

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%)

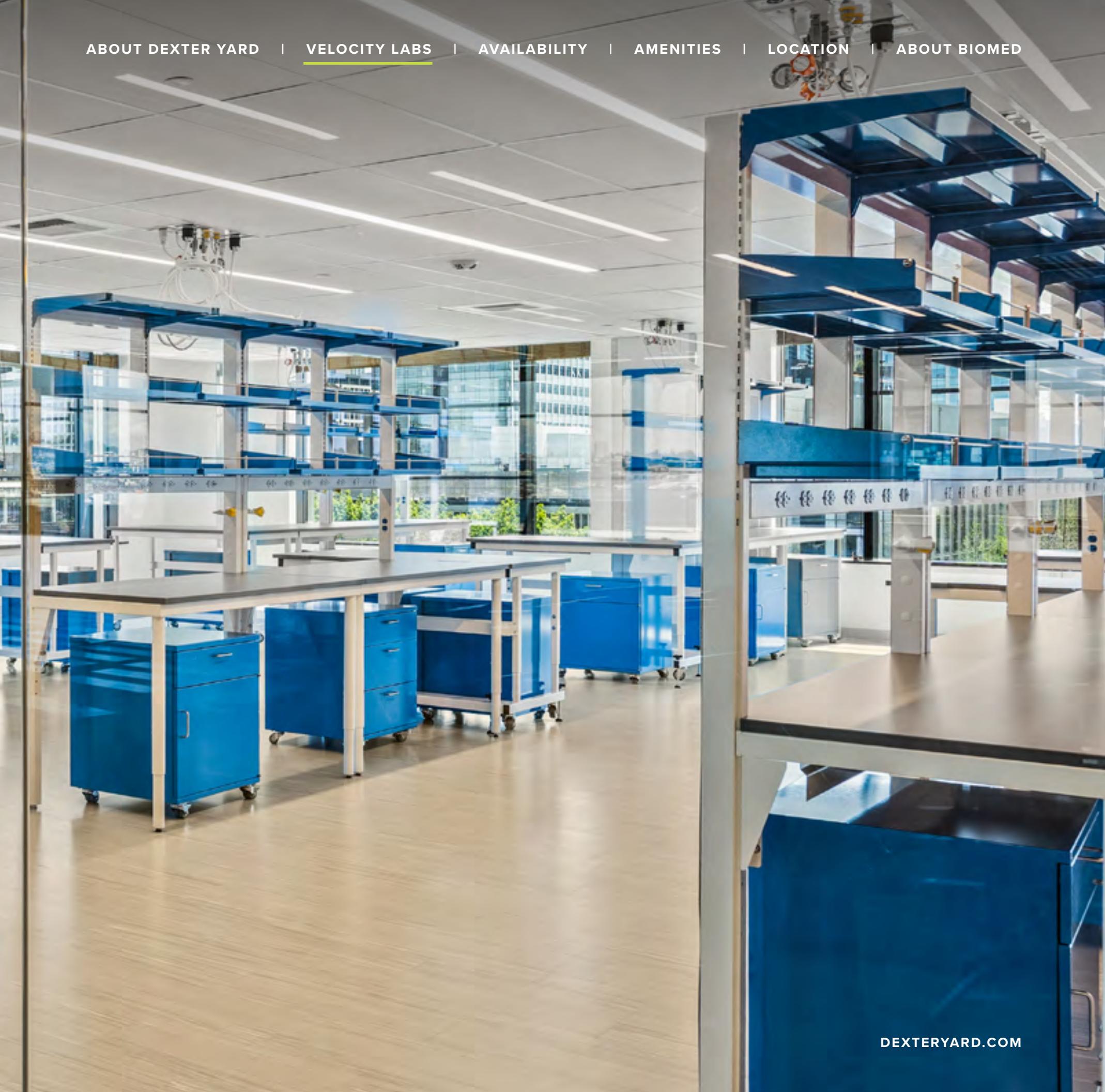
Specialized exhaust and pressure control with 6 ACH, temperature range 70-72°F, no humidity control or special filtration required

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



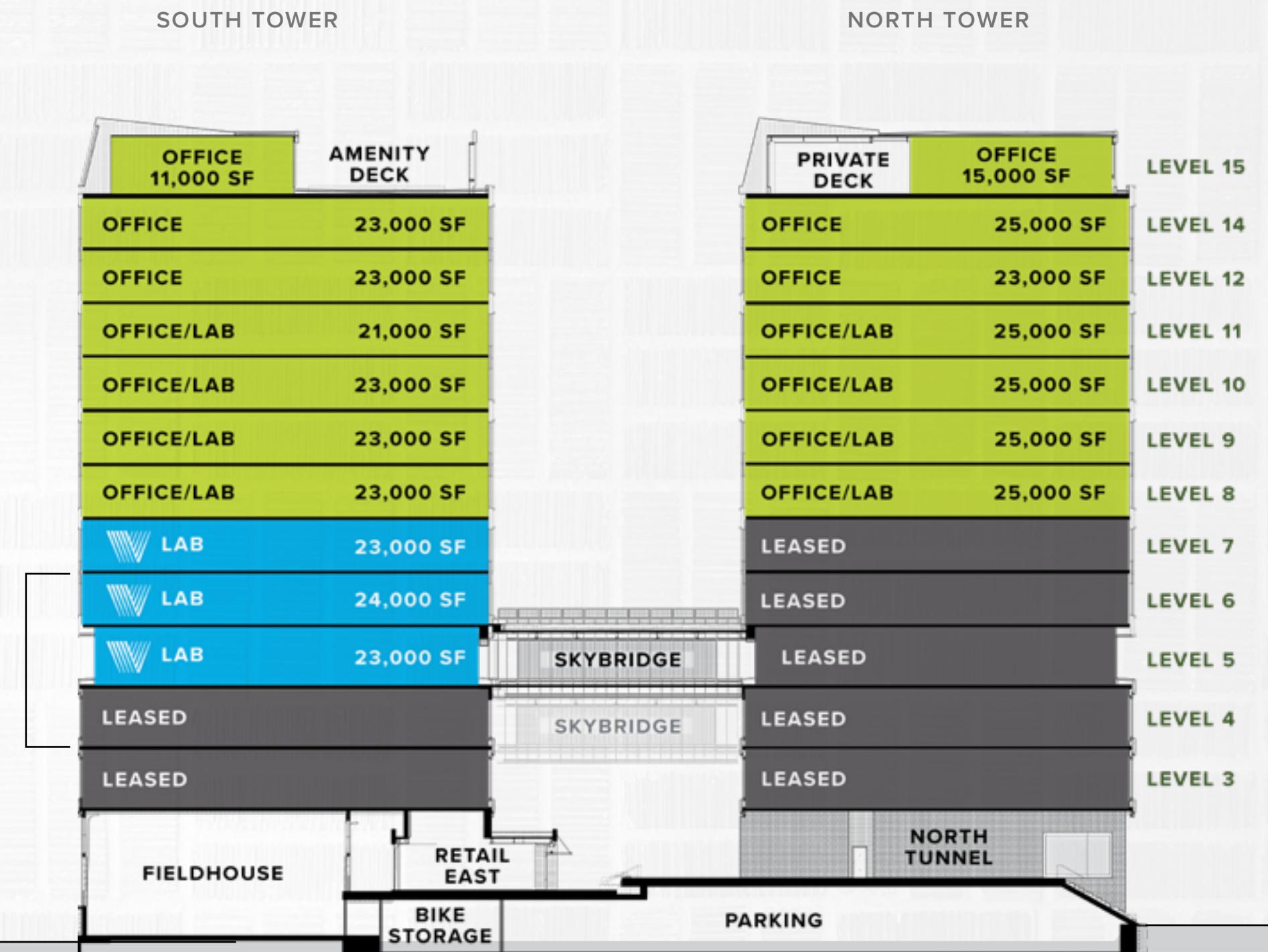


AVAILABLE OPTIONS

South Tower – Levels 5-7

SOUTH TOWER
LEVELS 5-7

±70,000 SF



SECTION VIEW FROM 8TH AVE N

[◀ BACK TO STACKING PLAN](#)

