

DEXTER YARD

A COMMUNITY
THAT INSPIRES
INNOVATION

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

AVAILABLE OPTIONS
NORTH TOWER – **LEVEL 5**

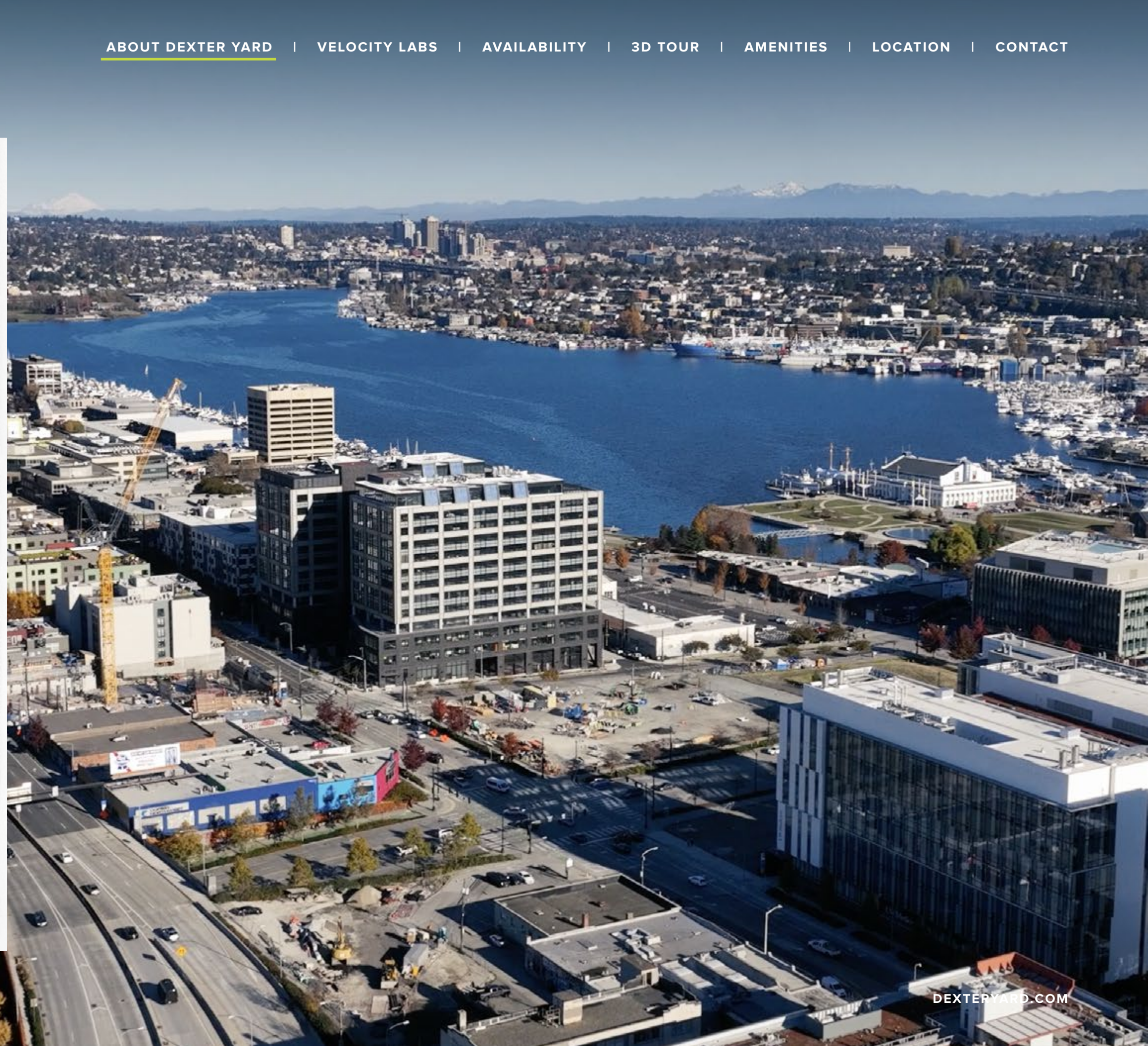
700 DEXTER SEATTLE, WA



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.

Additionally, BioMed Realty presents flexible, move-in ready lab and office suites designed for groundbreaking research. The Velocity Labs infrastructure and technology enable biotech innovators to conduct critical research while reducing costs.



BUILDING SPECS

ELEVATORS

6 passenger elevators and 2 garage elevators
2 service elevators with 4' wide access door, remote from passenger elevator, with access to loading dock

ELECTRICAL

Up to 20 W per SF based USF

EMERGENCY POWER

Generator-backed power includes 7 W per SF available for tenant use on the floor

FLOOR-TO-UNDERSIDE HEIGHTS

13'-0" on floor 4 - 5

11'-2" on floors 8-11

FLOOR LOAD

Floors 4 and 5 designed for 100 PSF uniform load (including partitions). Floors 8 thru 15 are designed for 85 PSF uniform load (including partitions) lab areas only.

FLOOR TYPE

Polished floors, leveling as required, seal exposed concrete columns

PARKING RATIO

1 space/1,000 rsf

STRUCTURAL BAY SIZE

30' x 30' (typical)



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.

[3D TOUR](#)

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%)

