

A COMMUNITY THAT INSPIRES INNOVATION

COMPLETION JANUARY 2022



700 DEXTER SEATTLE, WA



**AT THE HEART
OF SEATTLE'S
MOST DESIRABLE
NEIGHBORHOOD,
SOUTH LAKE UNION
ENCOMPASSES
CULTURE & INSPIRES
INNOVATION**

DEXTER YARD is an open block campus at the intersection of South Lake Union's tech/lab hub. An open, flexible design invites people to connect with neighbors and the community – all within a work and play environment that brings together South Lake Union's sought after talent.

DEXTERYARD.COM



PROJECT DETAILS

Dexter Yard's urban setting, approx. 220,000 SF of flexible lab space and open-block architecture make it a unique and inviting environment. It's a home for your business that's just steps away from Lake Union Park and set on a major thoroughfare. Dexter Yard is much more than a stop along the way though. It is the destination.

APPROX. 369,493 SF
TOTAL SPACE

APPROX. 264,943 SF
NORTH TOWER

APPROX. 104,550 SF
SOUTH TOWER

COMPLETION
JANUARY 2022

DEXTERYARD.COM



LAB DETAILS

INFRASTRUCTURE TO SUPPORT
60% LAB AND 40% OFFICE
CONFIGURATION

MECHANICAL SYSTEMS ARE
FLEXIBILITY AND ROBUST
TO ALLOW TENANT USER PROGRAM

ELECTRICAL AND STANDBY ELECTRICAL
INFRASTRUCTURE CURRENTLY DELIVERED
TO THE TENANT SPACES.

FLEXIBILITY IN DESIGN OPTIONS

All labs are to be designated as non-hazard or low-hazard with minimal non-hazardous chemical inventories (approx. 60% lab / 40% office)

All air within each high-hazard lab module to be single-pass ventilation makeup air (MUA) that is to be either exhausted through Fume Hoods or other Exhaust paths which are pre-programmed into the core and shell program.

General Lab exhausts are to be connected to an exhaust shaft/riser to the rooftop mounted general exhaust fans.

Lab tenant floors are designed to accommodate up to 18 watts per rentable square foot of occupied space on normal power and 7 watts per rentable square foot of occupied space on standby power.