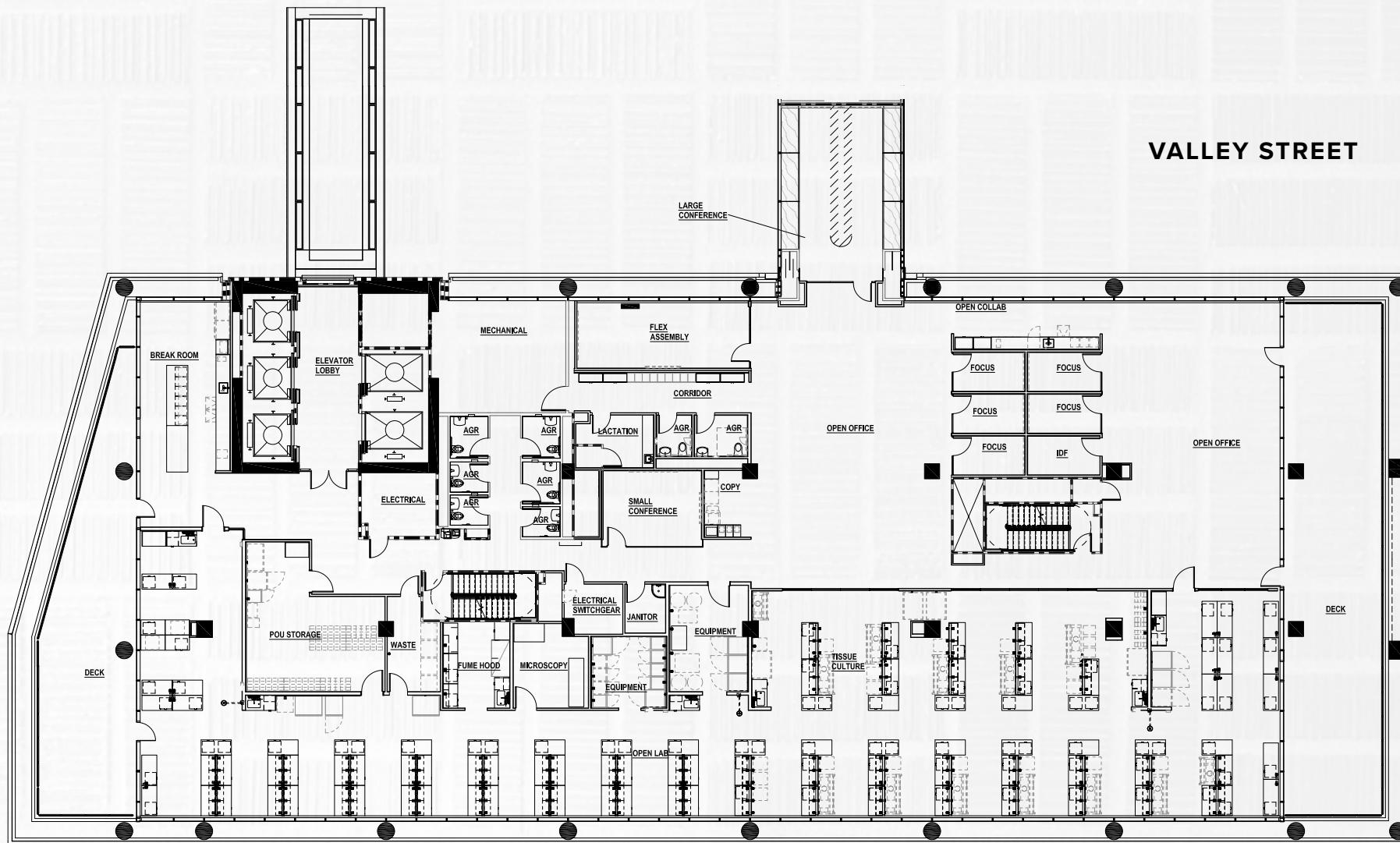
SOUTH TOWER



LEVEL 5

±23,000 SF

DEXTER AVE N



8TH AVE N

VIEWS OF THE
SPACE NEEDLEVIEWS OF LAKE
UNION

[◀ BACK TO STACKING PLAN](#)