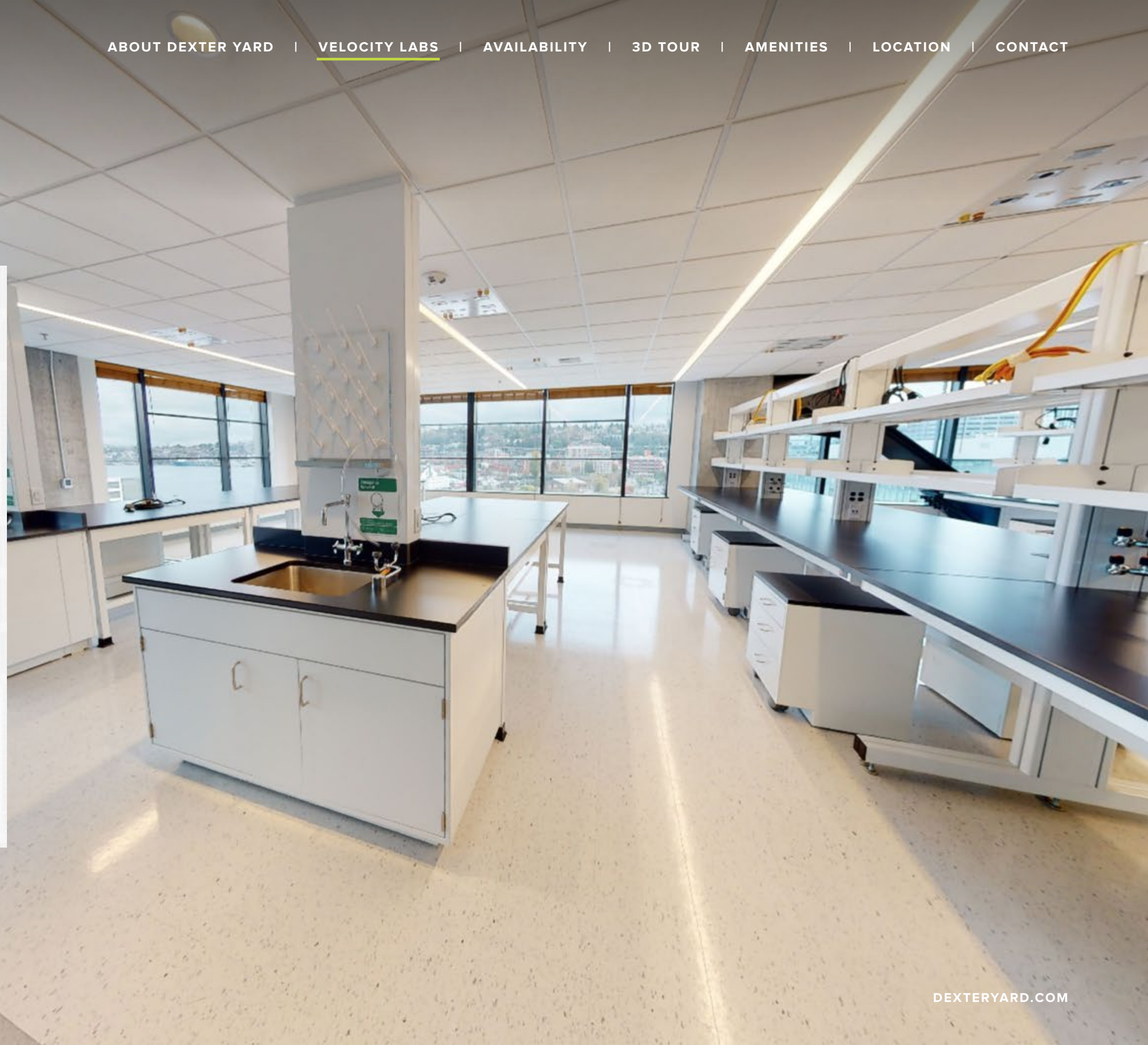
Specialized exhaust and pressure control with 6 ACH, temperature range 70-72°F, no humidity control or special filtration required

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



VELOCITY LABS:

