

DEXTER YARD

# A COMMUNITY THAT INSPIRES INNOVATION

VELOCITY LABS:  
FLEXIBLE, MOVE-IN READY LAB AND  
OFFICE SPACE AVAILABLE NOW

AVAILABLE OPTIONS

SOUTH TOWER – LEVELS 5-7

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.



## INNOVATION IN MOTION

BioMed Realty has developed flexible, move-in ready lab and office space built for groundbreaking research 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 allows biotech innovators to execute mission-critical research and scale as needed, all while reducing expenditures.

# 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

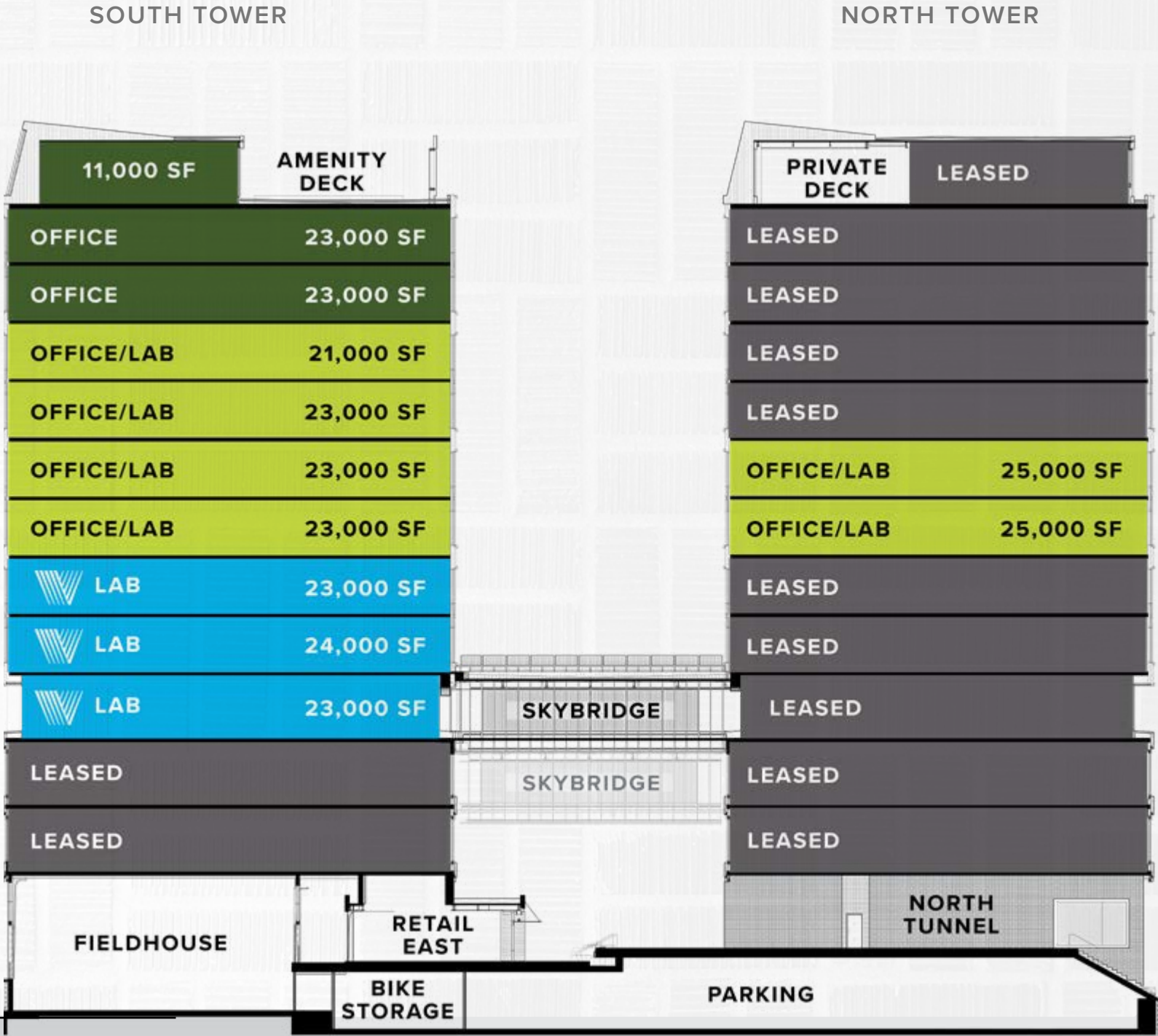
Potable and non-potable water supply for offices and labs