DEXTERYARD.COM





REPRESENTATIVE
OF LAB SPACE

DEXTERYARD.COM



**REPRESENTATIVE
OF LAB SPACE**

DEXTERYARD.COM

**SECTION
VIEW FROM
8TH AVE N**

DEXTERYARD.COM

TOTAL
NORTH + SOUTH

± 369,493 SF

NORTH TOWER
LEVELS 1-15

± 264,943 SF

SOUTH TOWER
LEVELS 7-11

± 104,550 SF

CEILING HEIGHTS
LEVELS 1-2

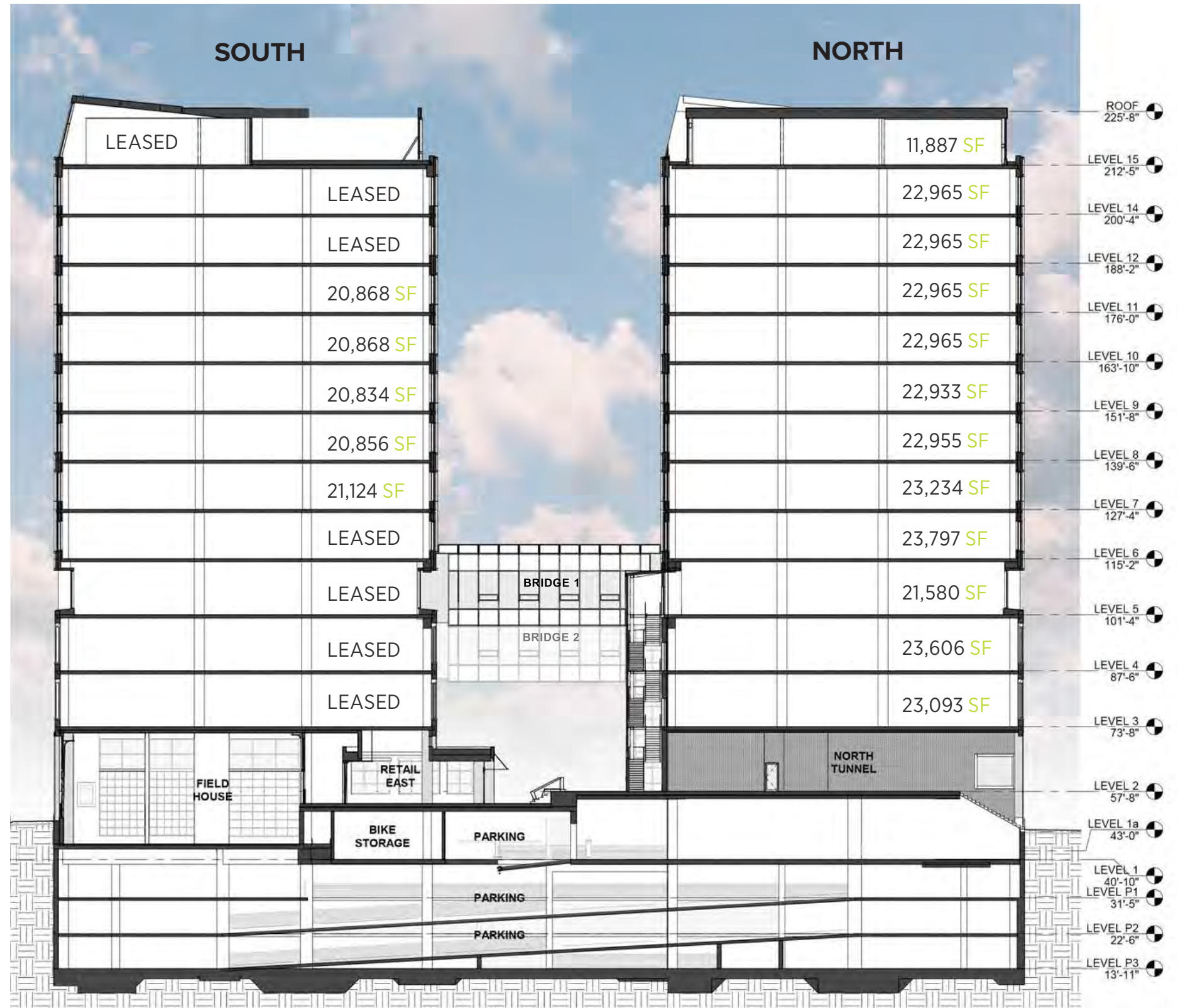
± 16 FT

CEILING HEIGHTS
LEVELS 3-5

± 13.8 FT

CEILING HEIGHTS
LEVELS 6-15

± 12.2 FT



8TH AVE N

**TOWER
FLOOR
PLANS**

DEXTERYARD.COM