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

AVAILABLE OPTIONS

North Tower – Level 5

NORTH TOWER
LEVELS 1-15

±177,133 SF

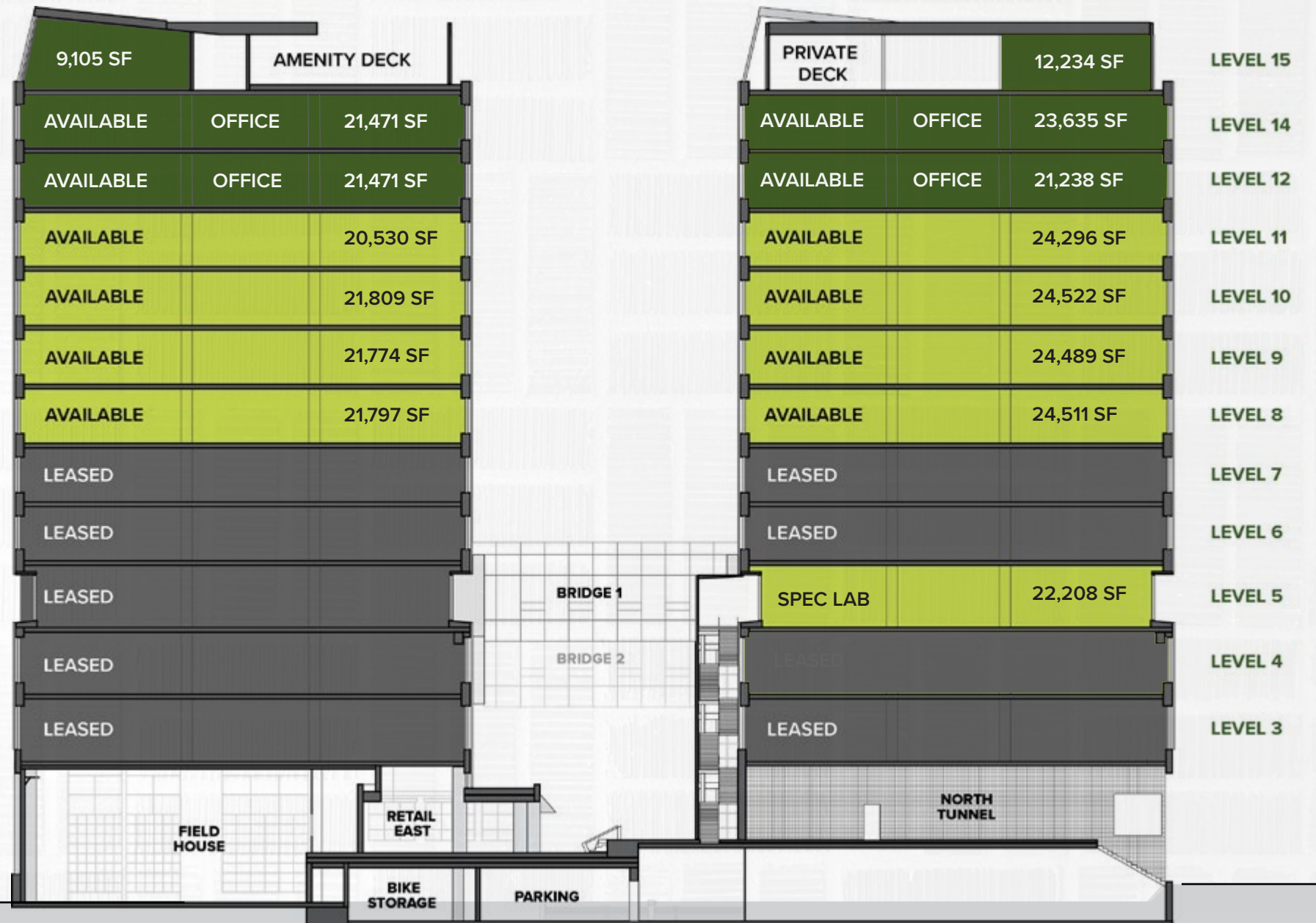
SOUTH TOWER
LEVELS 1-15

±137,957 SF

VIEW OUR VELOCITY LABS

SOUTH TOWER

NORTH TOWER



SECTION VIEW FROM 8TH AVE N