SOUTH TOWER

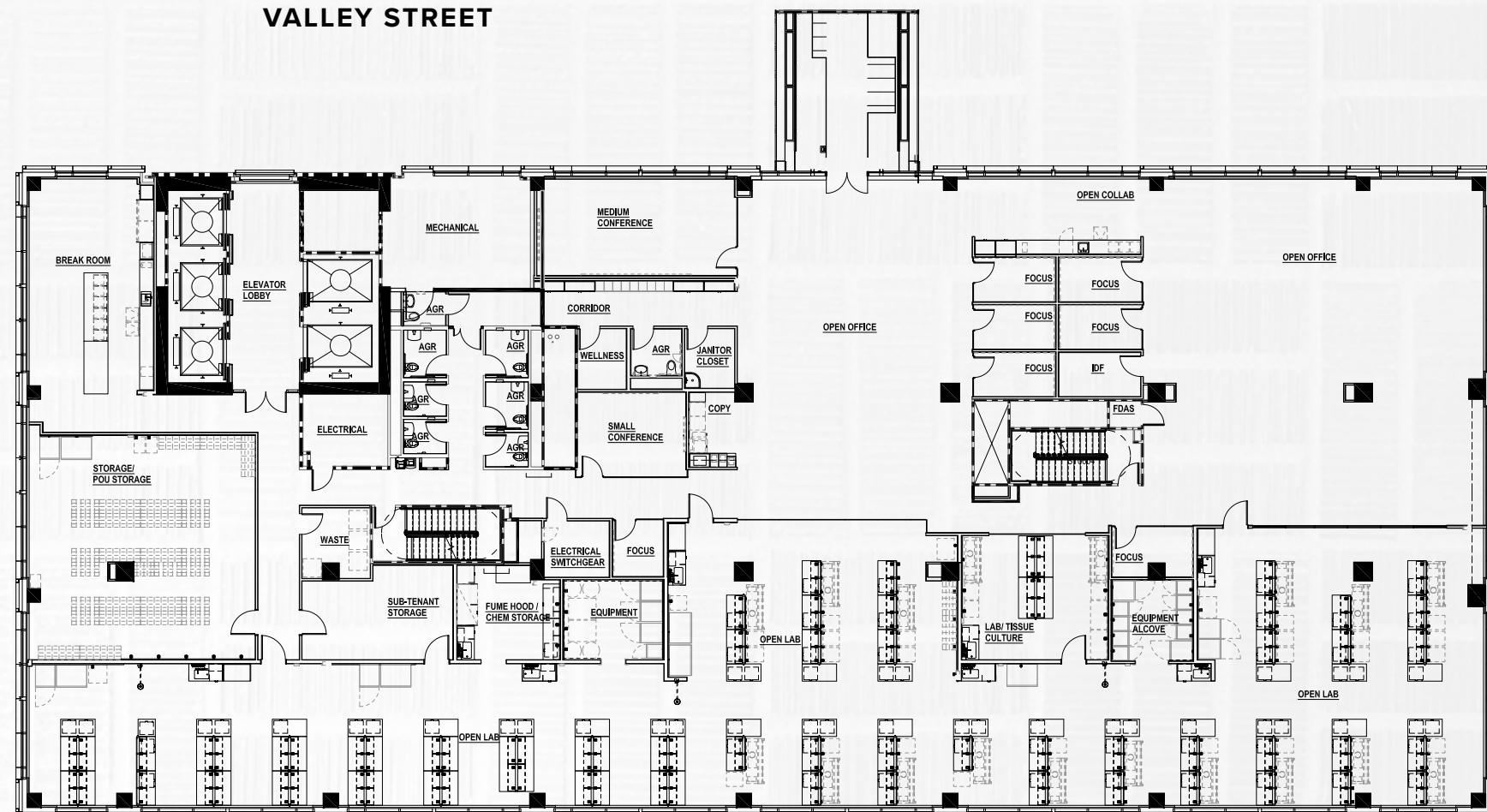


LEVEL 6

± 24,000 SF

DEXTER AVE N

VALLEY STREET

 VIEWS OF THE SPACE NEEDLE VIEWS OF LAKE UNION

◀ BACK TO STACKING PLAN

SOUTH TOWER



LEVEL 7

±23,000 SF

DEXTER AVE N

VALLEY STREET

8TH AVE N



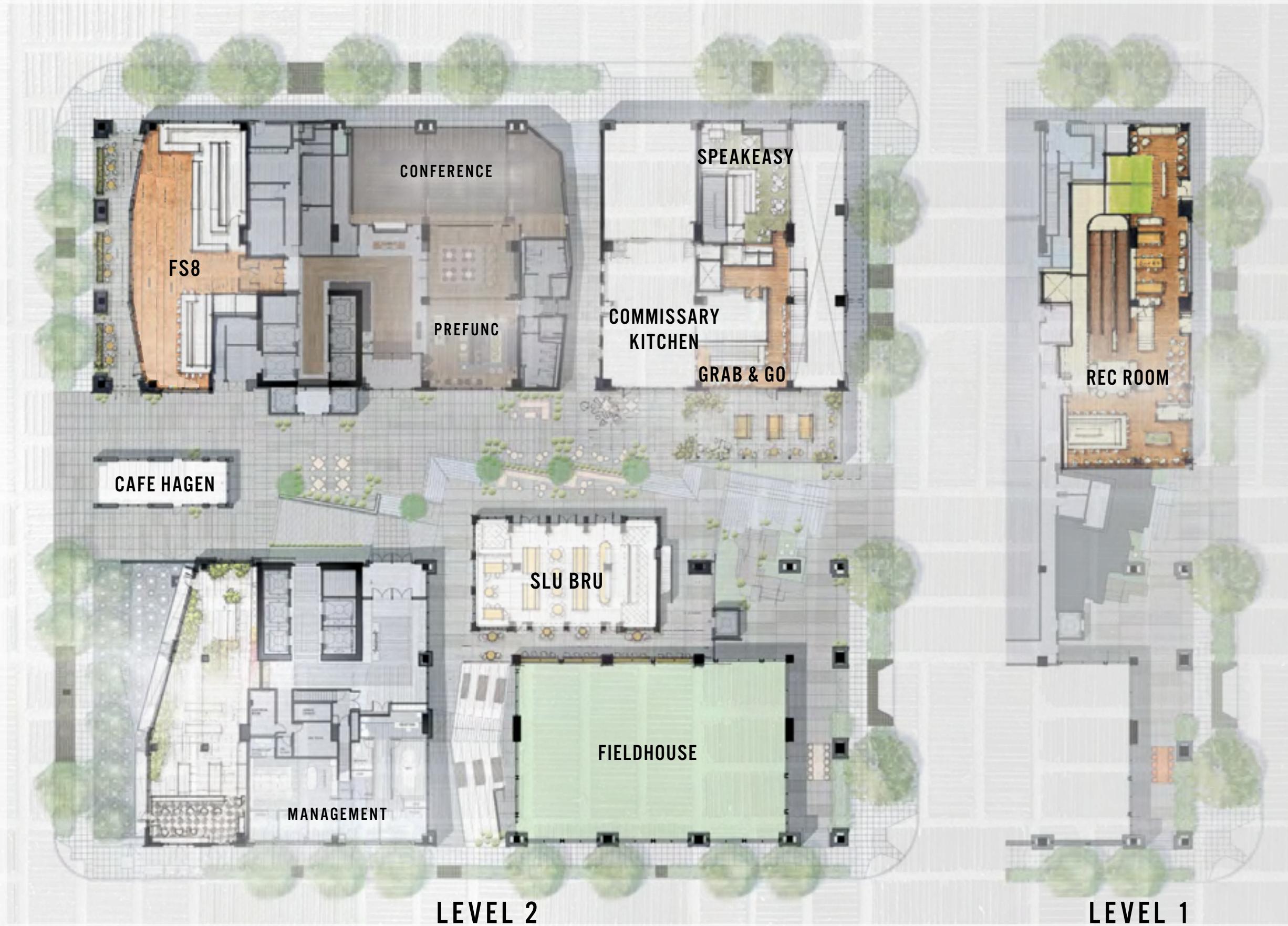
◀
VIEWS OF THE
SPACE NEEDLE

▶
VIEWS OF LAKE
UNION

ENVIRONMENTS THAT FOSTER COLLABORATION

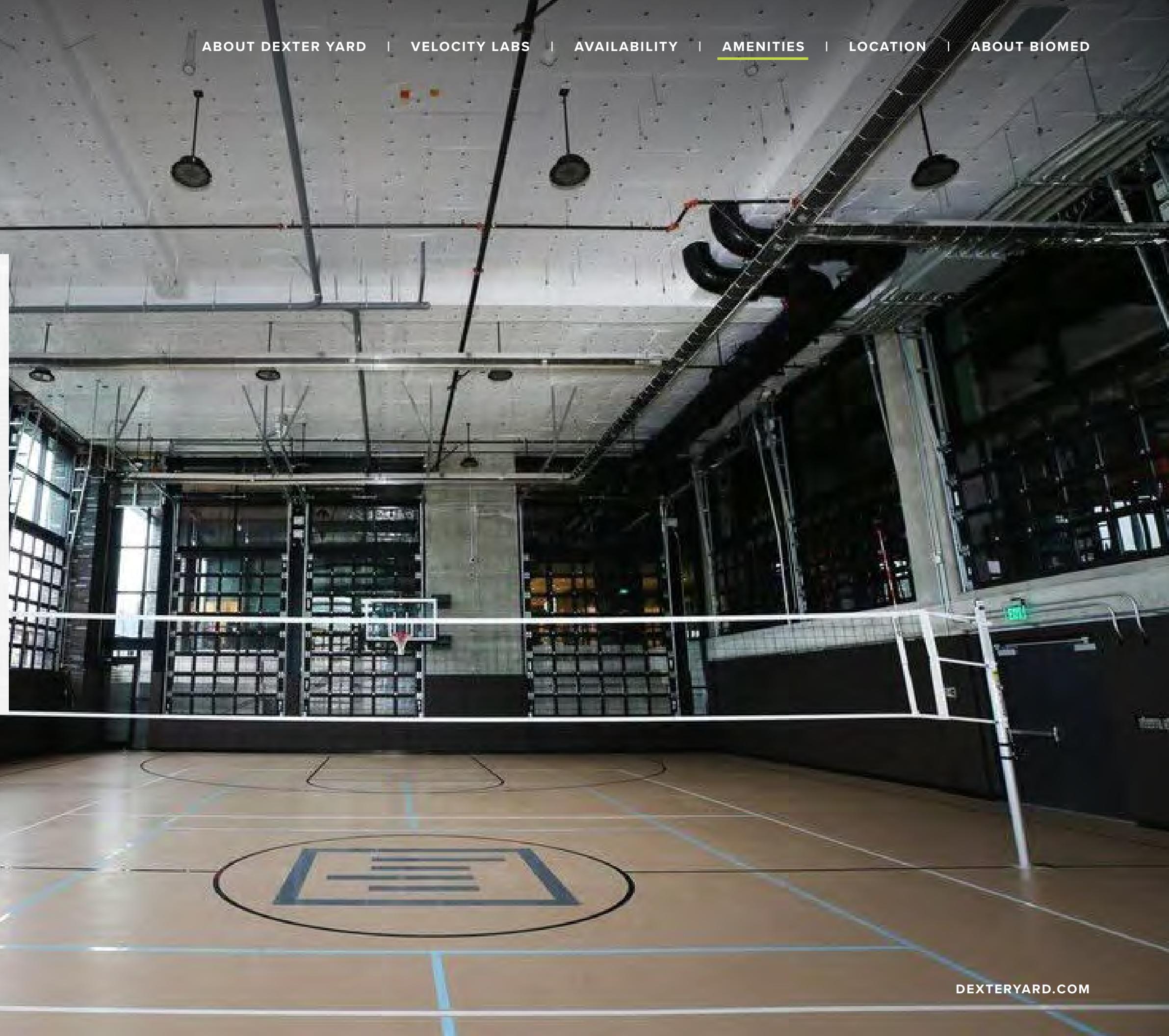
Dexter Yard offers 26,600 square feet of amenities that foster an environment of social connectedness and interaction among neighbors and the community.