Laboratory plumbing and lab gases with central sterilization facility



AVAILABLE OPTIONS  
South Tower – Levels 5-7

SOUTH TOWER  
LEVELS 5-7  
**±70,000 SF**



SECTION VIEW FROM 8TH AVE N

◀ BACK TO STACKING PLAN

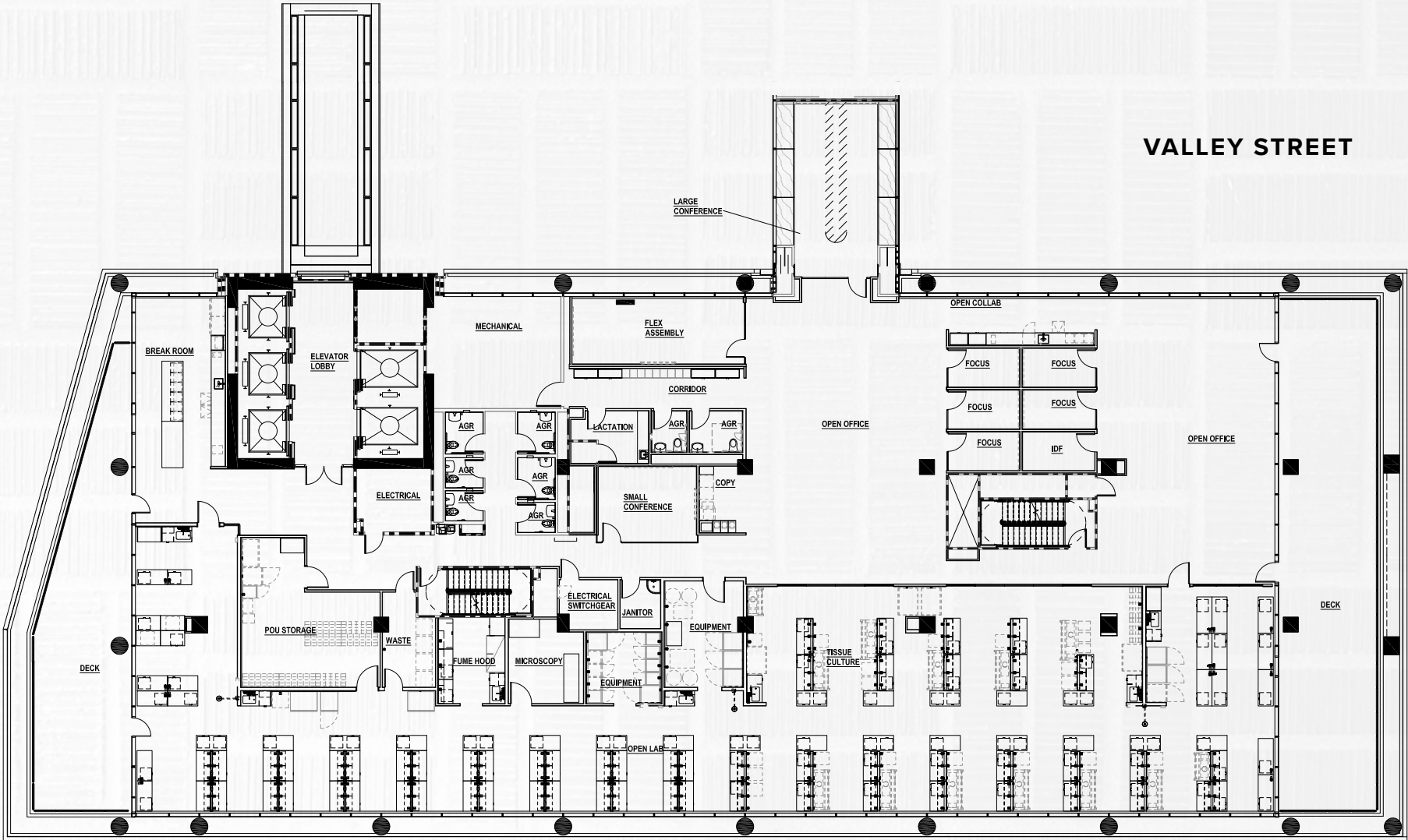
SOUTH TOWER



LEVEL 5

± 23,000 SF

DEXTER AVE N



VALLEY STREET

8TH AVE N

◀ VIEWS OF THE SPACE NEEDLE

▶ VIEWS OF LAKE UNION