◀ BACK TO STACKING PLAN

NORTH TOWER

VELOCITY LABS

LEVEL 5

± 22,208 SF

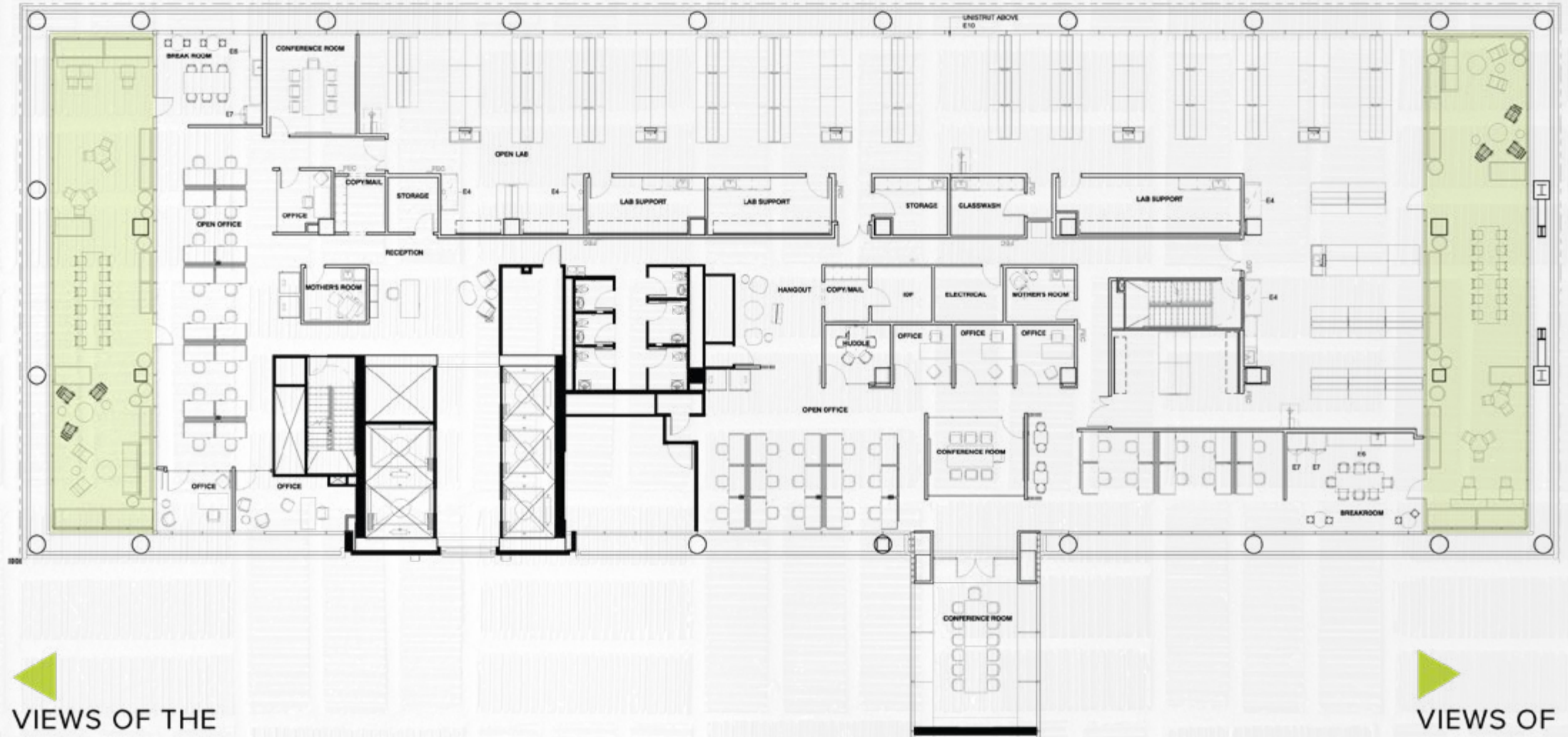
▶ 3D TOUR

■ DECKS

DEXTER AVE N

VALLEY STREET

8TH AVE N

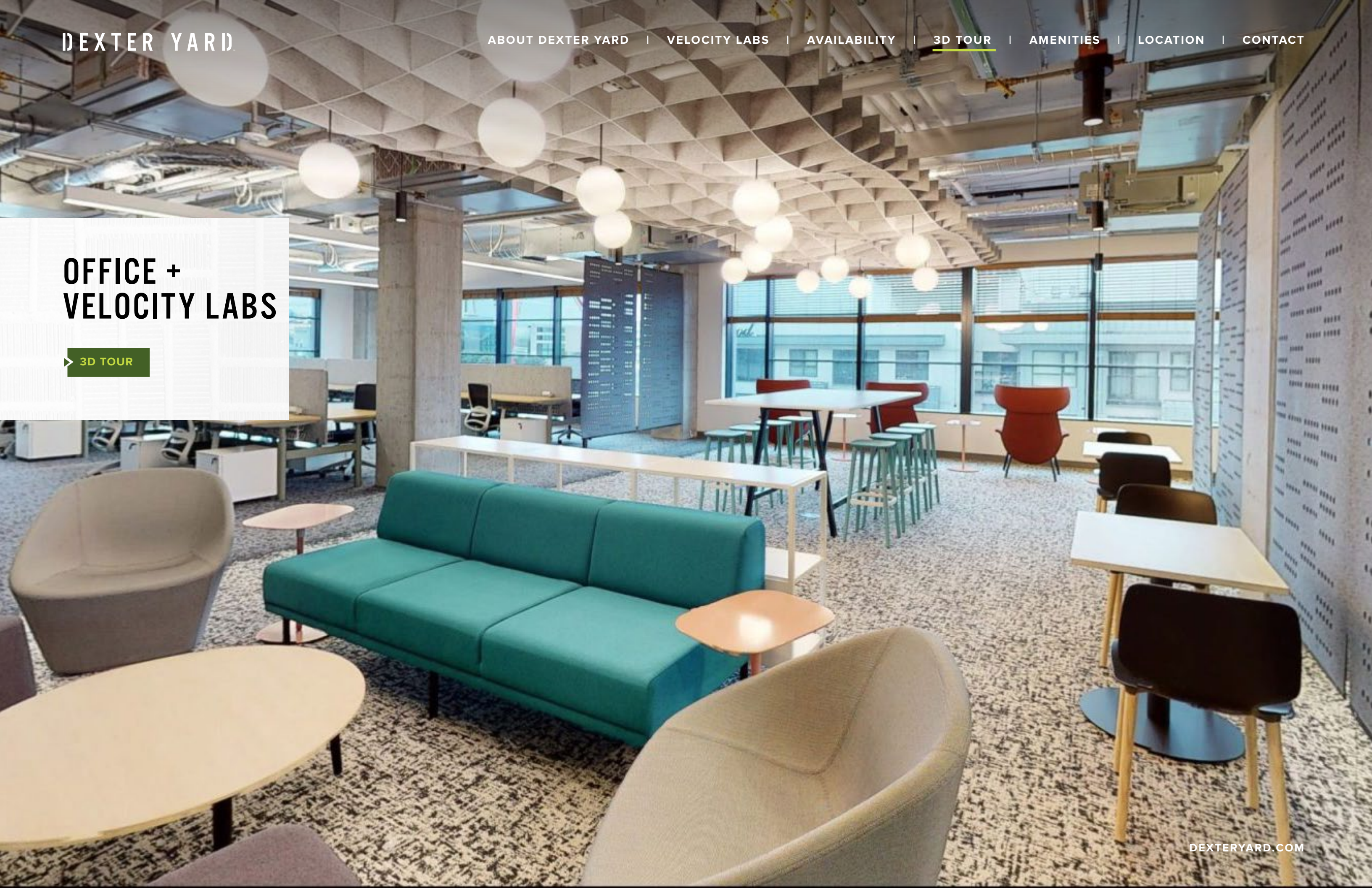


◀ VIEWS OF THE SPACE NEEDLE

▶ VIEWS OF LAKE UNION

OFFICE + VELOCITY LABS