VALLEY STREET



DEXTER AVE N

◀
VIEWS OF THE
SPACE NEEDLE

▶
VIEWS OF
LAKE UNION

8TH AVE N

NORTH TOWER
LEVEL 6

±23,797 SF

SOUTH TOWER
LEVEL 6

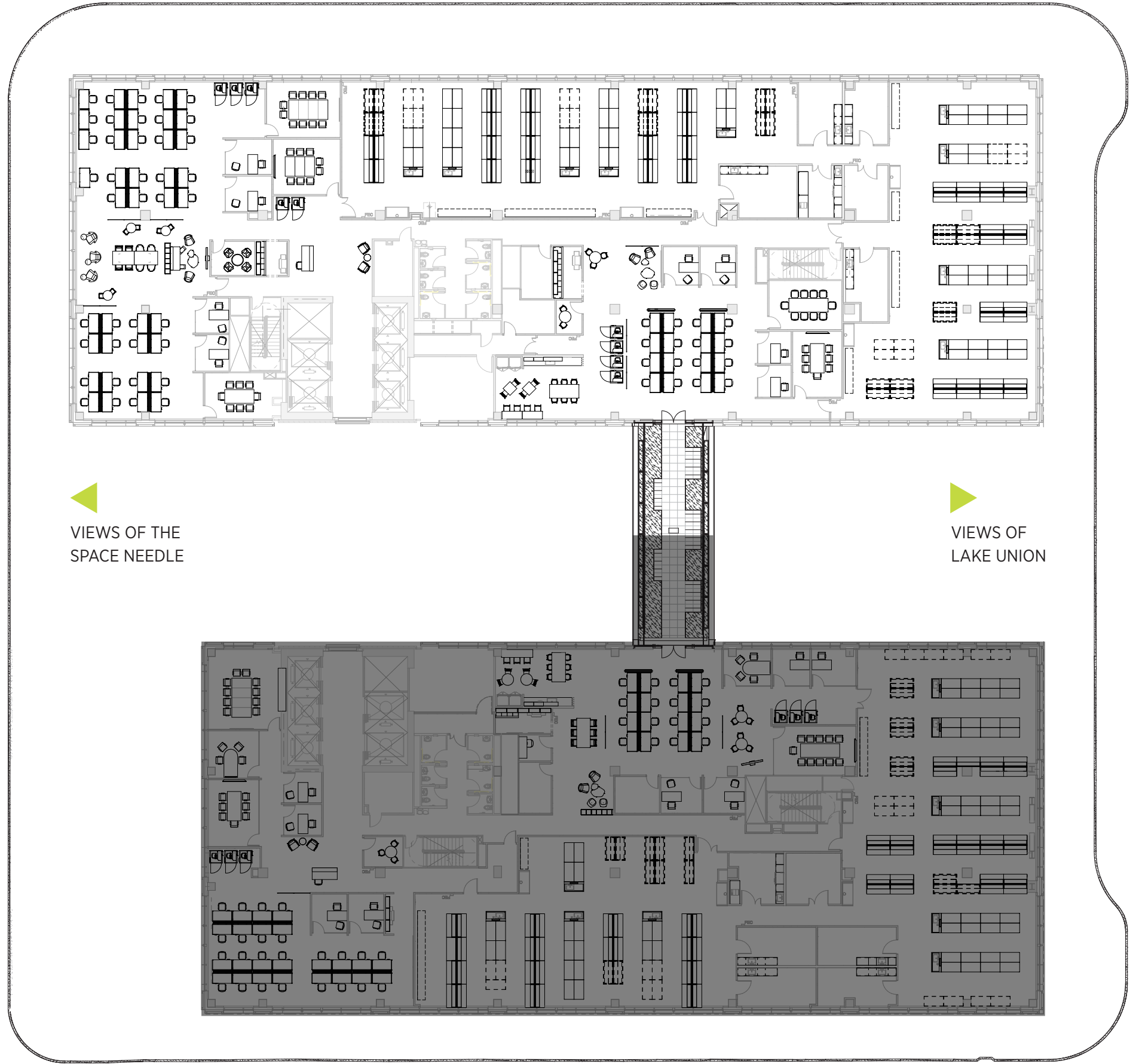
LEASED

ROY STREET

**TOWER
SPEC
PLANS**

DEXTERYARD.COM

VALLEY STREET



◀ VIEWS OF THE SPACE NEEDLE

▶ VIEWS OF LAKE UNION

DEXTER AVE N

8TH AVE N

NORTH TOWER
LEVEL 6

± 23,797 SF

SOUTH TOWER
LEVEL 6

LEASED

ROY STREET

TOWER
FLOOR
PLANS

DEXTERYARD.COM

VALLEY STREET



DEXTER AVE N

