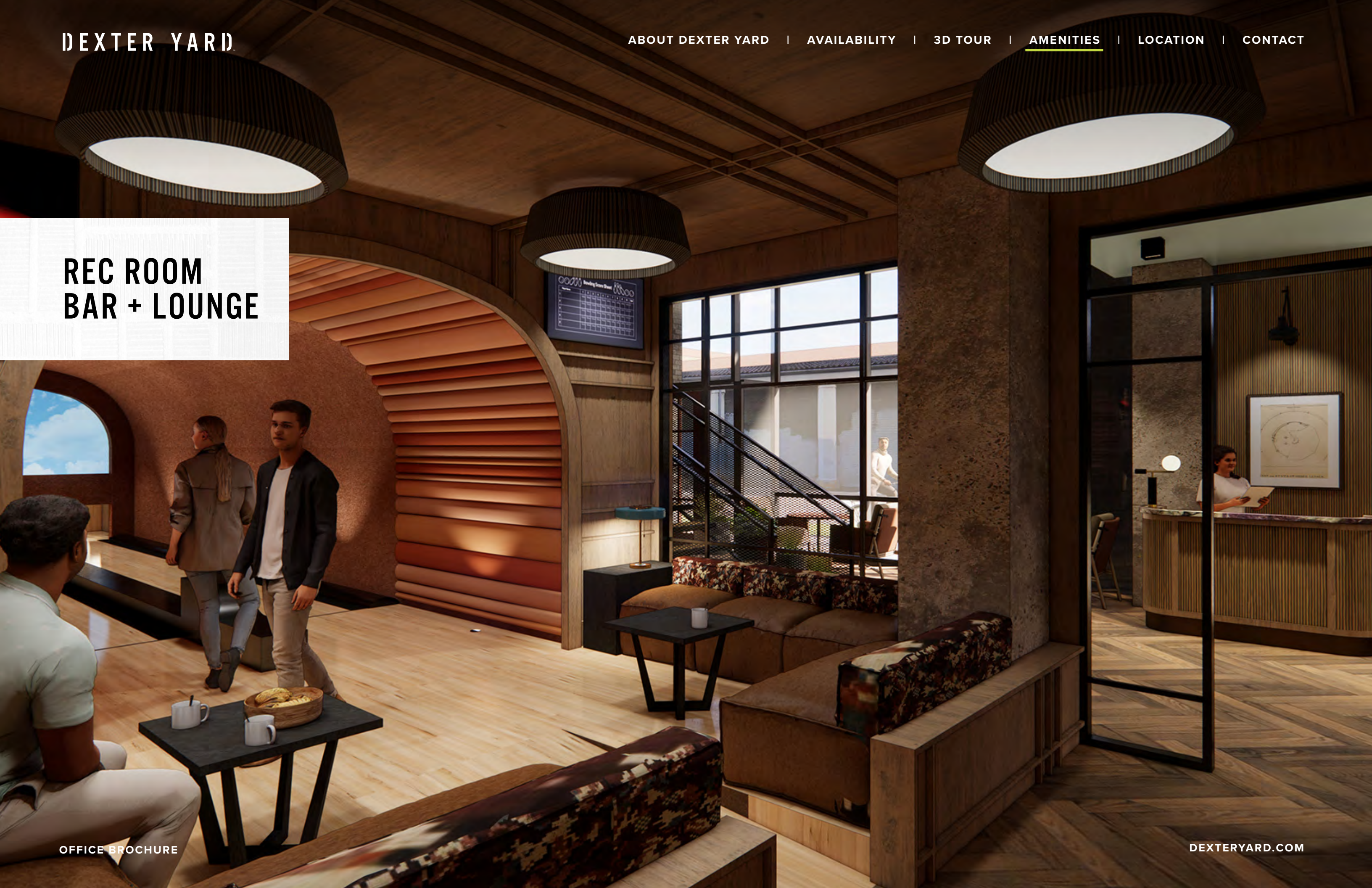


REC ROOM  
BAR + LOUNGE

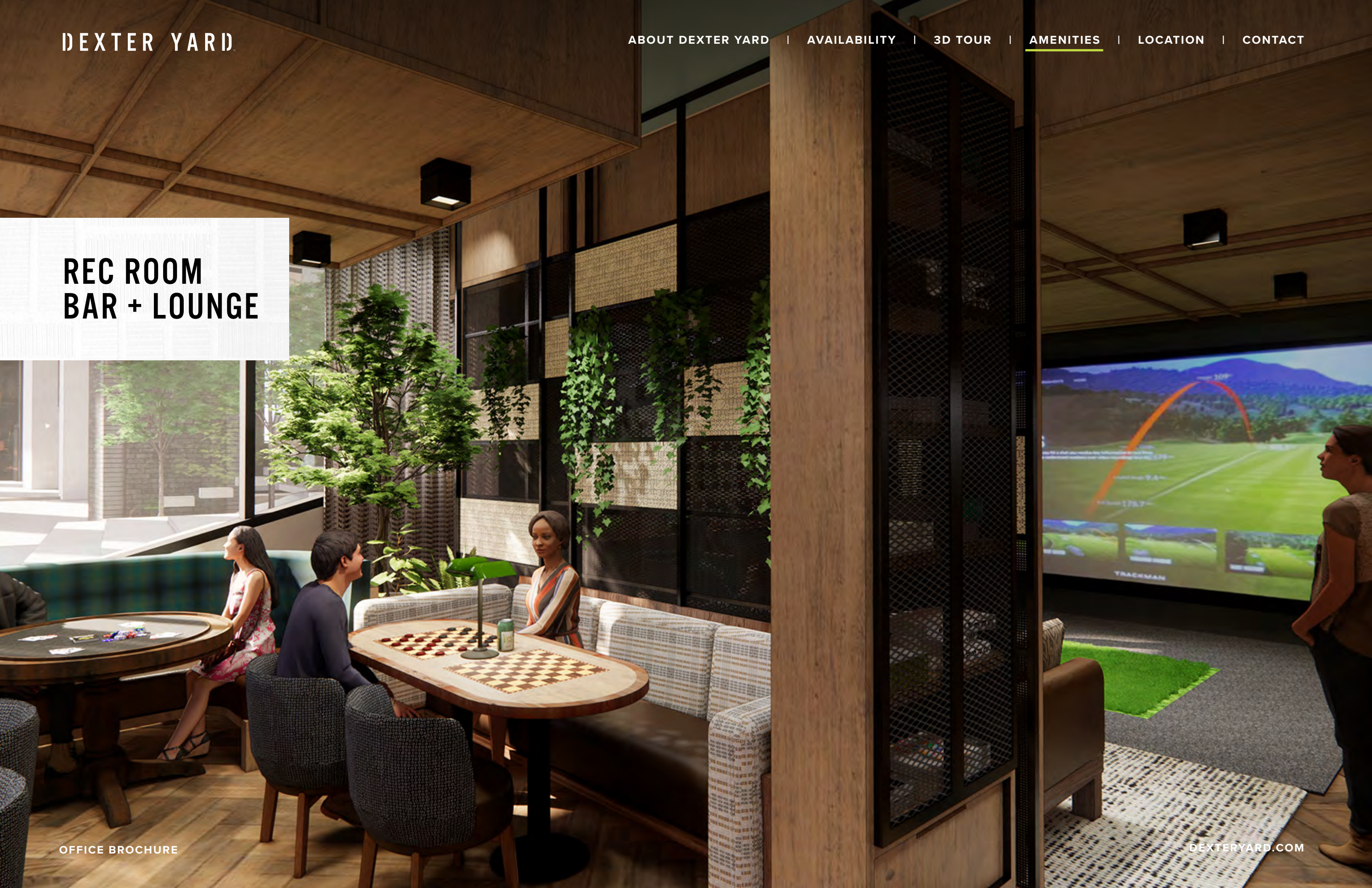




REC ROOM  
BAR + LOUNGE