▶ 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.

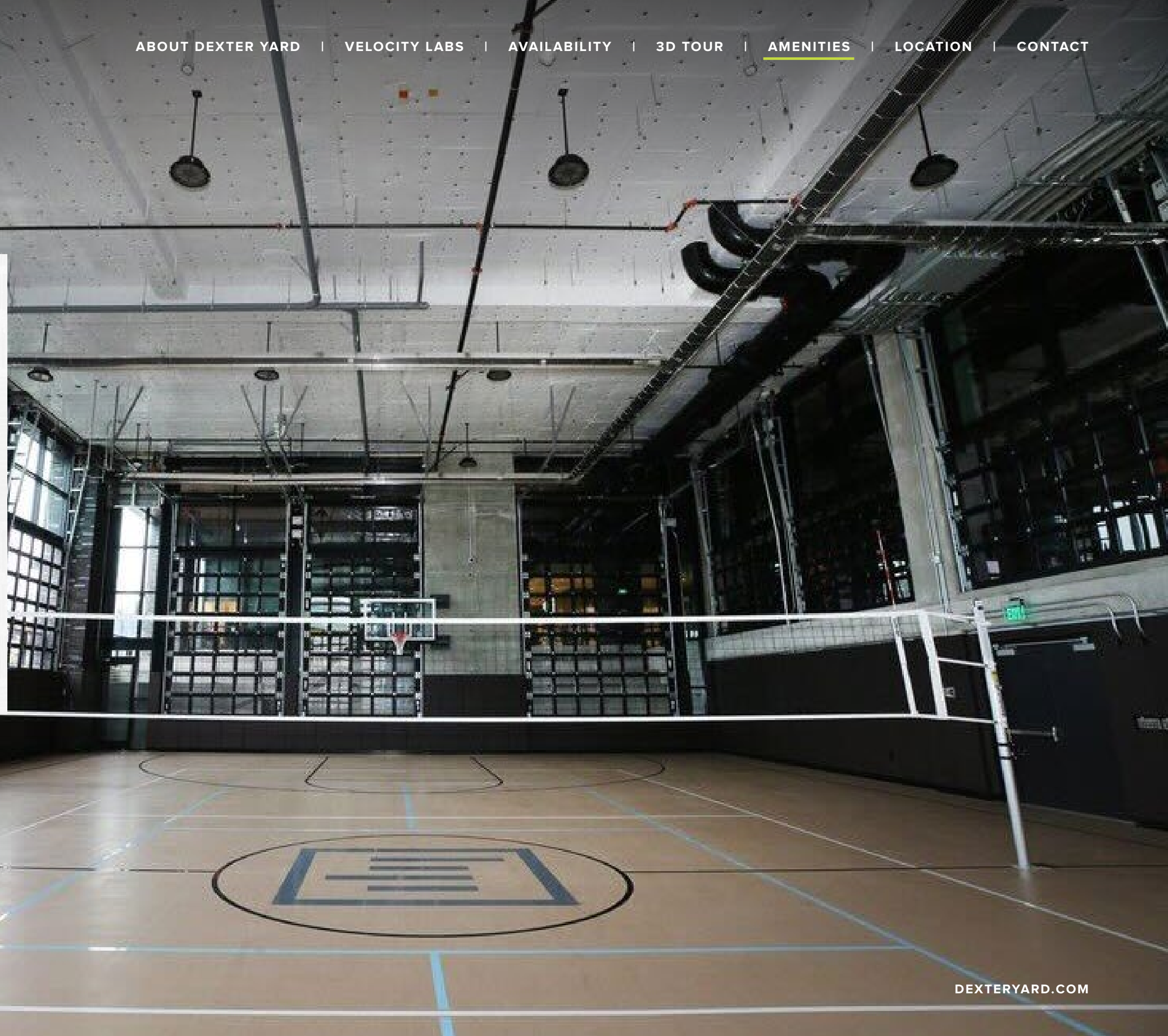
Focused on lifestyle necessities, food and drink, services, and friendly competitive recreation, the ground plane at Dexter Yard will soon become a casual approachable atmosphere morning to night, weekday to weekend.