◀ BACK TO STACKING PLAN

SOUTH TOWER

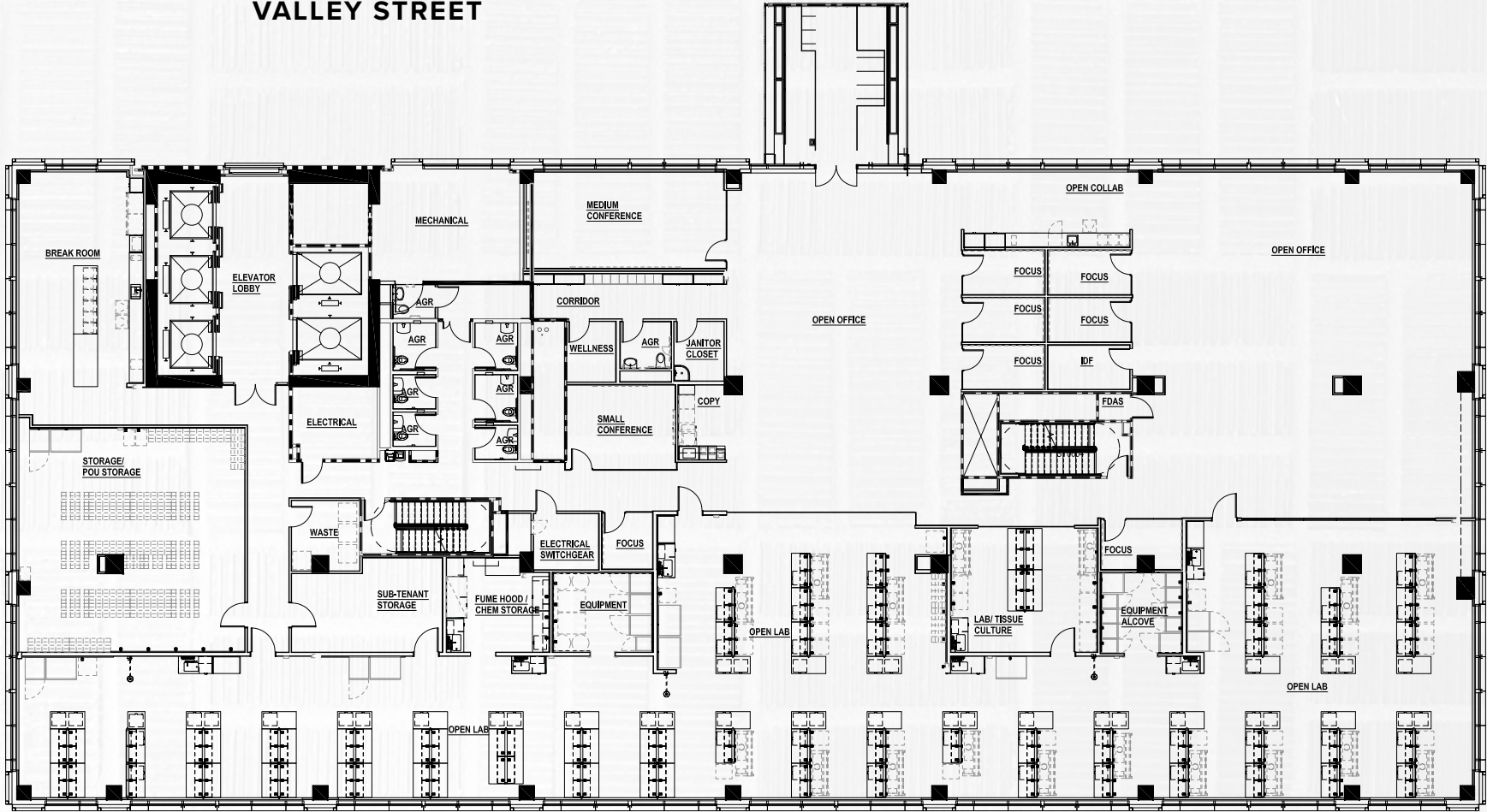
 **VELOCITY LAB**

LEVEL 6

± 24,000 SF

DEXTER AVE N

VALLEY STREET



8TH AVE N

◀ VIEWS OF THE SPACE NEEDLE

▶ VIEWS OF LAKE UNION

◀ BACK TO STACKING PLAN

SOUTH TOWER

 **VELOCITY LAB**

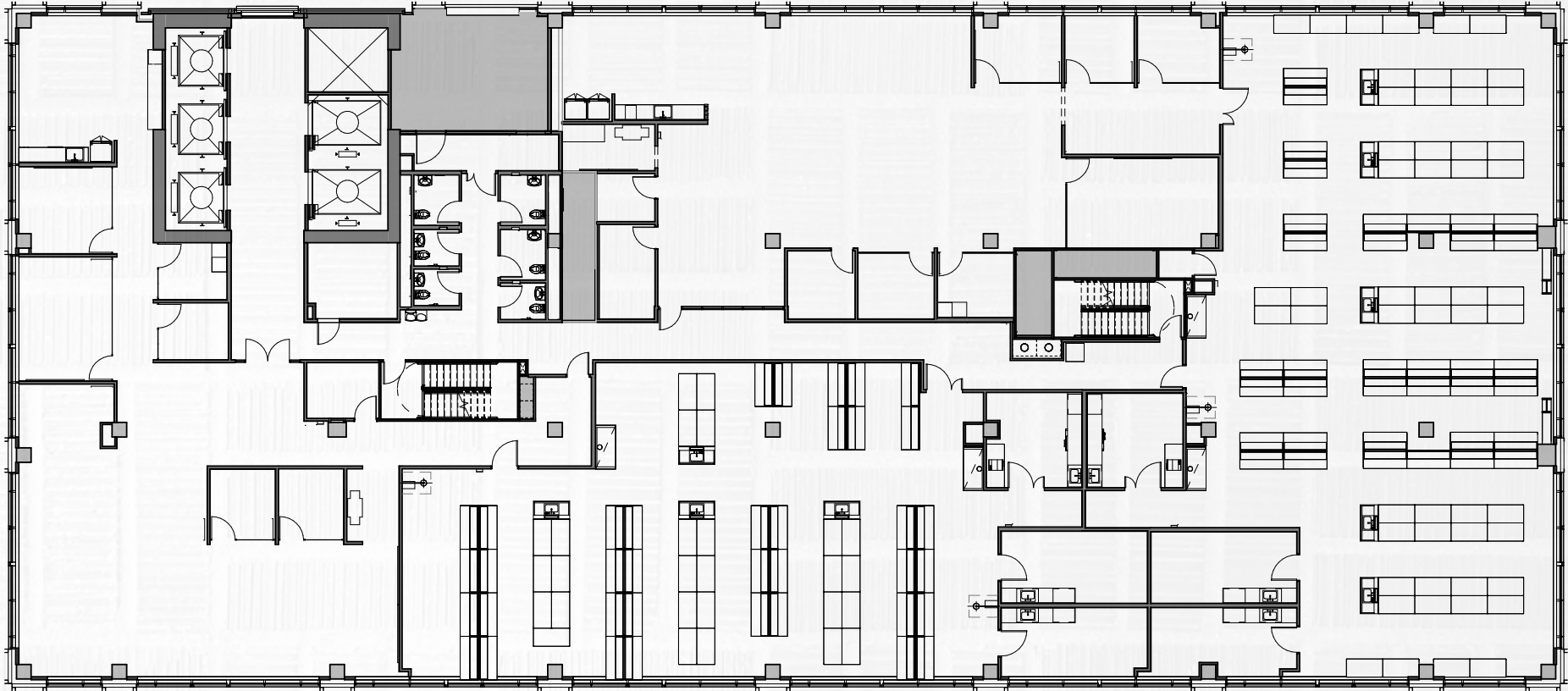
LEVEL 7

± 23,000 SF

DEXTER AVE N

VALLEY STREET

8TH AVE N