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



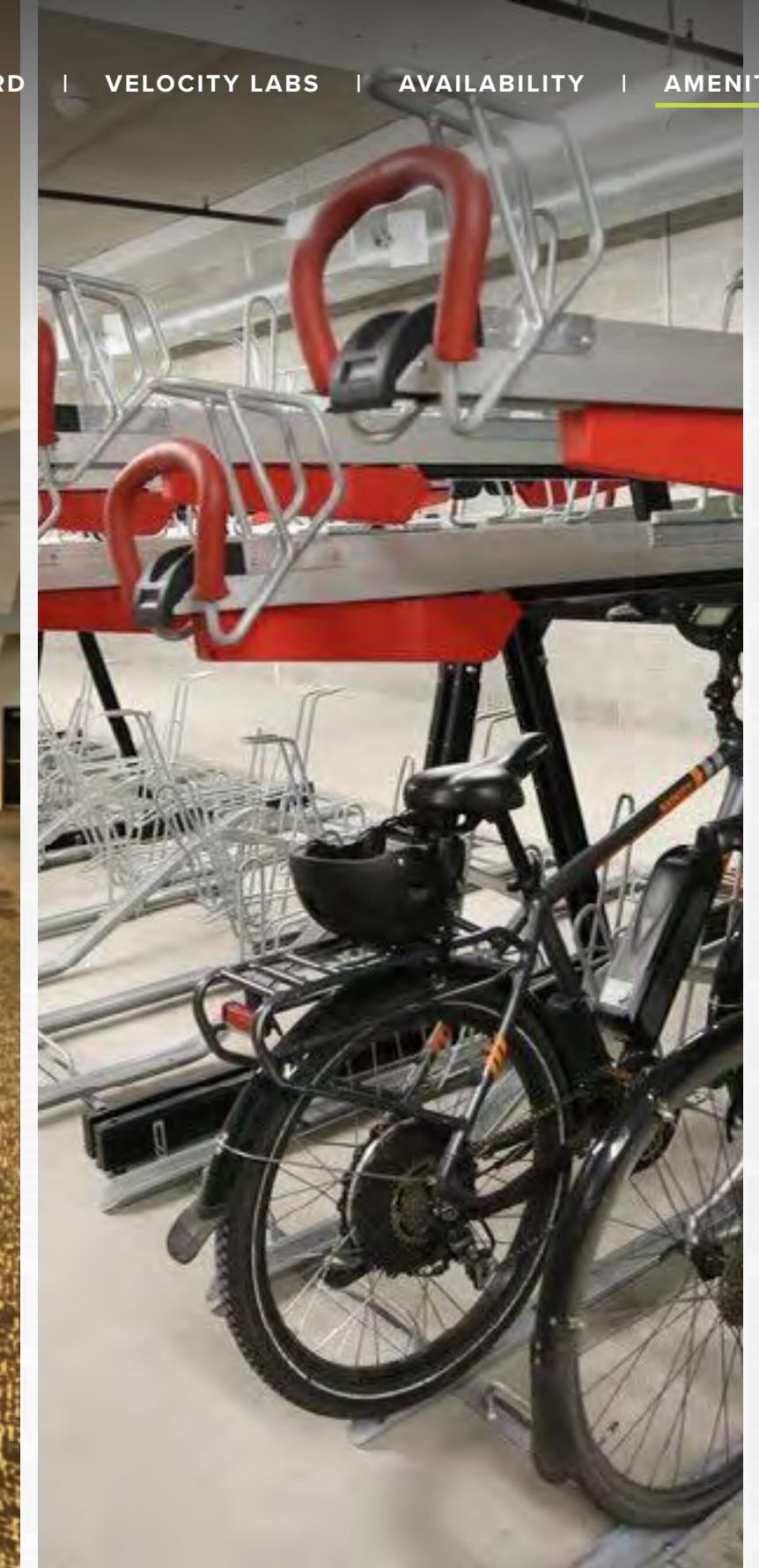


SHOWERS
& LOCKERS

LAB BROCHURE



CONFERENCE
ROOMS



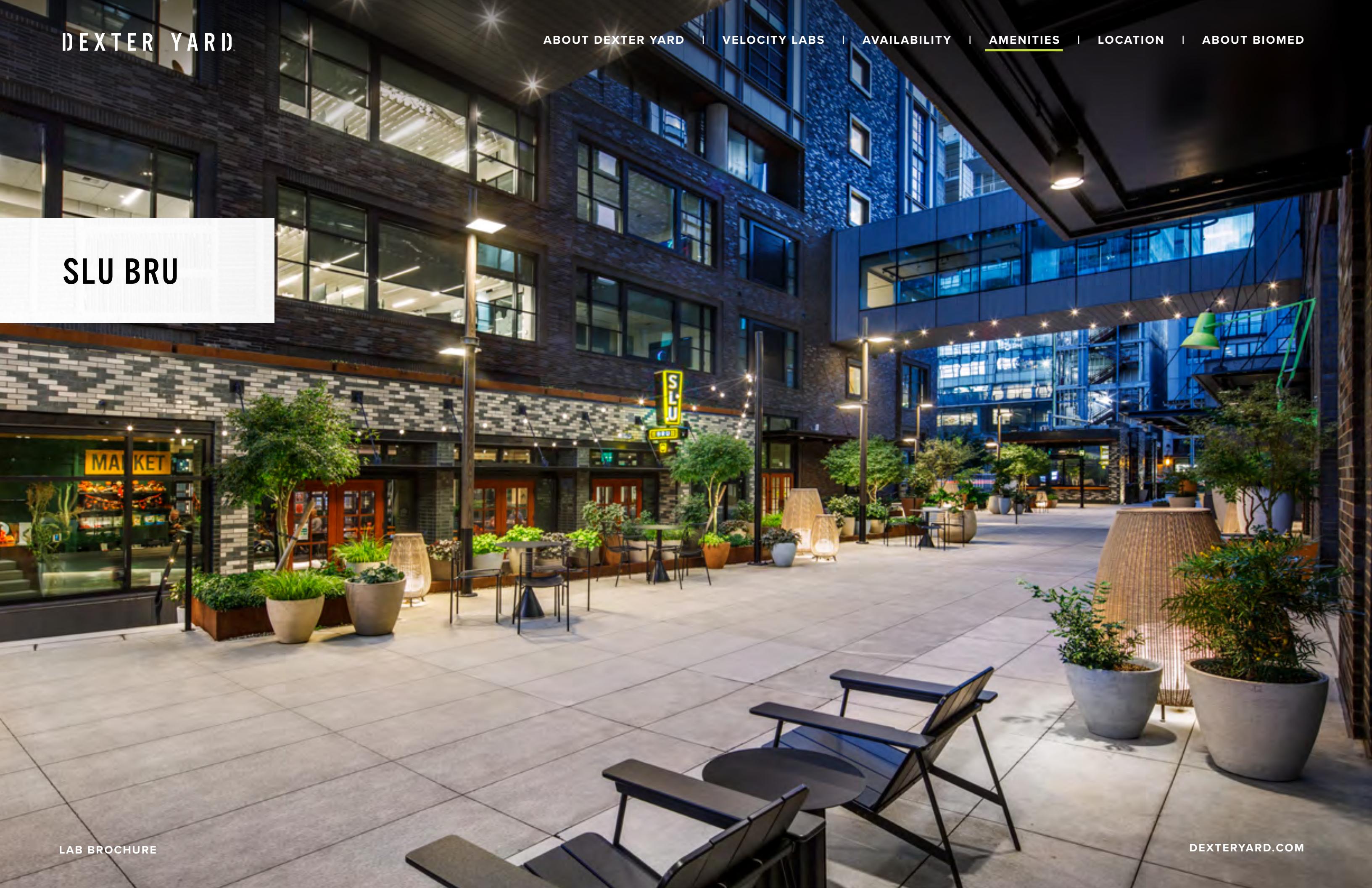
BIKE
STORAGE



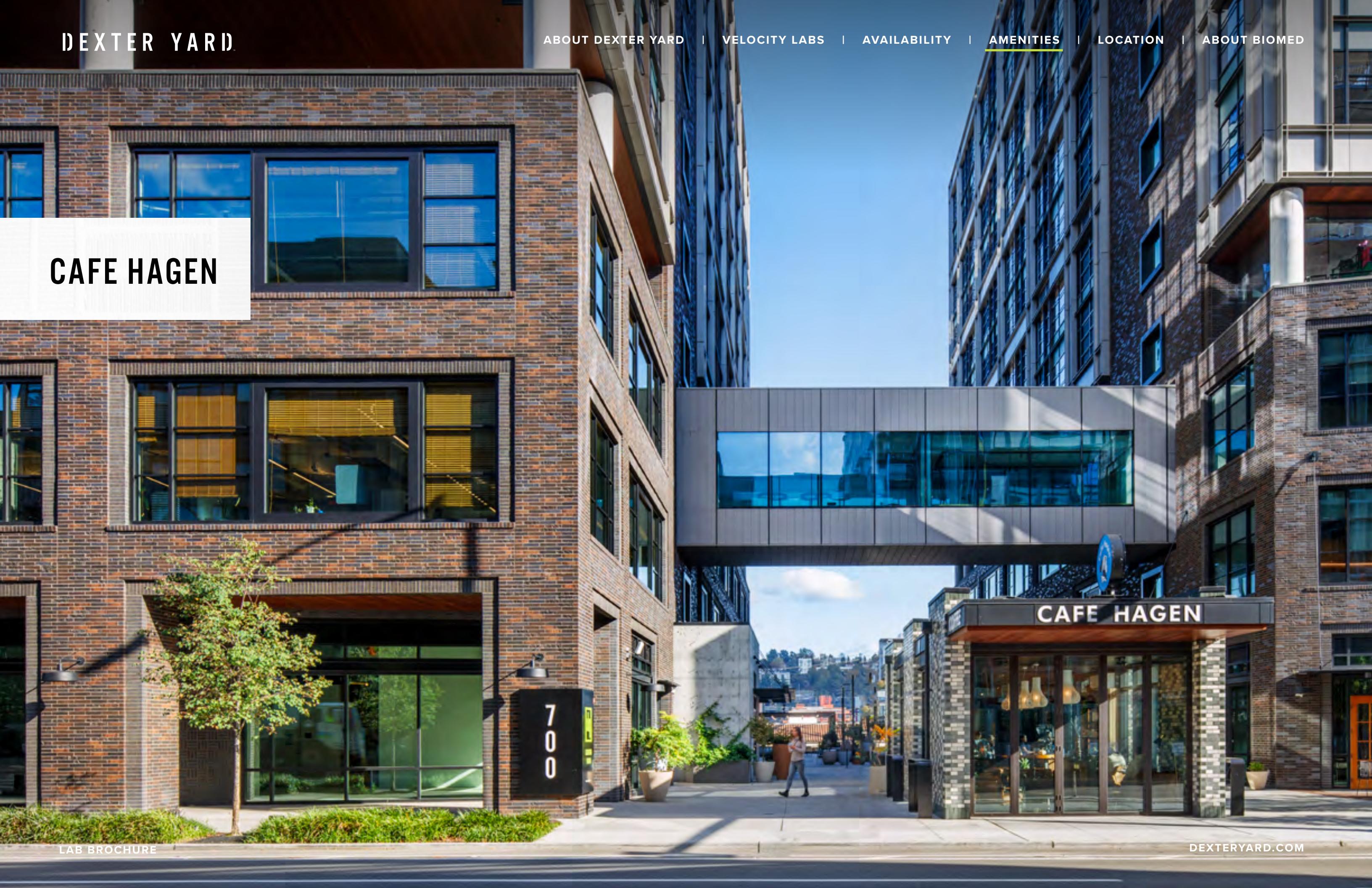
RETAIL
AMENITIES

DEXTERYARD.COM