[VIEW PHOTOS](#)



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**

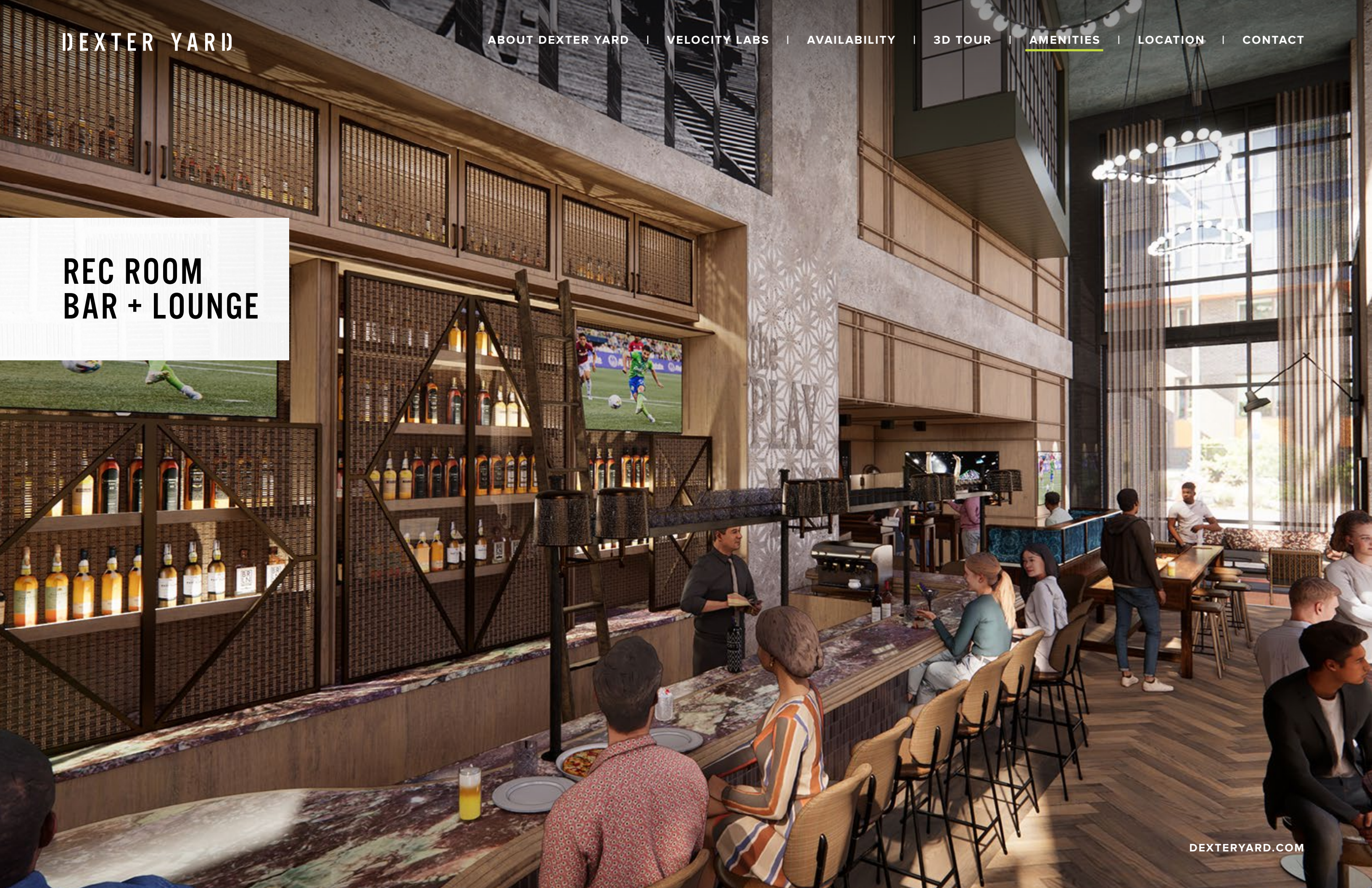


**RETAIL
AMENITIES**

VIEW FROM BEER
HALL ONTO THE
FIELDHOUSE



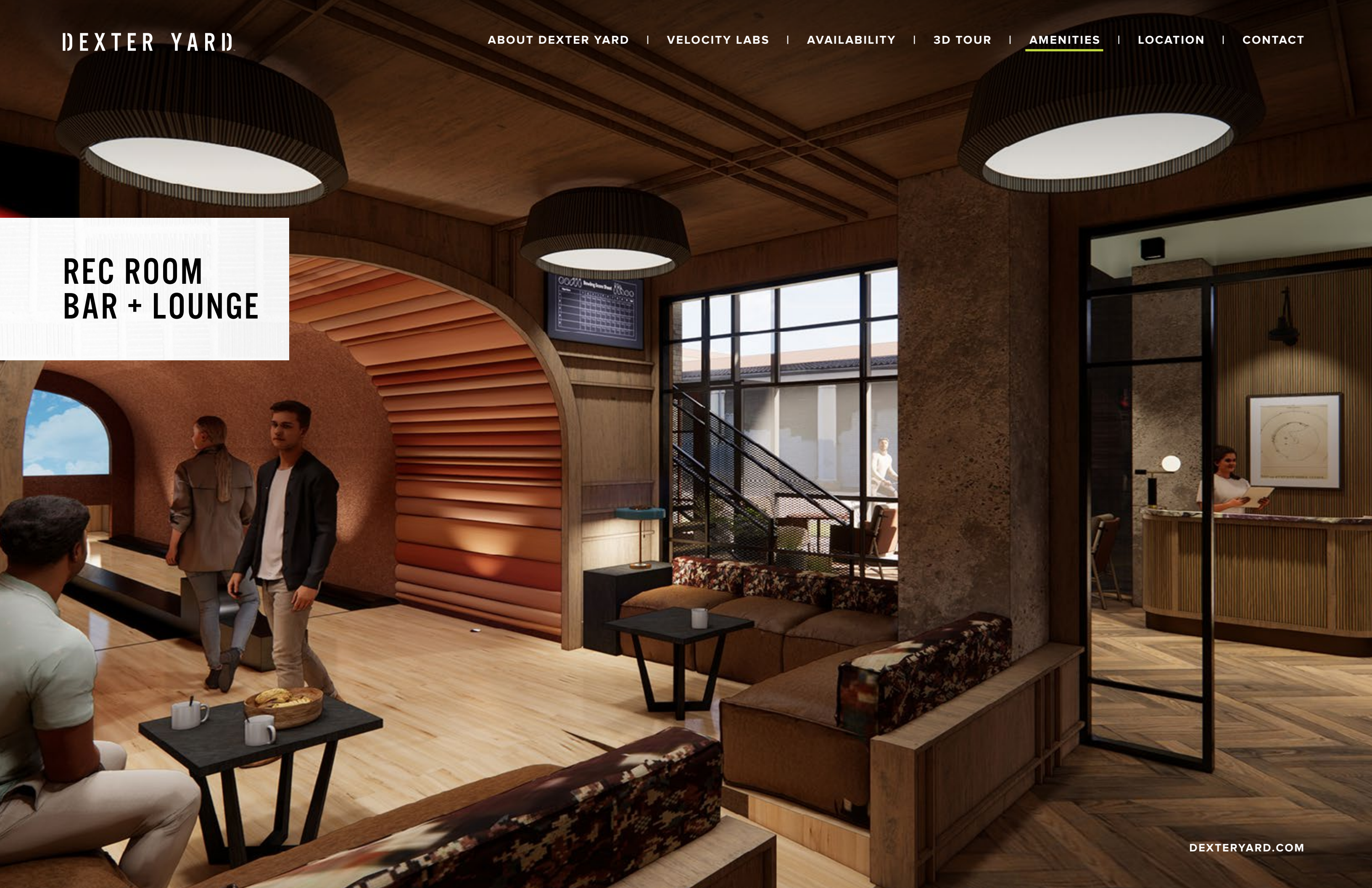