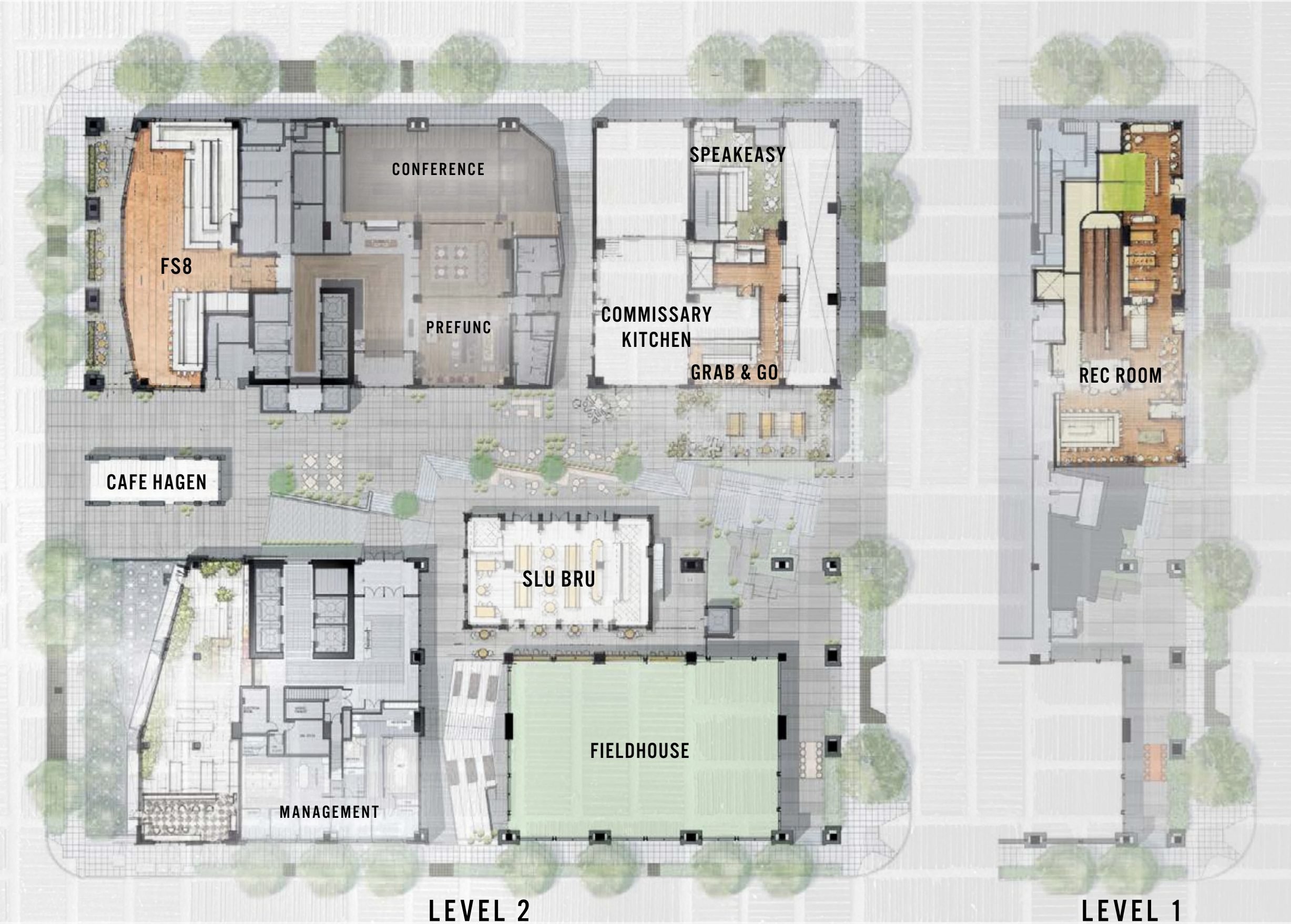
◀ VIEWS OF THE  
SPACE NEEDLE

▶ VIEWS OF LAKE  
UNION

# 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.



## 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

SLU BRU

## CAFE HAGEN

F S 8

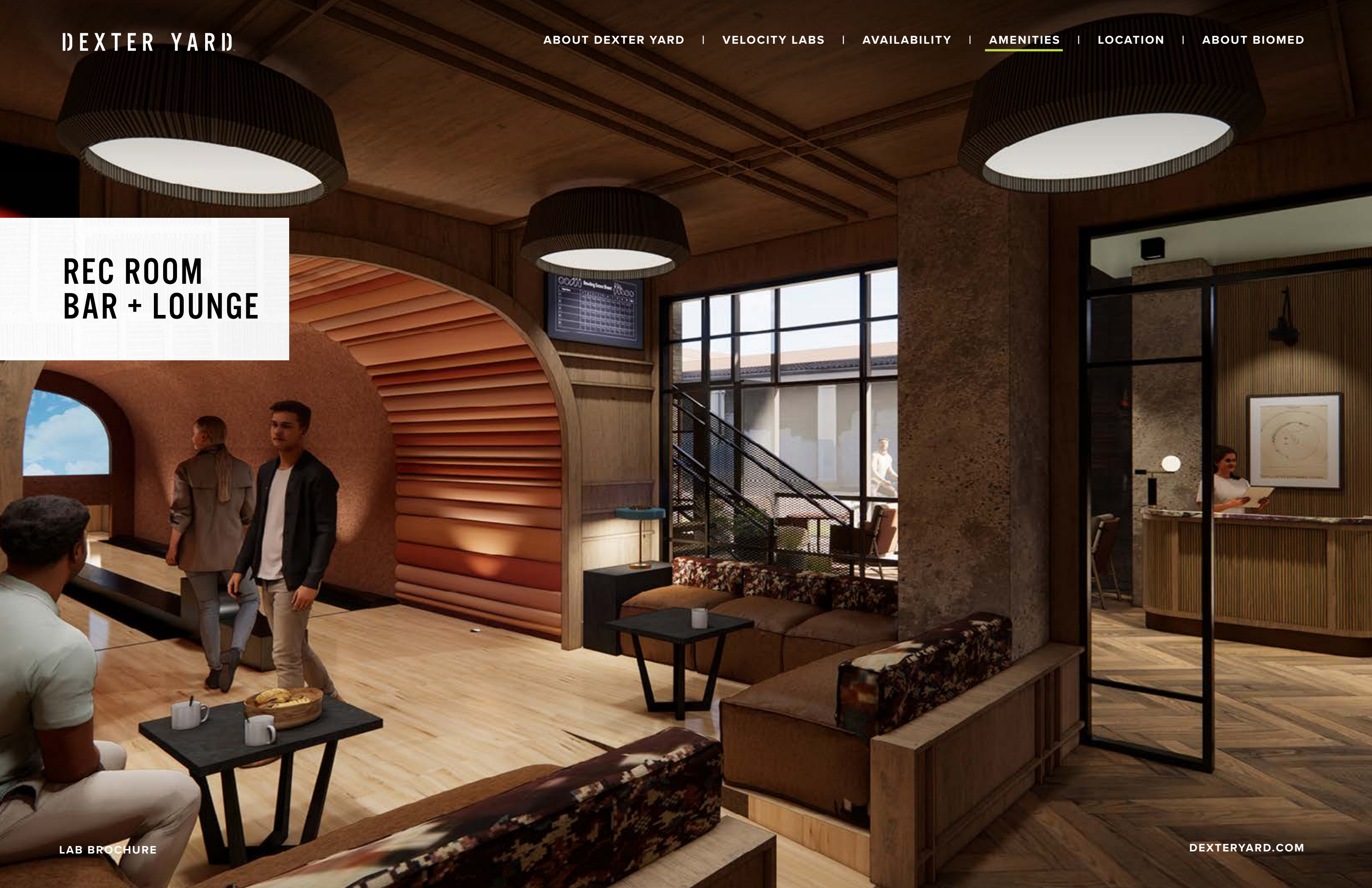
PILATES · TONE · YOGA

REC ROOM  
BAR + LOUNGE

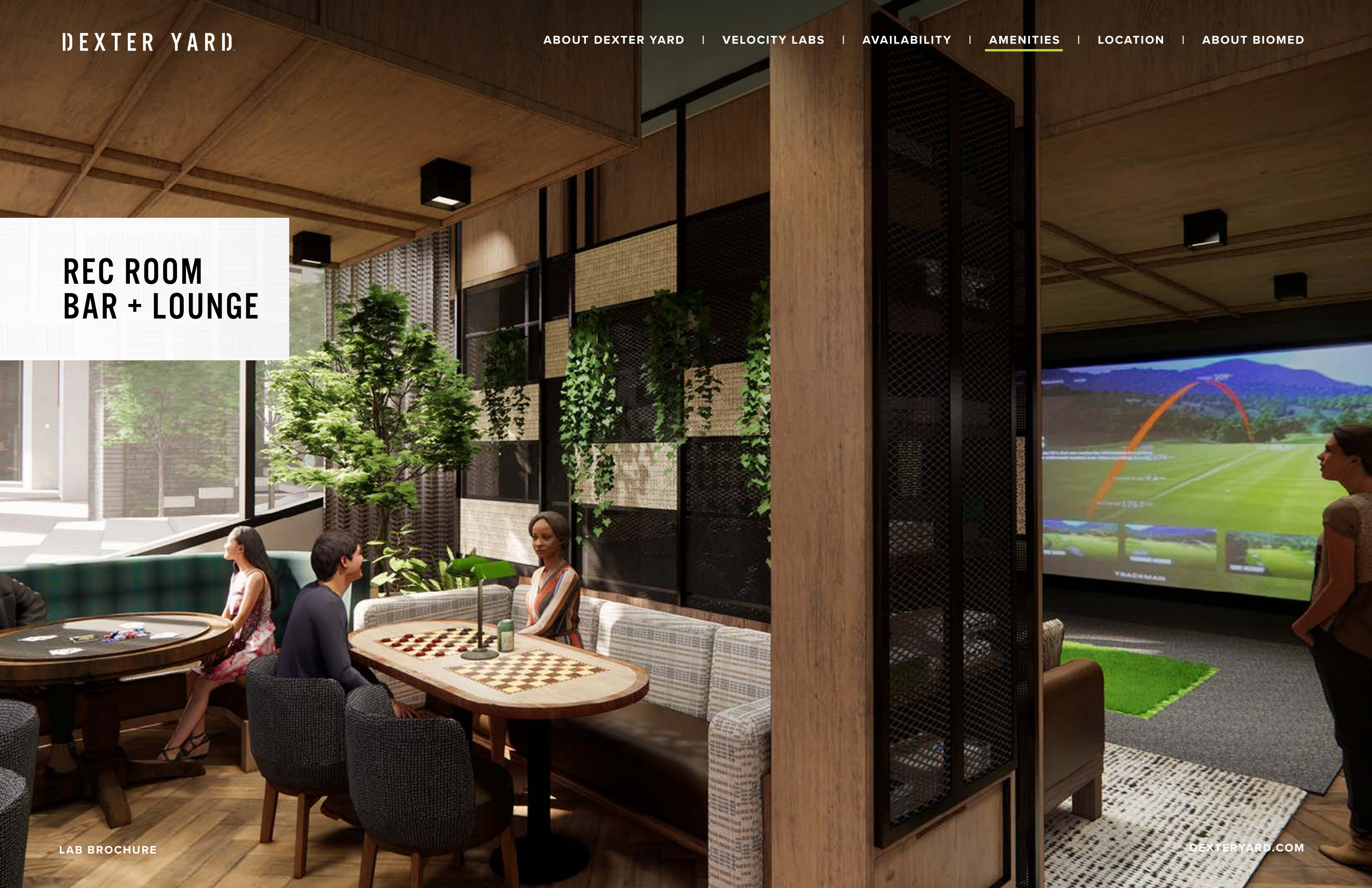


