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**DYNAMIC. DISTINCT.
RETAIL.**

15,000+ SF MIXED-USE RETAIL OPPORTUNITY

333DEXTER.COM

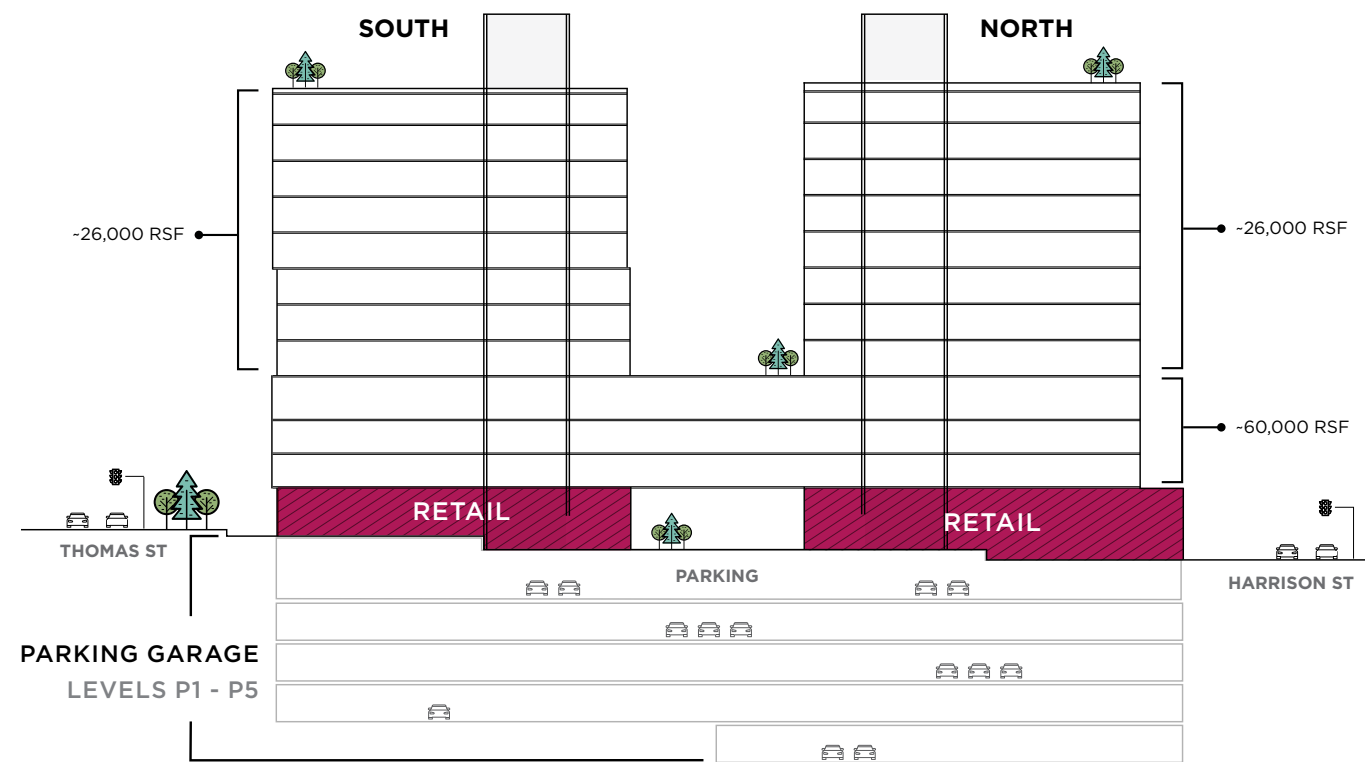
DISCOVER DEXTER

Creating opportunities for interaction and collaboration, 333 Dexter is designed to inspire.

The design of this forward-thinking office project encourages a connection to the rapidly densifying Dexter neighborhood with over 19,000 SF of open, public space at the ground-level.