REC ROOM  
BAR + LOUNGE



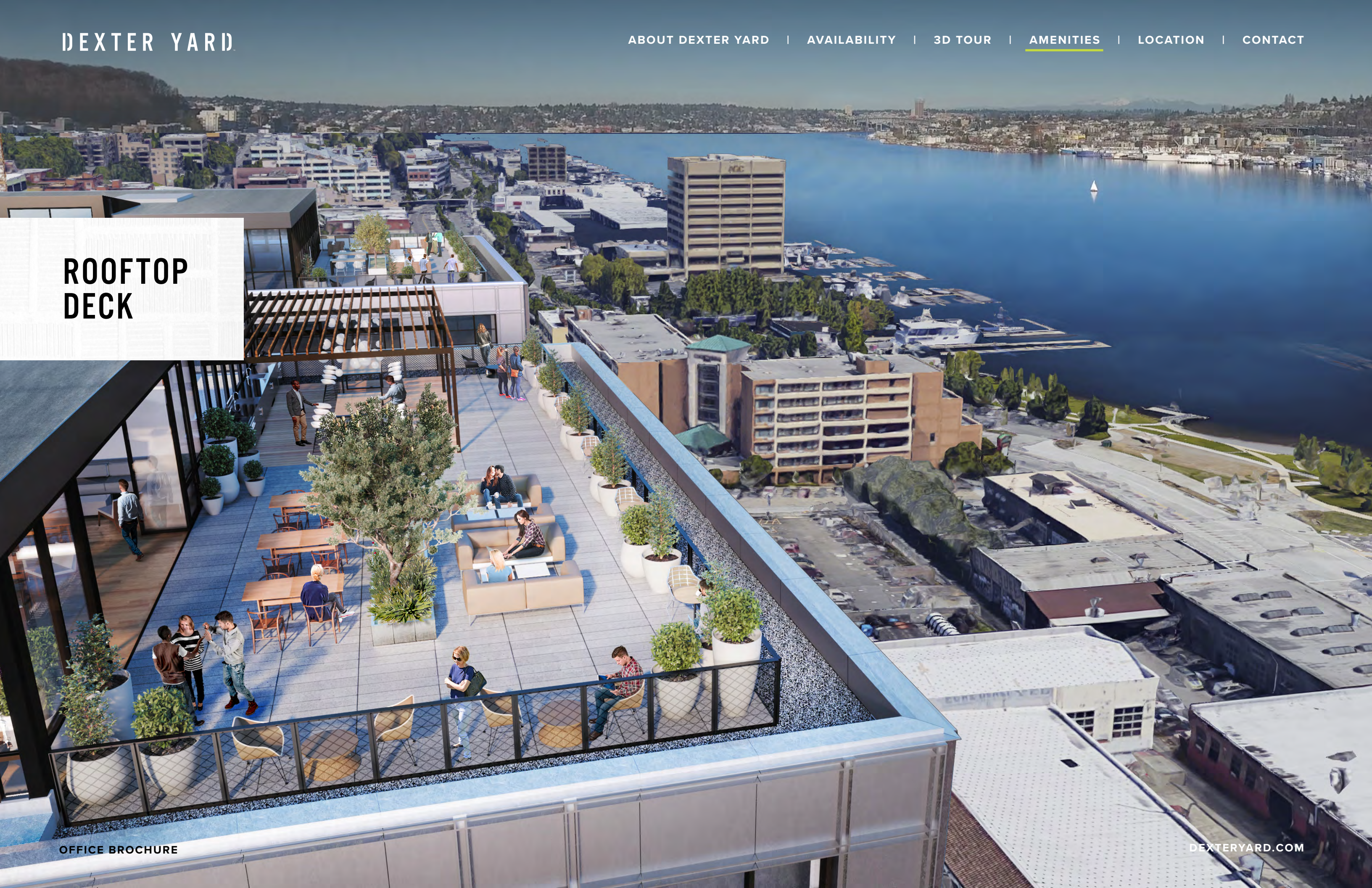
SPEAKEASY



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**