## REC ROOM BAR + LOUNGE

REC ROOM  
BAR + LOUNGE



REC ROOM  
BAR + LOUNGE



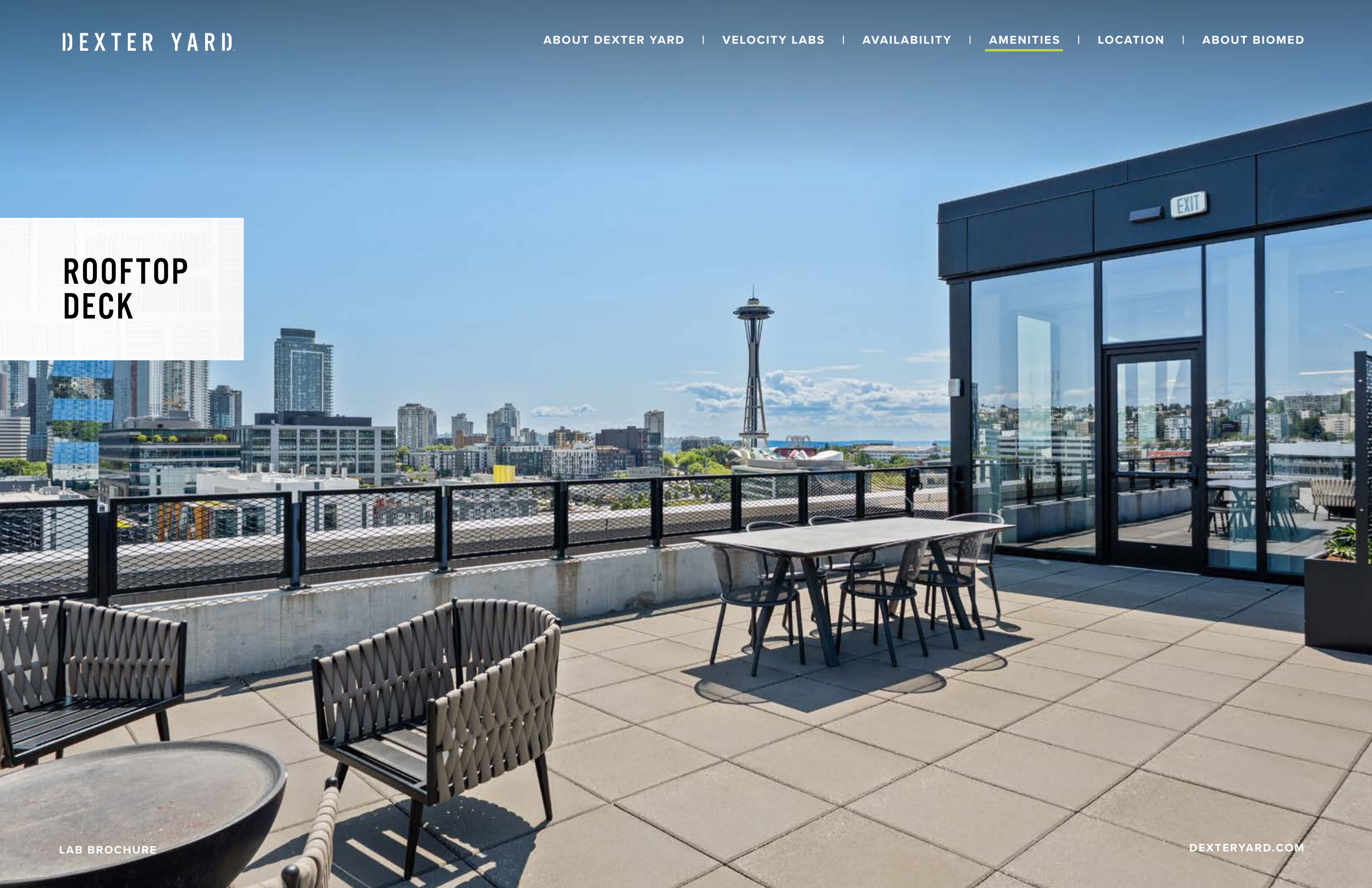
SPEAKEASY



## SPEAKEASY



ROOFTOP  
DECK



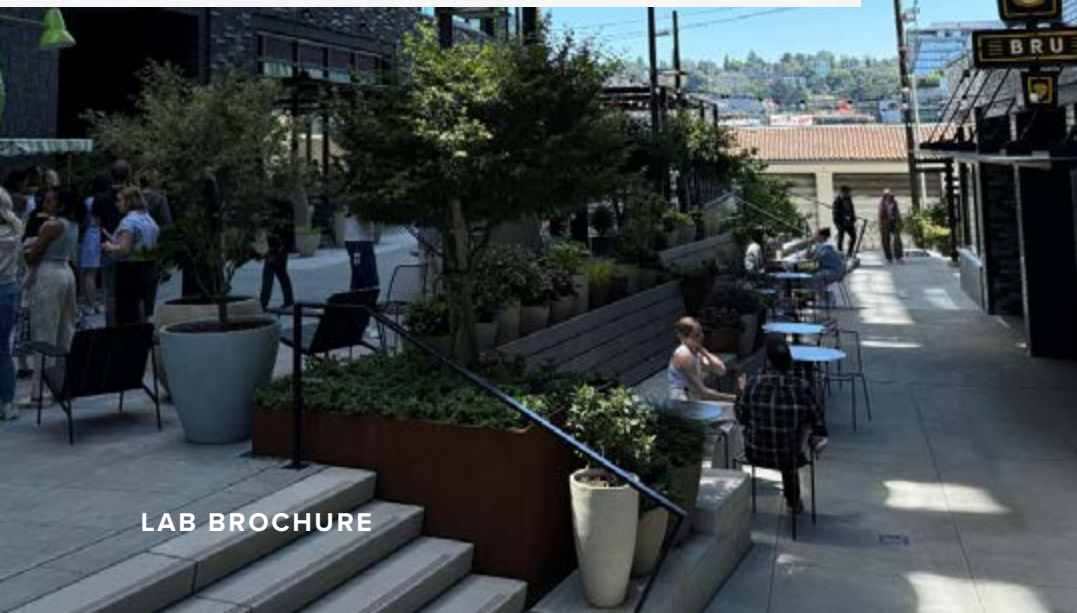
## VIEW FROM 5TH FLOOR



# DEXTER YARD

## EXPERIENCE MORE WHERE YOU WORK.

Curated events designed to inspire, connect, and recharge—bringing more to your workday beyond the office.



LAB BROCHURE



480+ EVENTS HOSTED ANNUALLY ACROSS OUR CAMPUS

8,000+ PARTICIPANTS

- Tenant Appreciation Events
  - Food Trucks
  - Pumpkin Palooza
  - Ice cream social
  - Karaoke night
- Bee workshops
  - Industry Event Hosting
  - Latte art classes
  - March Madness watch party
- Earth Month Challenges
  - Nightly happy hour
  - Fitness activities
  - Trivia night, and more!