333 Dexter is built for people first.

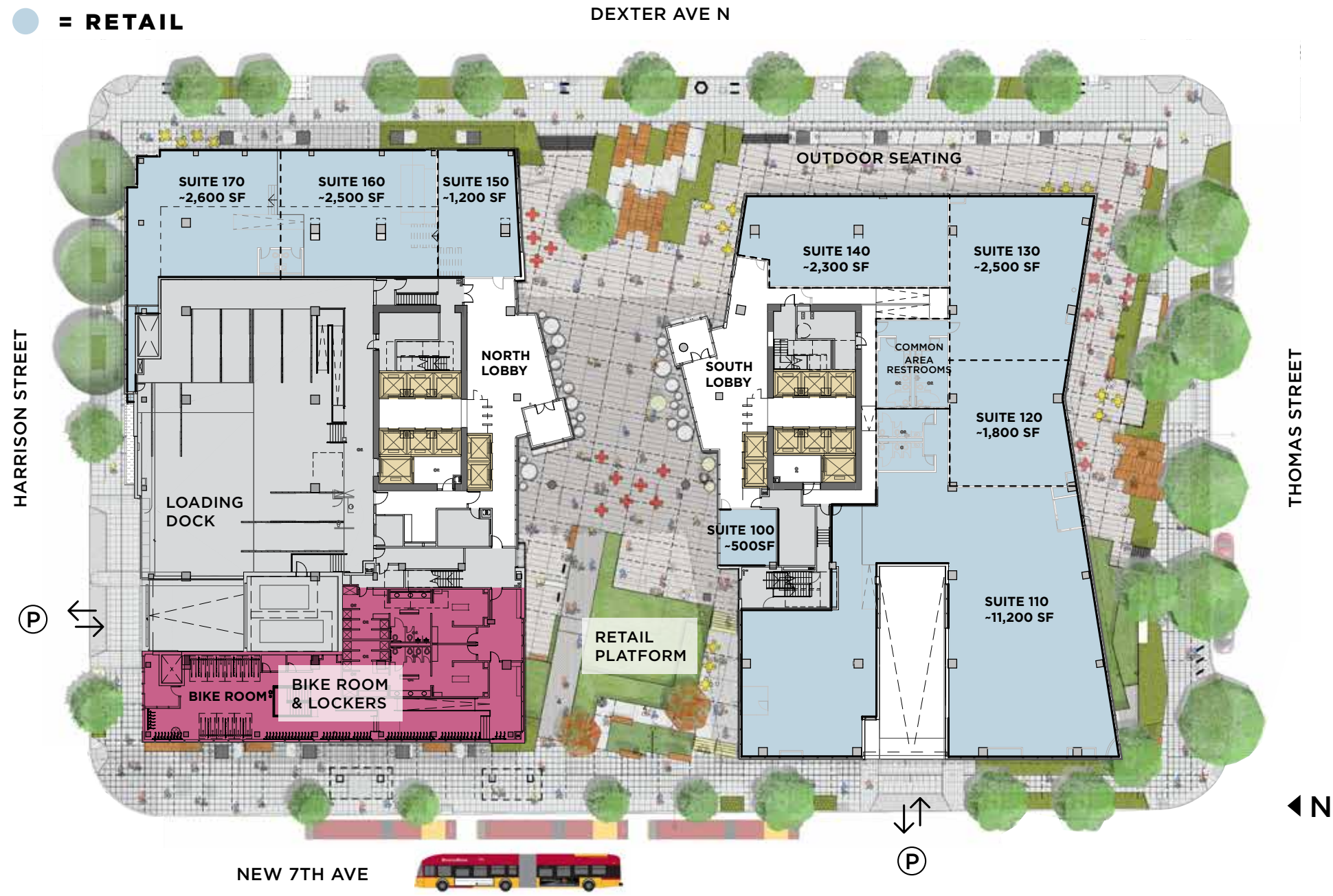
Secure your place. Join the mix of office and residential users visiting Dexter from their morning coffee to their evening nightcap.



CURATED RETAIL

The city's once-industrial lakeside neighborhood has been revitalized as a destination for innovation and creativity. This unique location provides a platform for the growth of local talent and imagination.

● = RETAIL



PROJECT DETAILS

RETAIL AVAILABLE	-15,000 RSF Divisible to 1,200 RSF
ASKING RENT	Call for rate
NNN's	\$12.00 PSF (Estimated)
TENANT IMPROVEMENTS	Negotiable
OCCUPANCY	Q3 2019





**CONSTRUCTION
START**
JUNE 2017

**EXCAVATION
COMPLETE**
OCT 2017

**PARKING
STRUCTURE
COMPLETE**
APRIL 2018

DELIVERY
WINTER 2019

2017

2018

2019

BUILDING HIGHLIGHTS

- Two 12-story towers including 3 podium floors
- ~15,000 SF of unique retail space
- ~620,000 SF of creative office space
- A mid-block connection with ~19,000 SF of vibrant outdoor public space at the ground level
- 2-floor bike facility with lockers, showers and 340 bike racks directly accessible from street level