SLU BRU



CAFE HAGEN



COMING SOON

F S 8

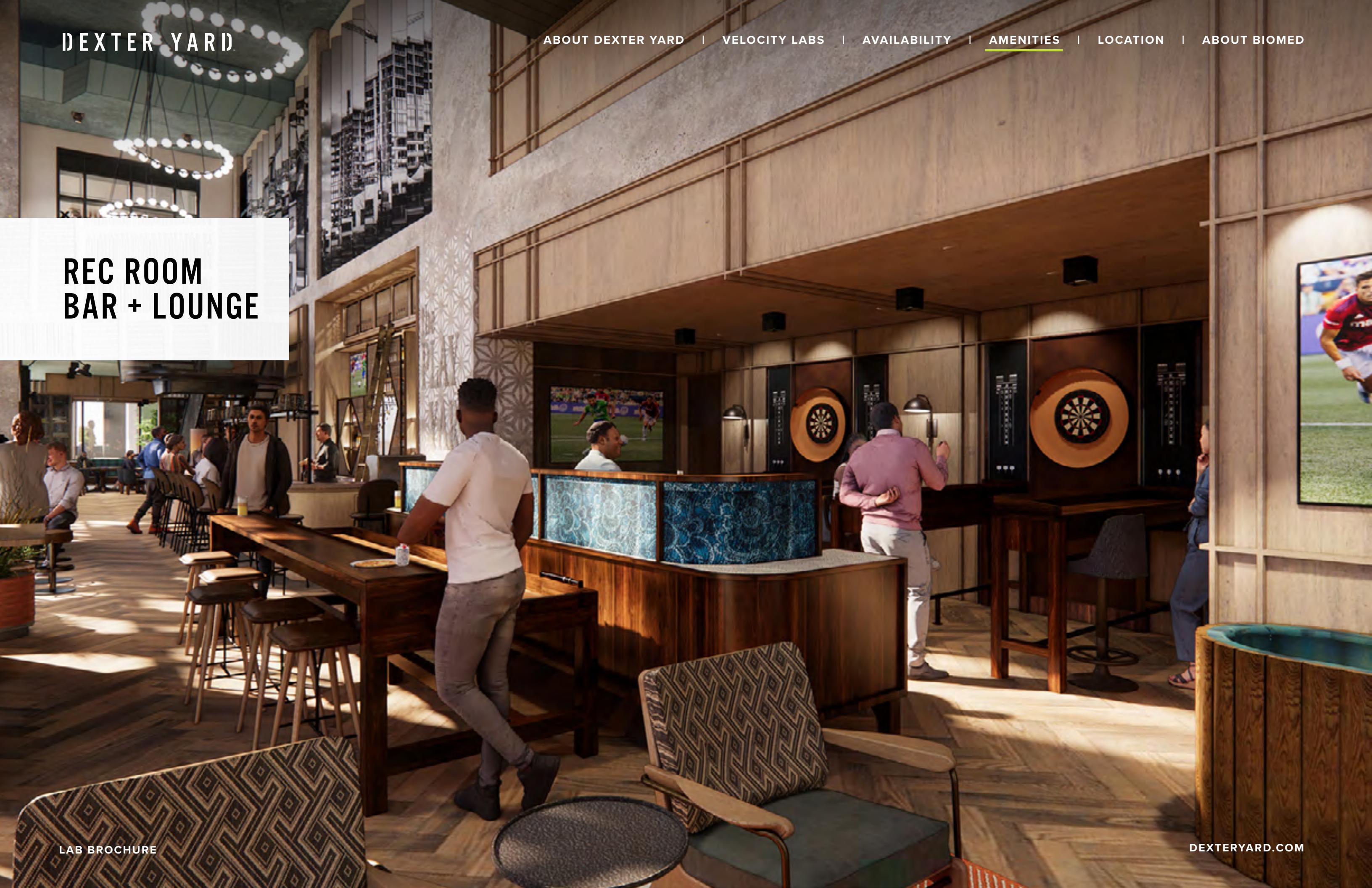
PILATES · TONE · YOGA



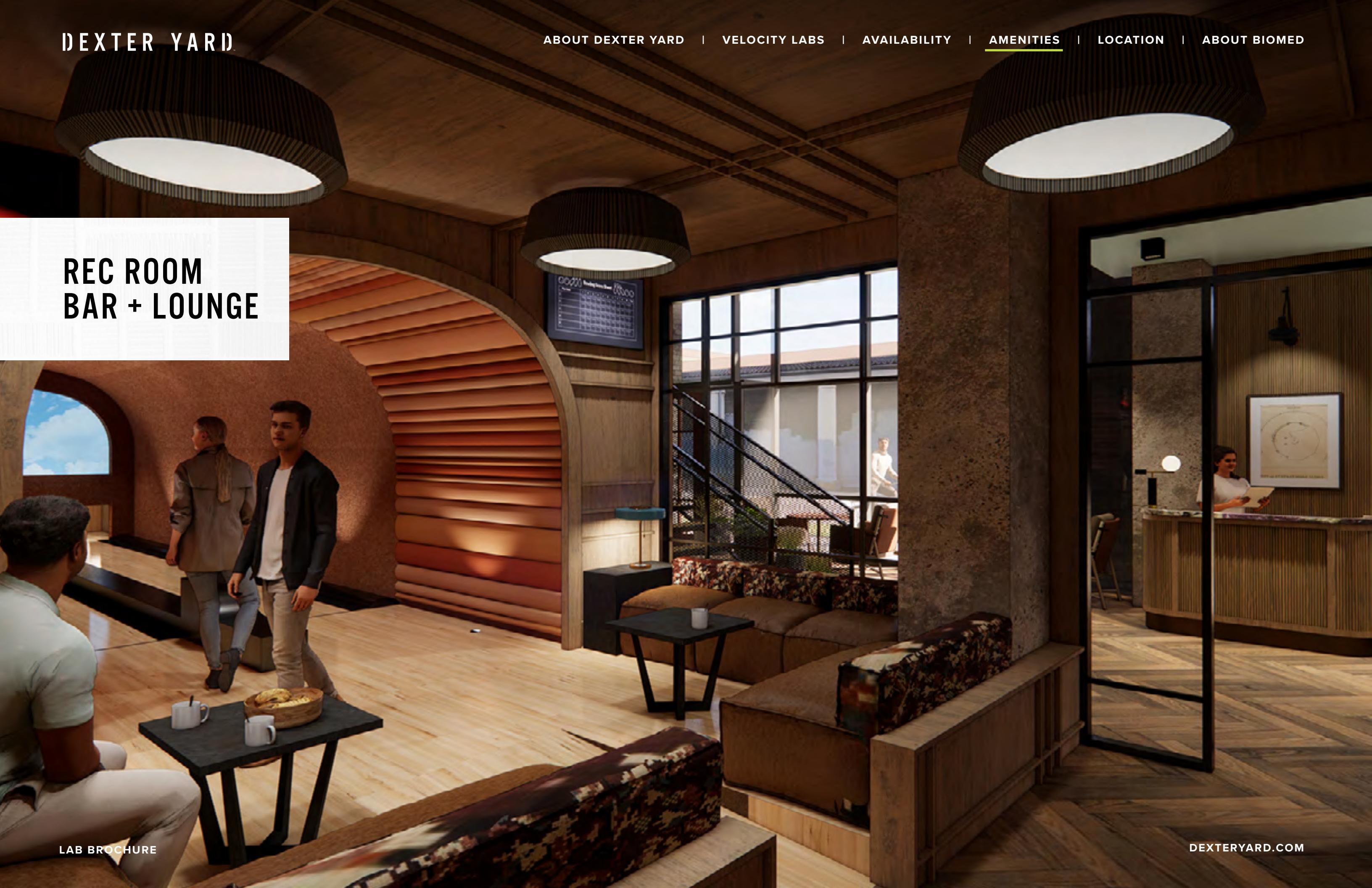
REC ROOM BAR + LOUNGE



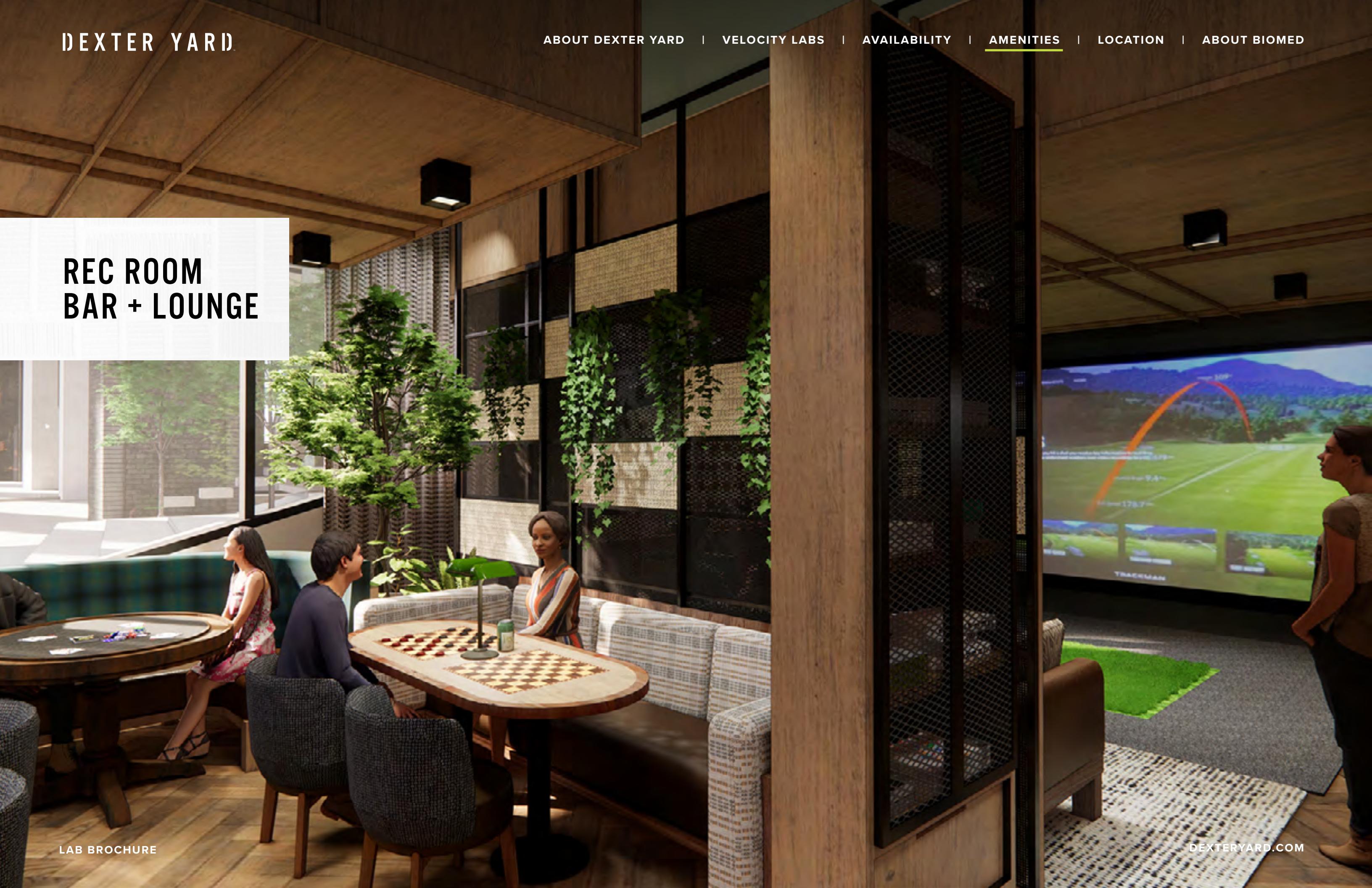
REC ROOM BAR + LOUNGE



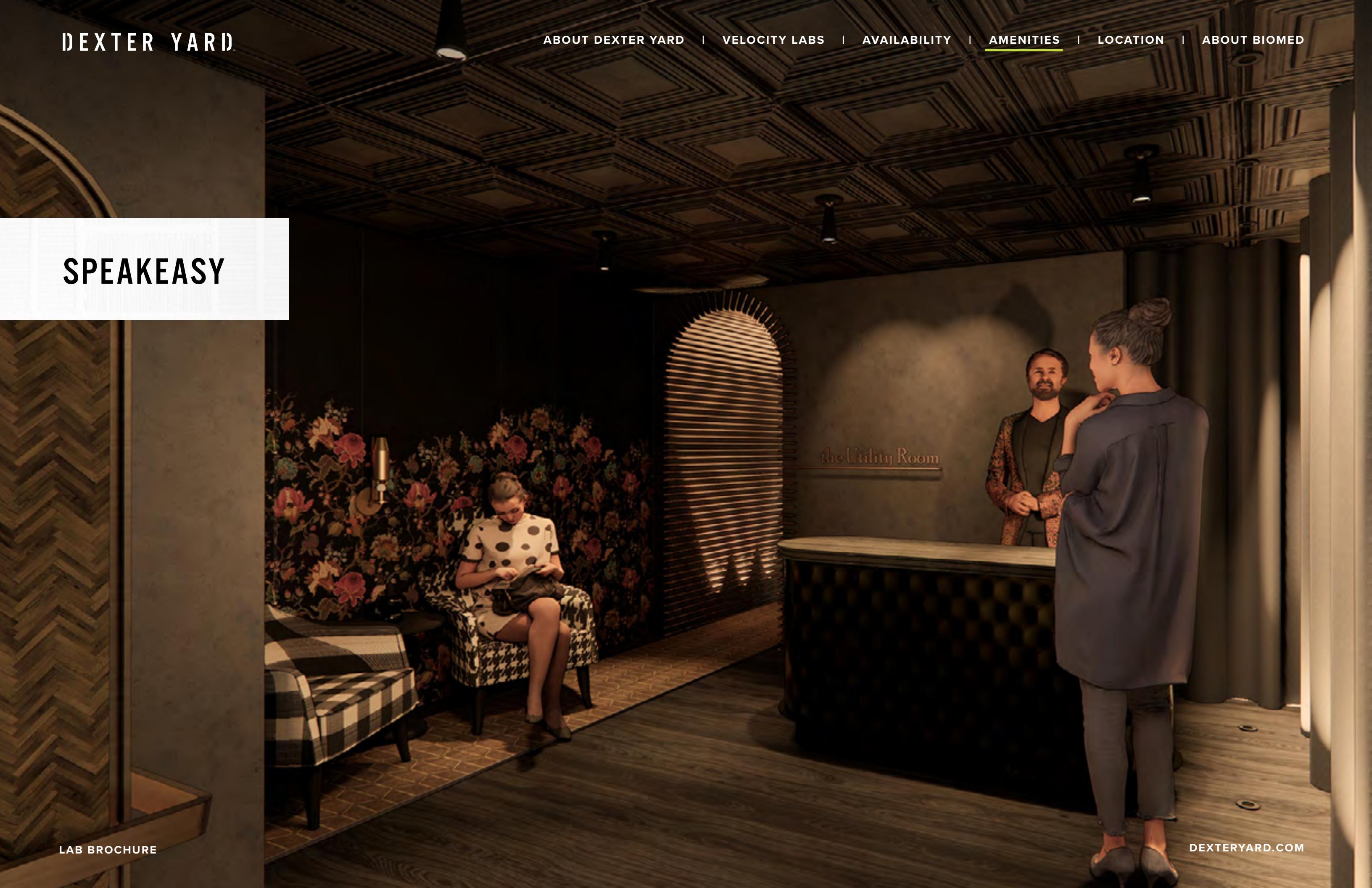