REC ROOM
BAR + LOUNGE



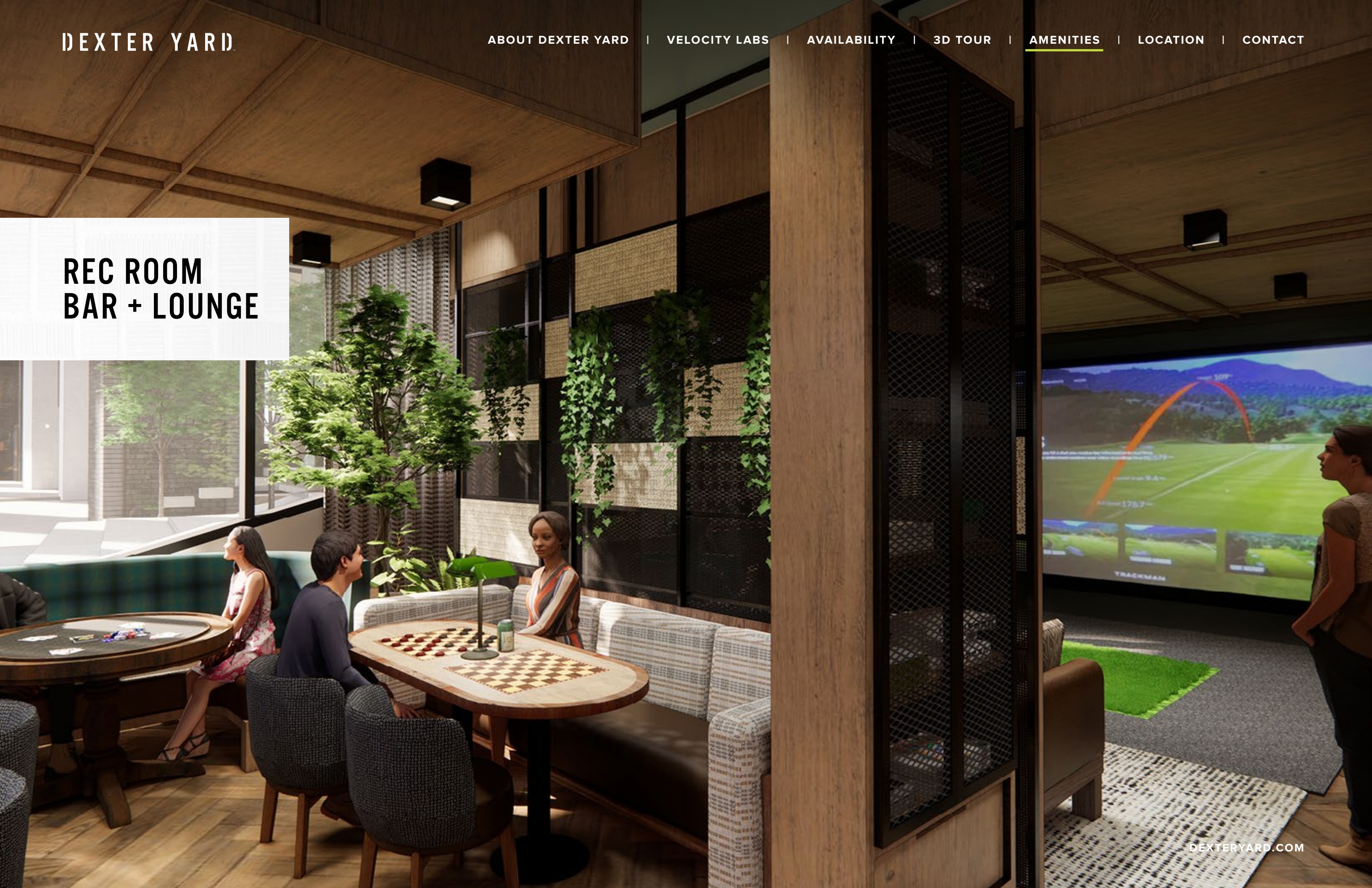
REC ROOM
BAR + LOUNGE



REC ROOM
BAR + LOUNGE



REC ROOM
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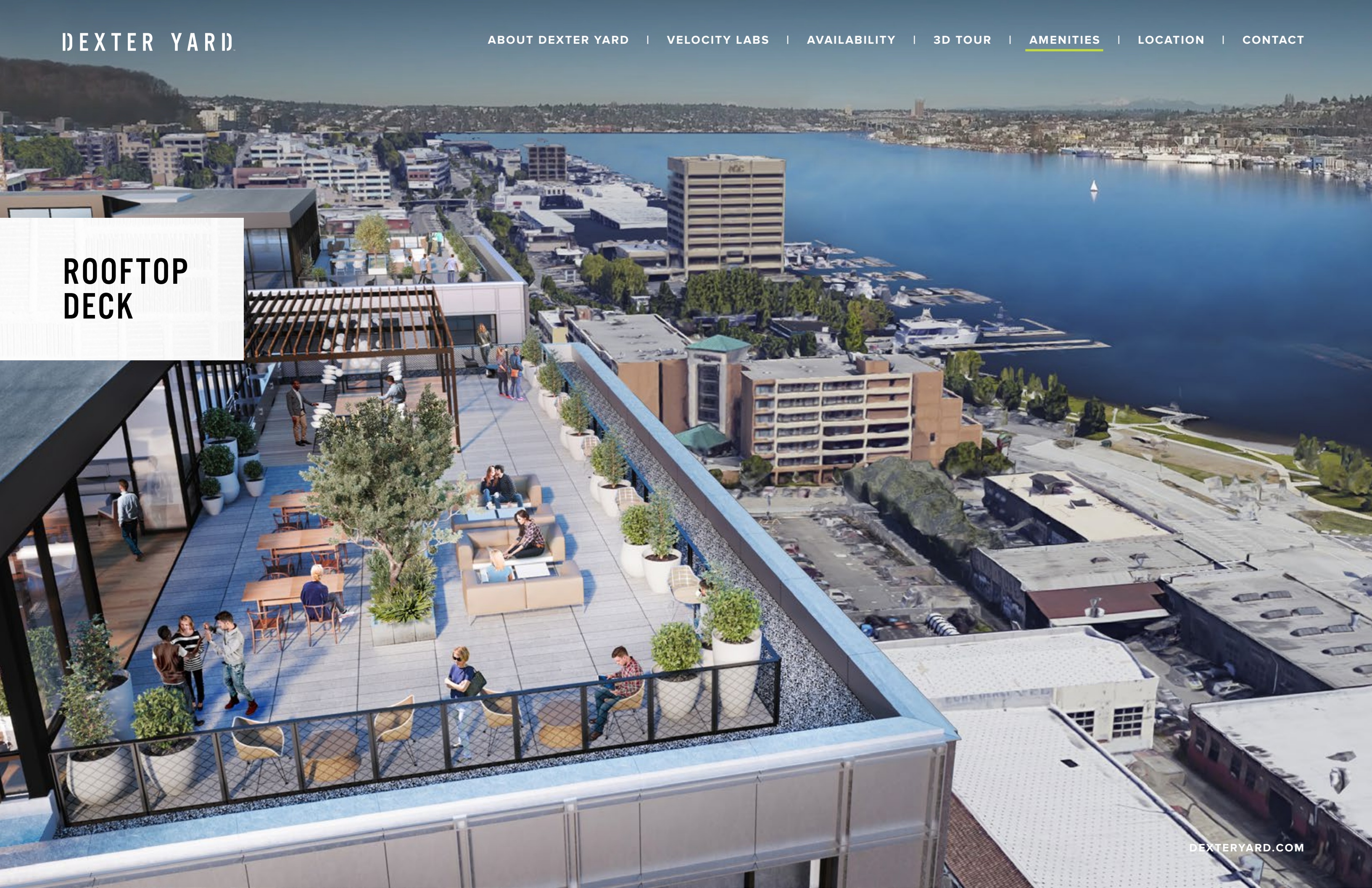
SPEAKEASY