**WELLNESS & FITNESS**  
Yoga, cycling, and group fitness to refresh and recharge.

**LEARNING & NETWORKING**  
Expert panels, skill-building sessions, and industry meetups.

**ENTERTAINMENT & SOCIAL**  
Live music, food tastings, and creative workshops to unwind.

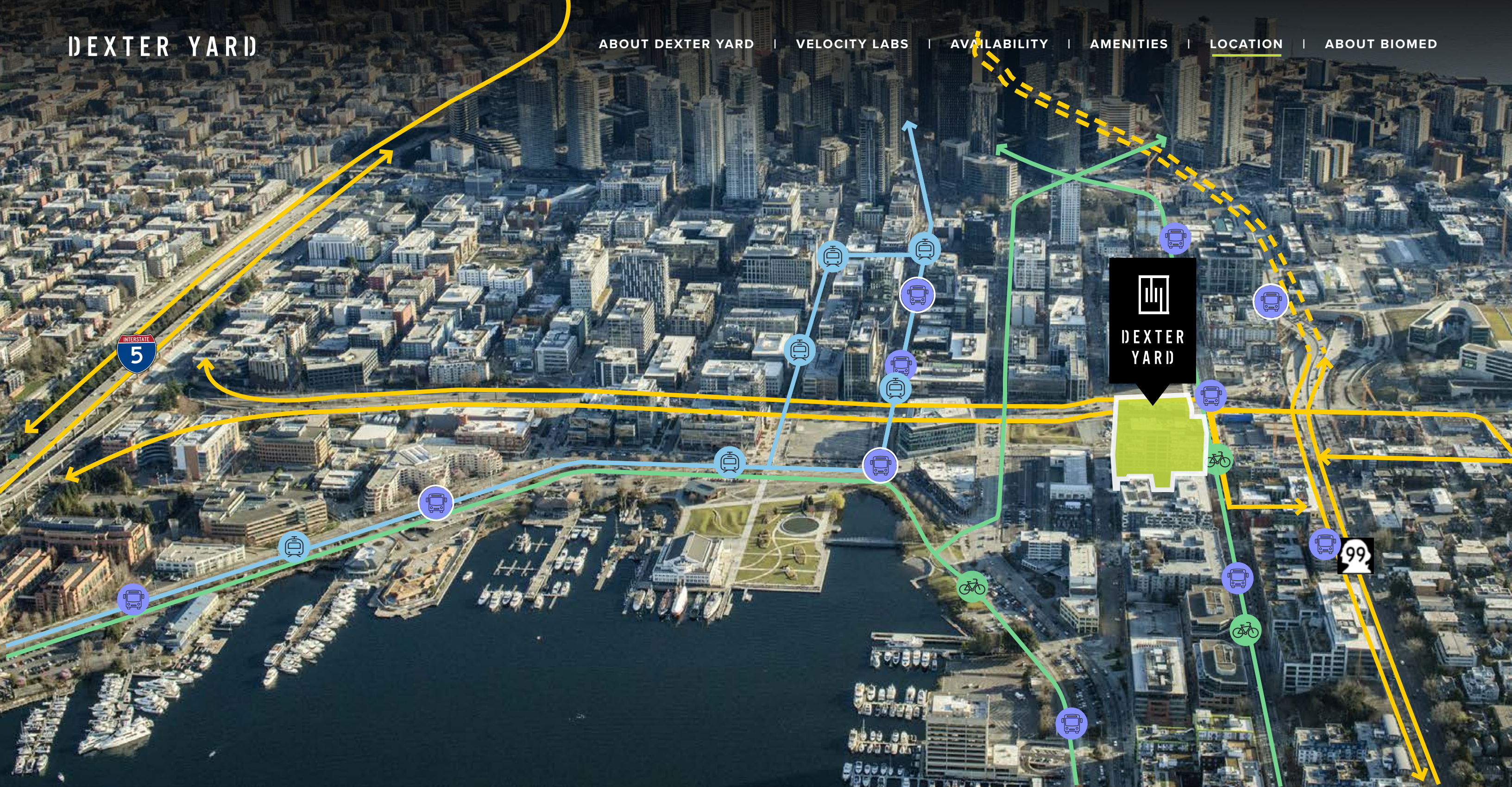
**GIVING BACK**  
Blood drives, coat drives, toy donations, Core giving (food charity), and more!

## UPCOMING EVENTS

A MONTH AT A GLANCE

| MONDAY                        | TUESDAY        | WEDNESDAY                       | THURSDAY     | FRIDAY |
|-------------------------------|----------------|---------------------------------|--------------|--------|
|                               | 01             | 02                              | 03           | 04     |
|                               | FOOD TRUCKS    | SCIENTIFIC COMMUNITY HAPPY HOUR | FOOD TRUCKS  |        |
| 07                            | 08             | 09                              | 10           | 11     |
|                               | FITNESS SERIES | FOOD DRIVE                      | TRIVIA NIGHT |        |
| 14                            | 15             | 16                              | 17           | 18     |
|                               | FOOD TRUCKS    | PROFESSIONAL HEAD SHOT SERIES   | FOOD TRUCKS  |        |
| 21                            | 22             | 23                              | 24           | 25     |
| PROFESSIONAL HEAD SHOT SERIES | FITNESS SERIES | KARAOKE                         | TRIVIA NIGHT |        |
| 28                            | 29             | 30                              |              |        |
|                               | FOOD TRUCKS    | BACK TO SCHOOL DRIVE            |              |        |

This is a generic example of events that may occur in a month



GETTING HERE

➤ [GET DIRECTIONS](#)

● HIGHWAY 99  
1 BLOCK

● I-5 ON/OFF RAMP  
0.4 MILES

● RAPID RIDE BUS STOPS  
2 BLOCKS

● SLU STREET CAR  
3 BLOCKS

● PROTECTED BIKEWAY  
0 BLOCKS



NEIGHBORHOOD  
AMENITIES WITHIN  
1 MILE

LAB BROCHURE

RESTAURANTS

40+

▶ [VIEW RESTAURANTS](#)

SERVICES

15+

▶ [VIEW SERVICES](#)