NEIGHBORHOOD

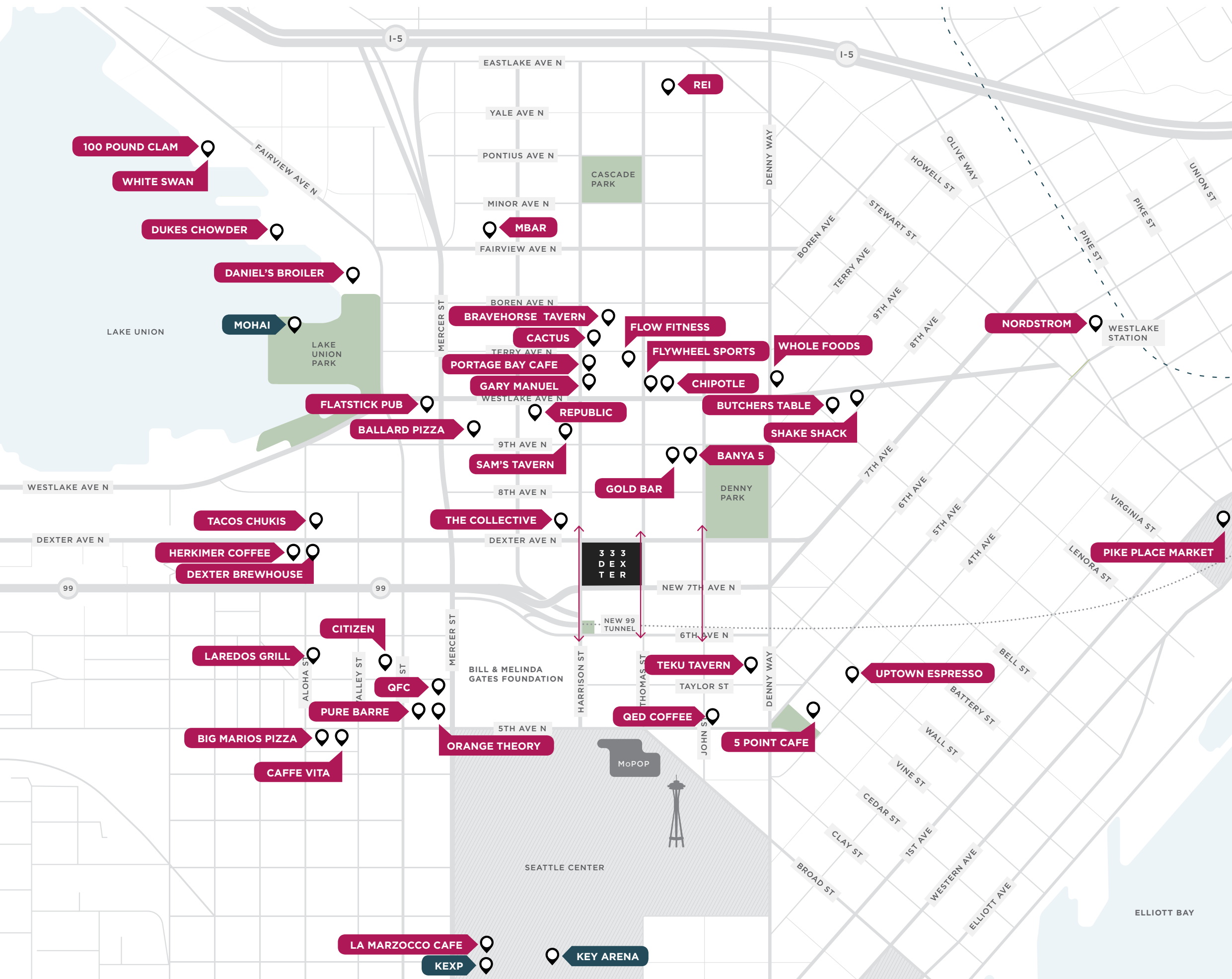
- Seattle Center welcomes 12 million visitors each year making it the 4th largest visitor center in the United States
- Five of Seattle's top tourist attractions can be discovered at Seattle Center: Pacific Science Center, Space Needle, Monorail, Museum of Pop Culture, and the Chihuly Glass Museum

- Over 5,000 bikes cross the Fremont Bridge daily
- Popular South Lake Union attractions include: MOHAI, Kenmore Air, Cascade Park, and the Center for Wooden Boats

- Seattle's Key Arena hosts 250 events each year. With the addition of a basketball and hockey team, the revitalized arena is projected to generate over 10 million visitors annually







ESTIMATED DEMOGRAPHICS

	3 MIN DRIVE	5 MIN DRIVE	10 MIN DRIVE	TRADE AREA
RESIDENTIAL POPULATION	295	3,976	18,570	86,108
DAYTIME POPULATION	7,558	28,505	158,463	452,444
MEDIAN HH INCOME	\$42,131	\$52,708	\$59,356	\$64,334
AVERAGE HH INCOME	\$63,369	\$80,178	\$90,334	\$100,967



NEW HWY 99

The SR-99 Tunnel Project will enable three new through-streets allowing unparalleled access between South Lake Union, Seattle Center and Uptown.

Bordering Thomas Street, a designated Green Street will link South Lake Union with Queen Anne.

- Anticipated Fall 2018 completion
- \$3.1 billion total investment
- A two-mile-long tunnel beneath downtown Seattle
- Three new surface streets at Harrison, Thomas and John Streets



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