8TH AVE N

◀
VIEWS OF THE
SPACE NEEDLE

▶
VIEWS OF
LAKE UNION

NORTH TOWER
LEVEL 7

± 23,234 SF

SOUTH TOWER
LEVEL 7

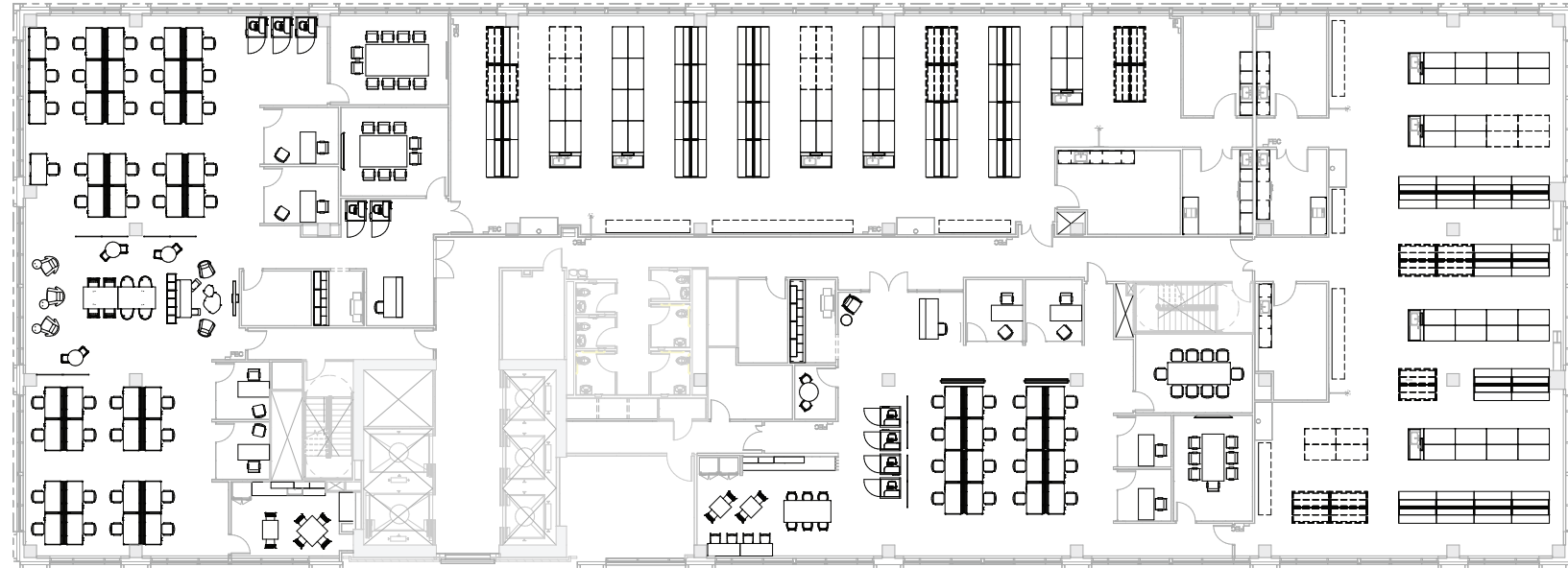
± 21,124 SF

ROY STREET

**TOWER
SPEC
PLANS**

DEXTERYARD.COM

VALLEY STREET



DEXTER AVE N

◀
VIEWS OF THE
SPACE NEEDLE

▶
VIEWS OF
LAKE UNION

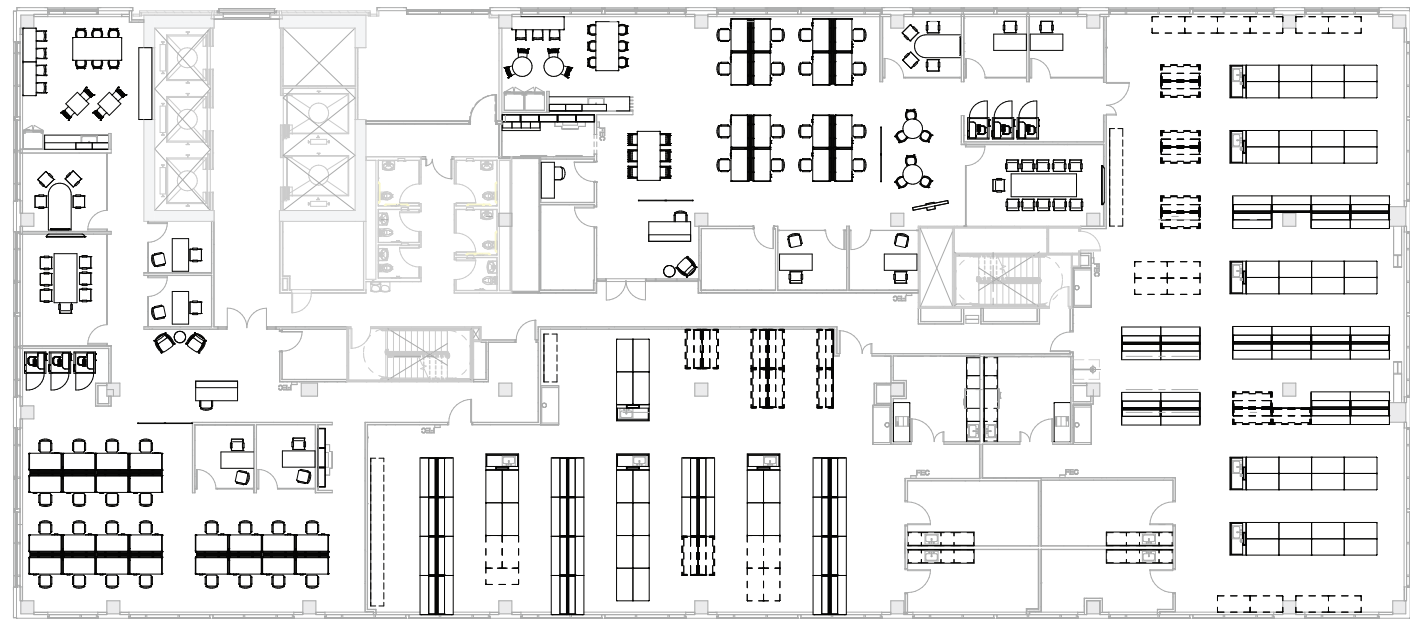
8TH AVE N

NORTH TOWER
LEVEL 7

± 23,234 SF

SOUTH TOWER
LEVEL 7

± 21,124 SF



ROY STREET

LEVEL 01 SITE PLAN

DEXTERYARD.COM



MAIN LEVEL PLAN



LOWER LEVEL PLAN

- P BUILDING GARAGE ELEVATOR
- R COMMON AREA RESTROOM

NEIGHBORHOOD AMENITIES

RESTAURANTS

- 1 DUKE'S SEAFOOD & CHOWDER
- 2 CHANDLER'S CRABHOUSE
- 3 DANIELS BROILER
- 4 MBAR
- 5 PORTAGE BAY CAFÉ
- 6 SHAKE SHACK
- 7 SERIOUS PIE & BISCUIT
- 8 RE:PUBLIC
- 9 REVEL
- 10 FLATSTICK PUB
- 11 ART MARBLE 21
- 12 STARBUCKS
- 13 SAM'S TAVERN
- 14 ELM COFFEE
- 15 TACOS CHUKIS
- 16 DEXTER BREWHOUSE
- 17 HERKIMER COFFEE
- 18 POTBELLY SANDWICHES
- 19 PAGLIACCI
- 20 CITIZEN