SPEAKEASY

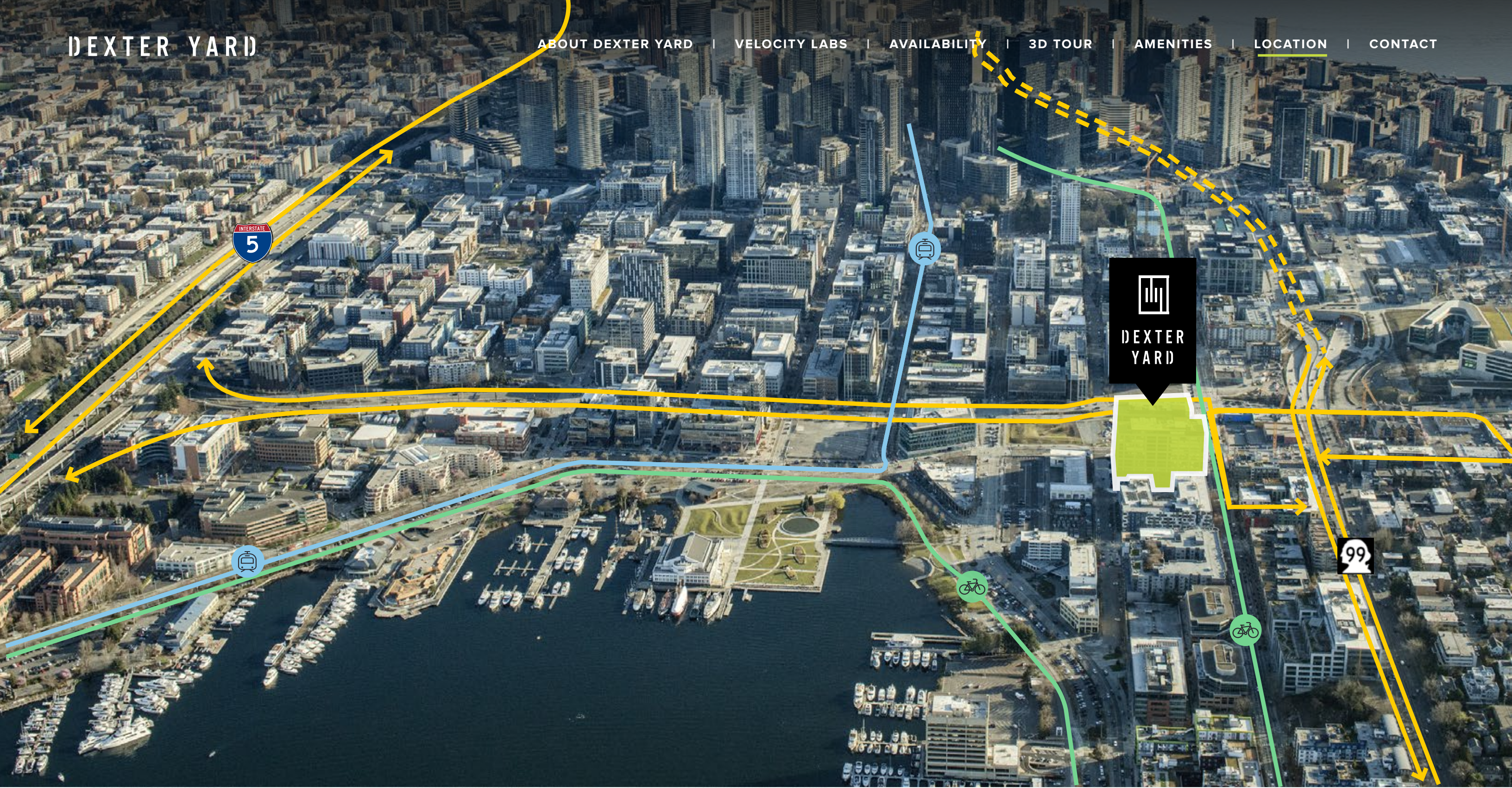


ROOFTOP
DECK



**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



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.

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

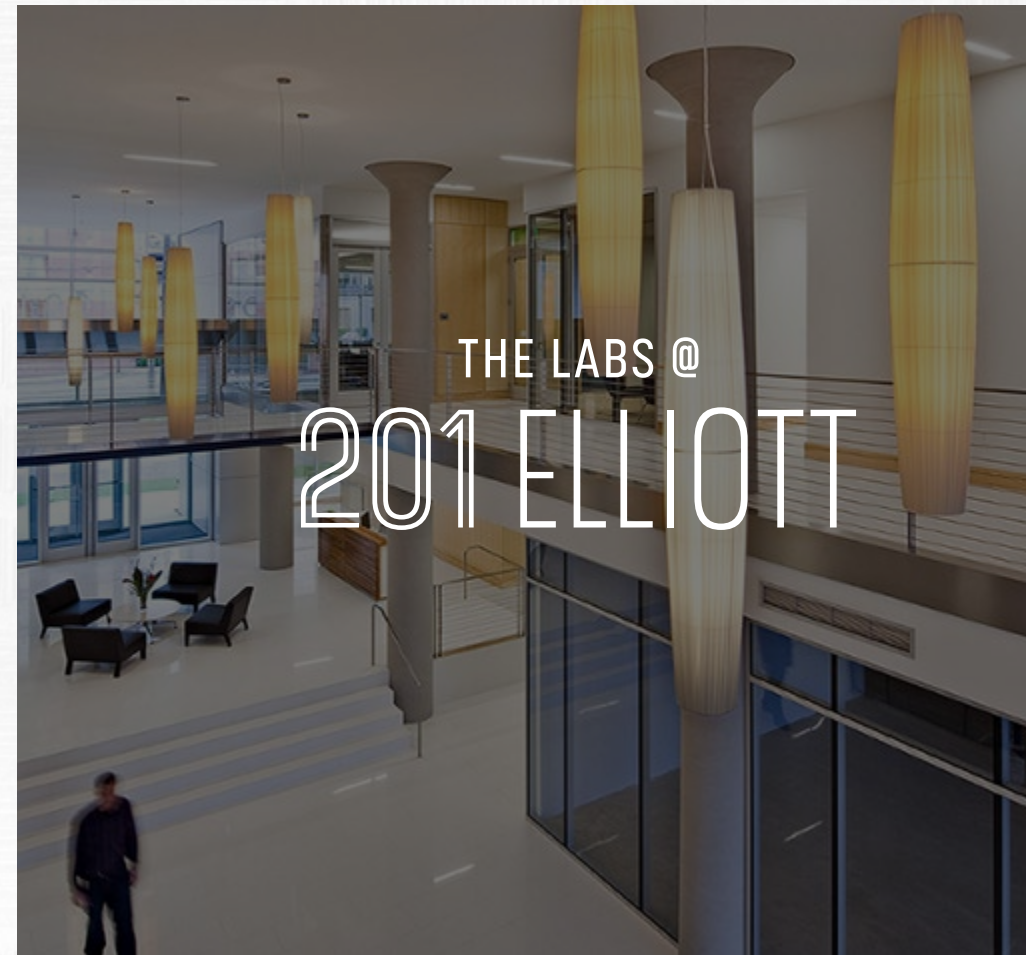
available to accommodate tenants as they grow

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