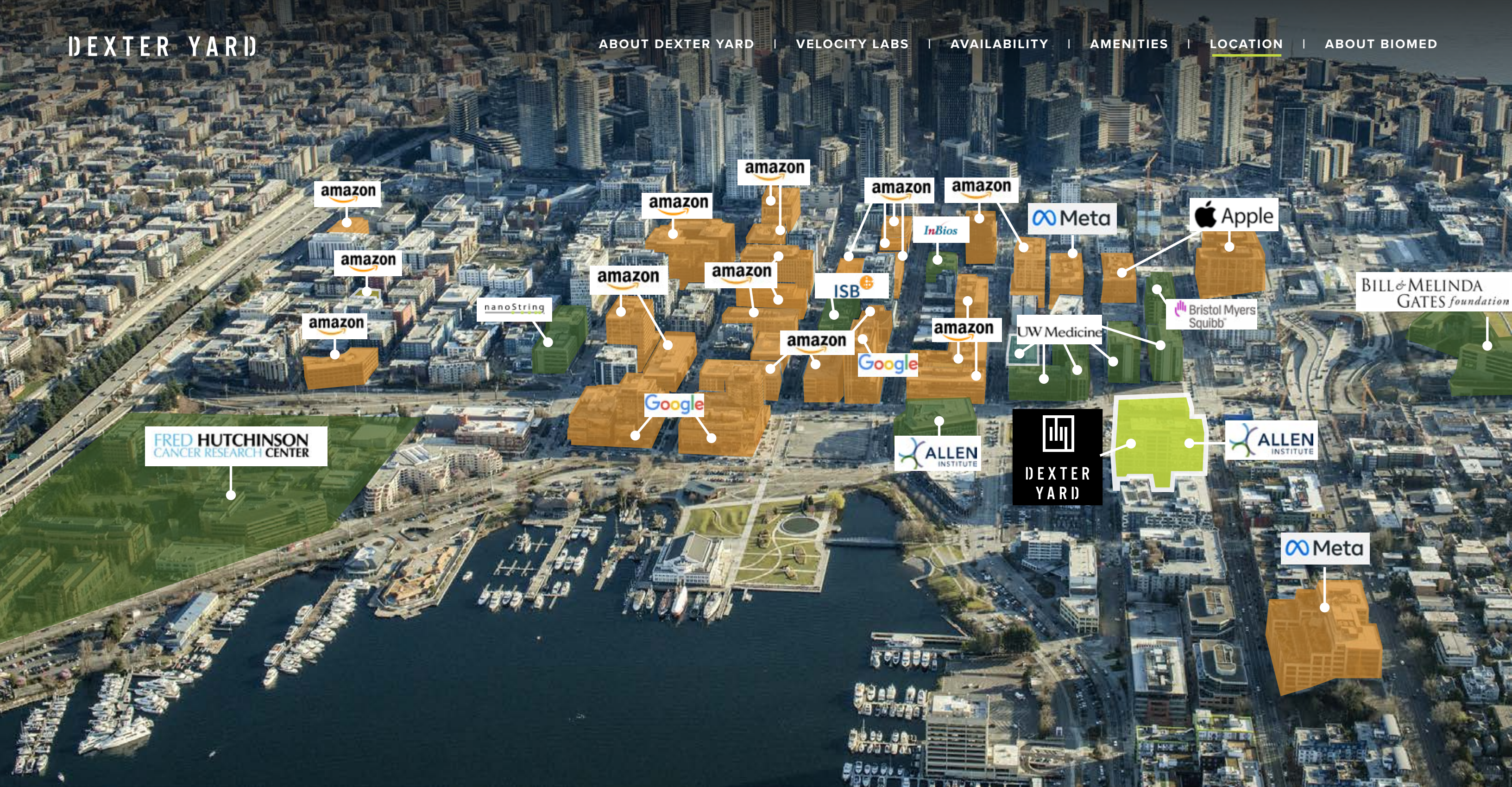
LODGING

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.

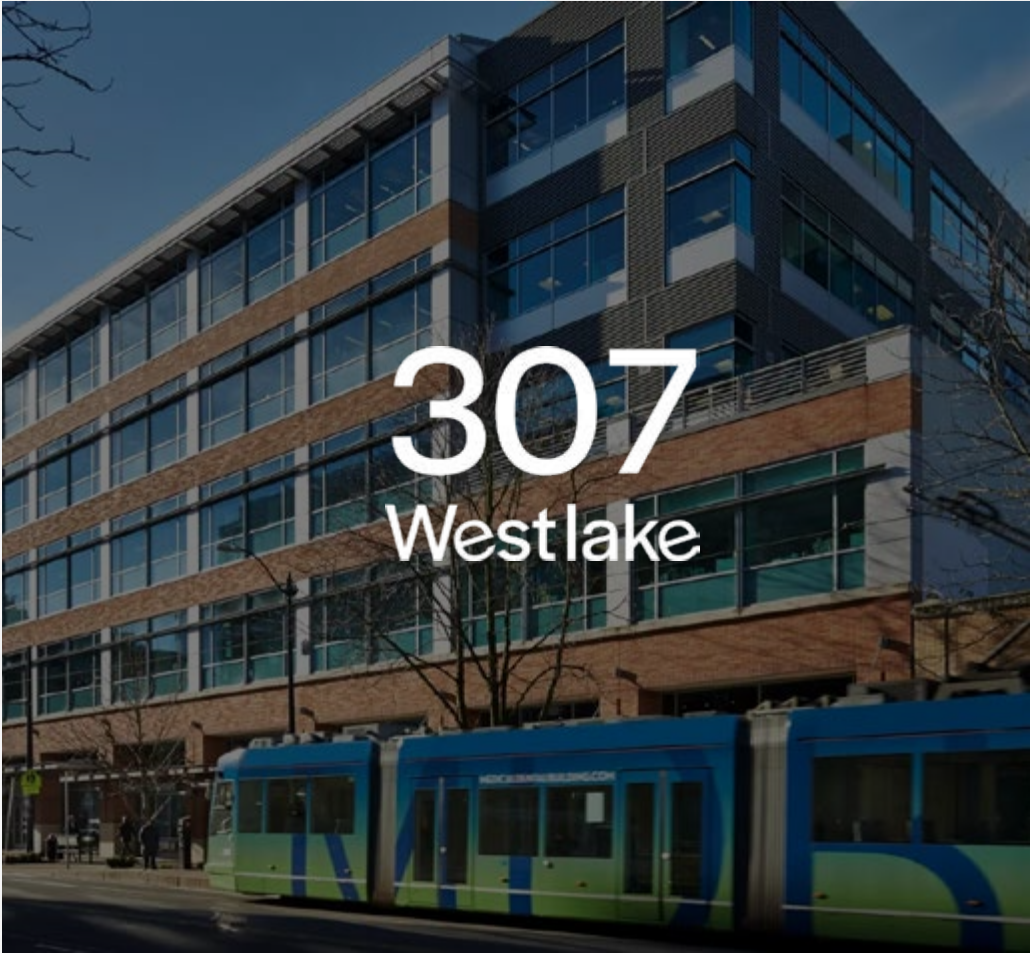
**17M SF**  
owned and operated in leading innovation markets

**300+**  
in-house experts and life science real estate professionals

**2M SF**  
in active construction to meet the growing demand of the life science industry

**26M SF**  
available to accommodate tenants as they grow

**200+**  
tenant partners in leading innovation markets



# DEXTER YARD

## LEASING



**JOE GOWAN**

Senior Managing Director  
206 607 1738  
joe.gowan@jll.com

**BAILEY AGGEN**

Senior Associate  
206 915 1040  
bailey.aggen@jll.com

A  BioMed Realty property

## WE'RE SOCIAL