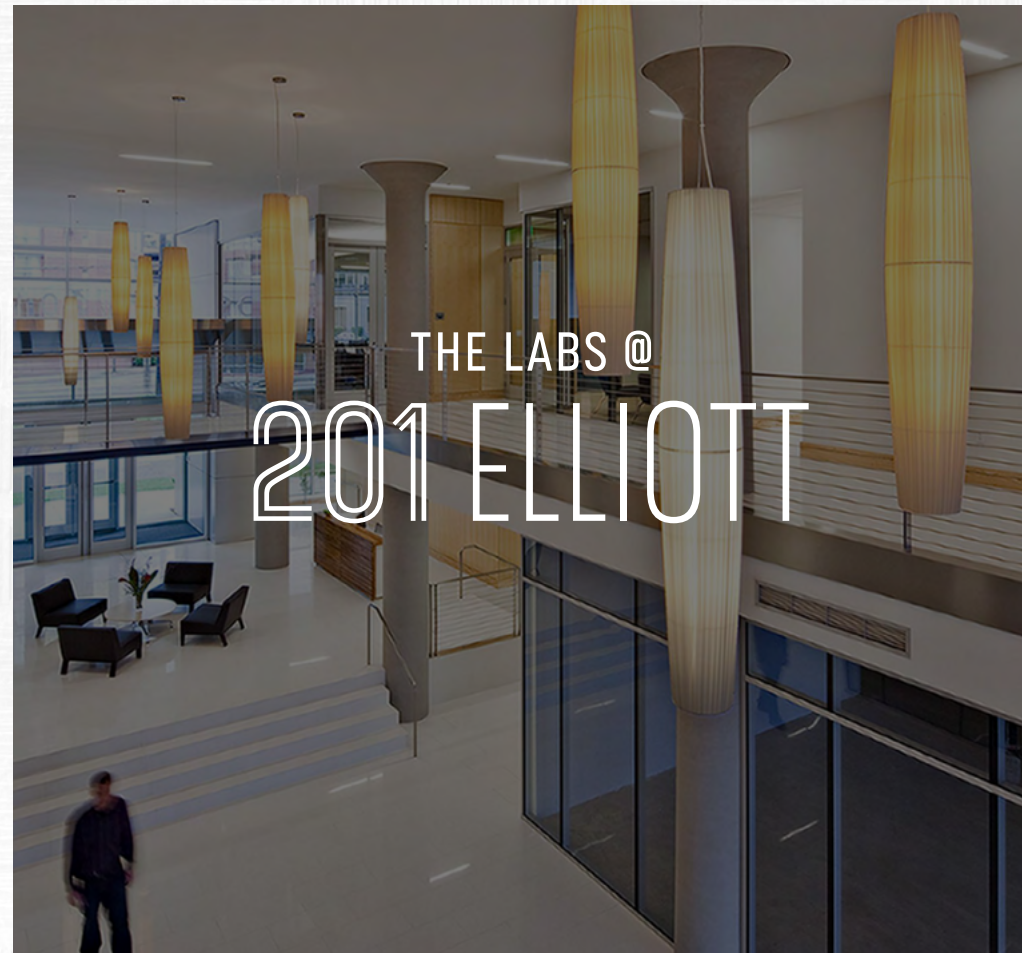
available to accommodate tenants as they grow

**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