SERVICES

- A CAIRN COLLECTIVE
- B FLYWHEEL
- C GLAZERS
- D SOUL CYCLE
- E TESLA
- F WHOLE FOODS

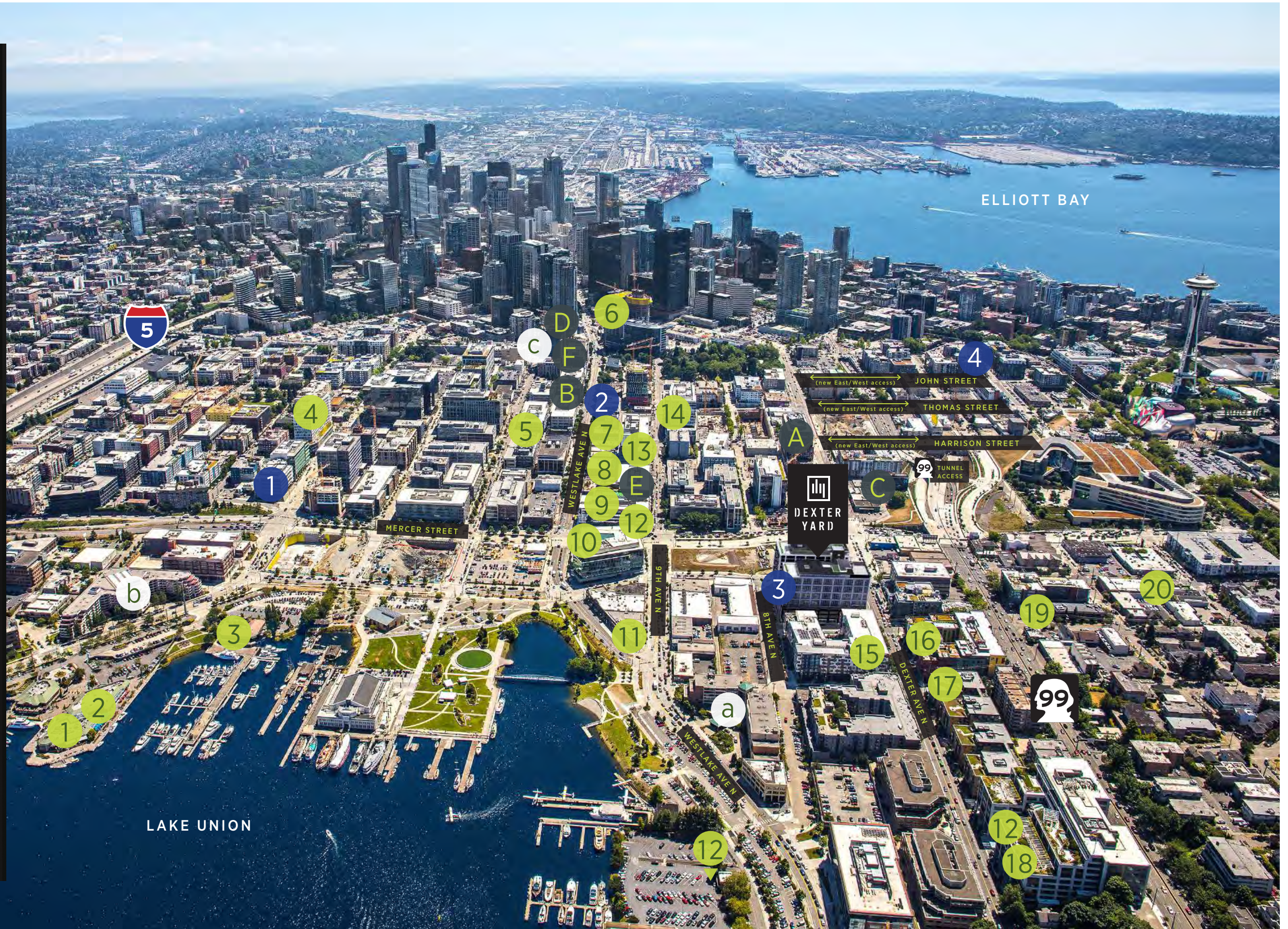
LODGING

- a COURTYARD MARRIOTT
- b RESIDENCE INN
- c PAN PACIFIC HOTEL

BIOMED REALTY HOLDINGS

- 1 VUE RESEARCH CENTER
- 2 307 WESTLAKE
- 3 DEXTER YARD
- 4 200 TAYLOR

DEXTERYARD.COM





**RECREATION,
RETAIL AND
DINING SURROUND
DEXTER YARD,
INCLUDING OVER
40 RESTAURANT
OPTIONS WITHIN
1 MILE**

Dexter Yard provides ongoing vibrancy to the neighborhood for interaction and engagement with the community while strengthening connections. A unique pedestrian through block links South Lake Union and Dexter Avenue neighborhoods - inviting tenants and the community access to retail, locally-owned restaurant/brew pub, office elevator lobbies and an open gathering space.

DEXTERYARD.COM

YOUR CAMPUS YOUR COMMUNITY

- 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

DEXTERYARD.COM

THE FIELD HOUSE



SHOWERS & LOCKERS



ROOFTOP DECK



CONFERENCE ROOMS



BIKE STORAGE



RETAIL AMENITIES



A PLACE THAT LOOKS AFTER YOUR PEOPLE

- **Healthcare quality filtration** system that captures 85% of harmful particles (such as smoke & exhalation droplets)
- **Greater flexibility of design and space** accommodates socially safe distanced amenities
- **Above grade building ventilation**, exceeding minimum code of outside air at 41% versus LEED standard at 30%.
- **A unique rooftop space** allows room for additional ventilation infrastructure
- Provides tenants the **ability to add on even more robust healthier building features** on a floor-by-floor basis. These additional features could include: UV light & bipolar ionization (neutralizes viruses).

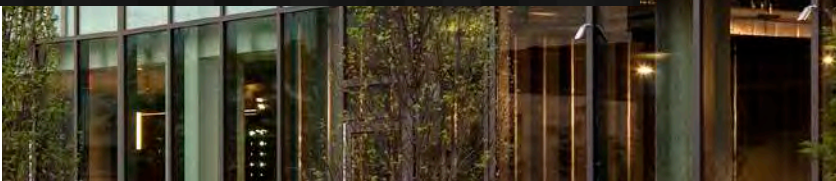
ABOUT BIOMED REALTY

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.

We own and operate high quality life science real estate comprising 13.5 million square feet located in the leading innovation markets throughout the United States and United Kingdom, led by Boston-Cambridge, San Francisco, San Diego, Seattle, New York and Cambridge, U.K.

In addition, we maintain a premier development platform with 2.5 million square feet of Class A environmentally sustainable properties in active development to meet the growing demand of the life science and technology industries.

DEXTERYARD.COM





LAB LEASING

CBRE

LAURA FORD
Senior Vice President
206 292 6120
laura.ford@cbre.com

DAVID ABBOTT
Senior Vice President
206 292 6133
david.abbott@cbre.com

A  BioMed Realty property

WE'RE SOCIAL



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 03-15-2022AL

DEXTERYARD.COM