REC ROOM BAR + LOUNGE



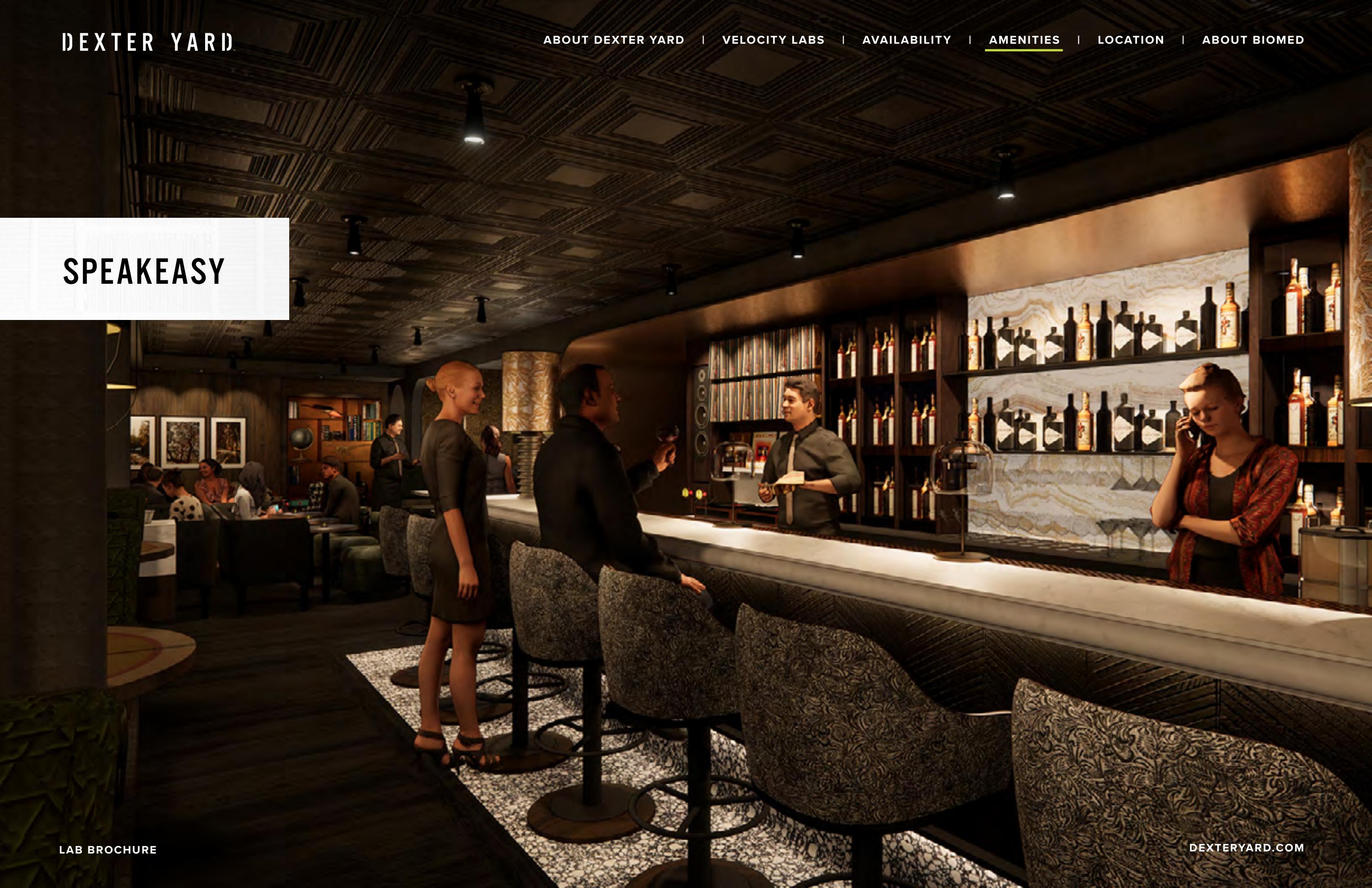
REC ROOM BAR + LOUNGE



SPEAKEASY



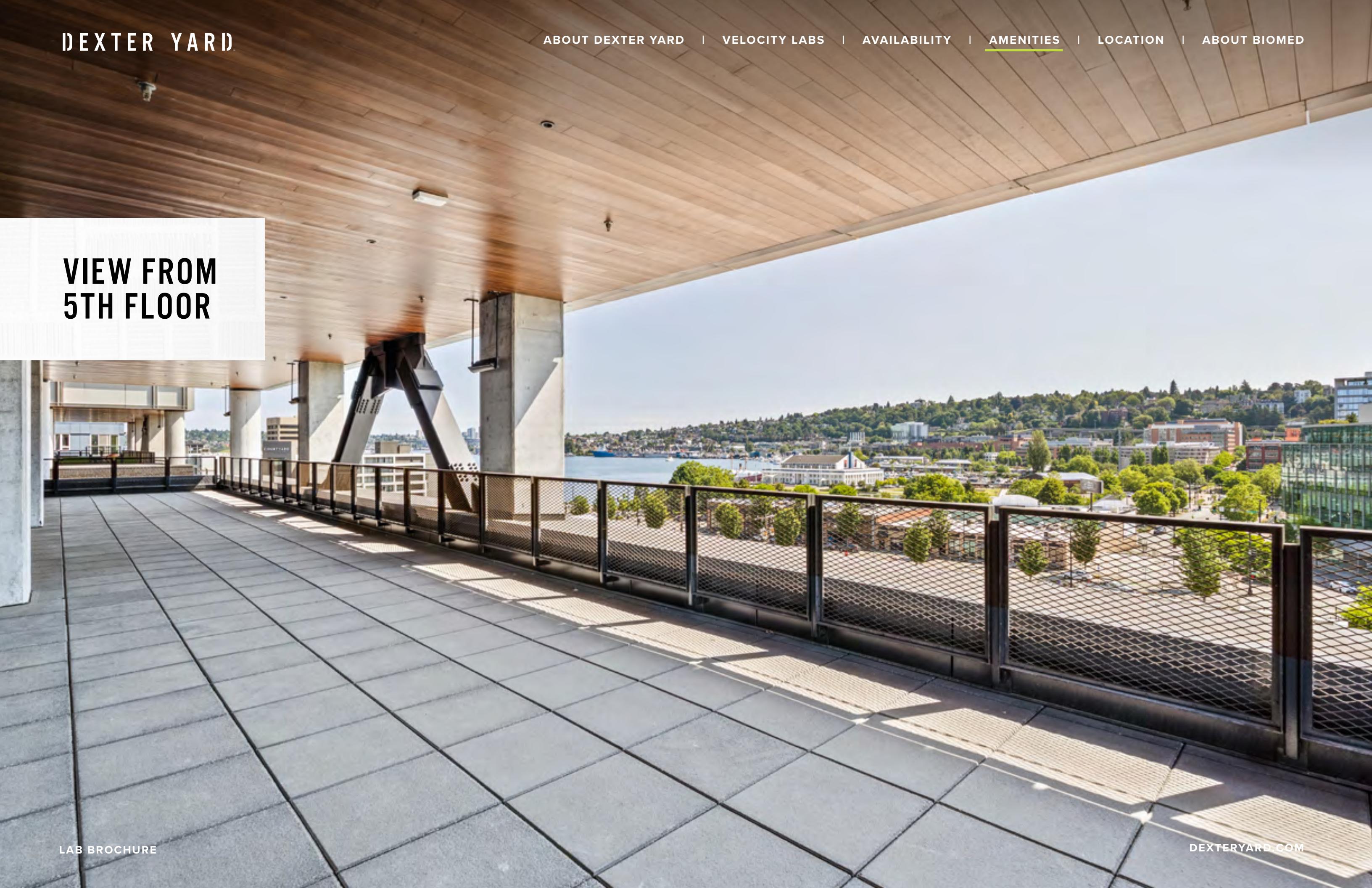
SPEAKEASY



ROOFTOP DECK



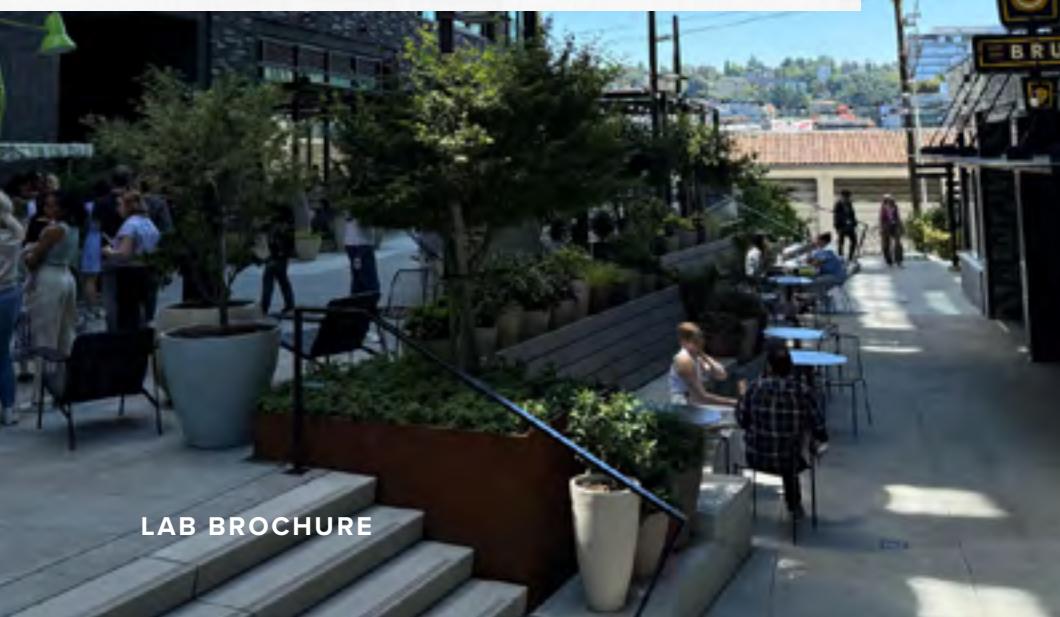
**VIEW FROM
5TH FLOOR**





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

- Tenant Appreciation Events
- Food Trucks
- Pumpkin Palooza
- Ice cream social
- Karaoke night



WELLNESS & FITNESS

Yoga, cycling, and group fitness to refresh and recharge.

- Bee workshops
- Industry Event Hosting
- Latte art classes
- March Madness watch party



LEARNING & NETWORKING

Expert panels, skill-building sessions, and industry meetups.

8,000+ PARTICIPANTS

- Earth Month Challenges
- Nightly happy hour
- Fitness activities
- Trivia night, and more!



ENTERTAINMENT & SOCIAL

Live music, food tastings, and creative workshops to unwind.



GIVING BACK

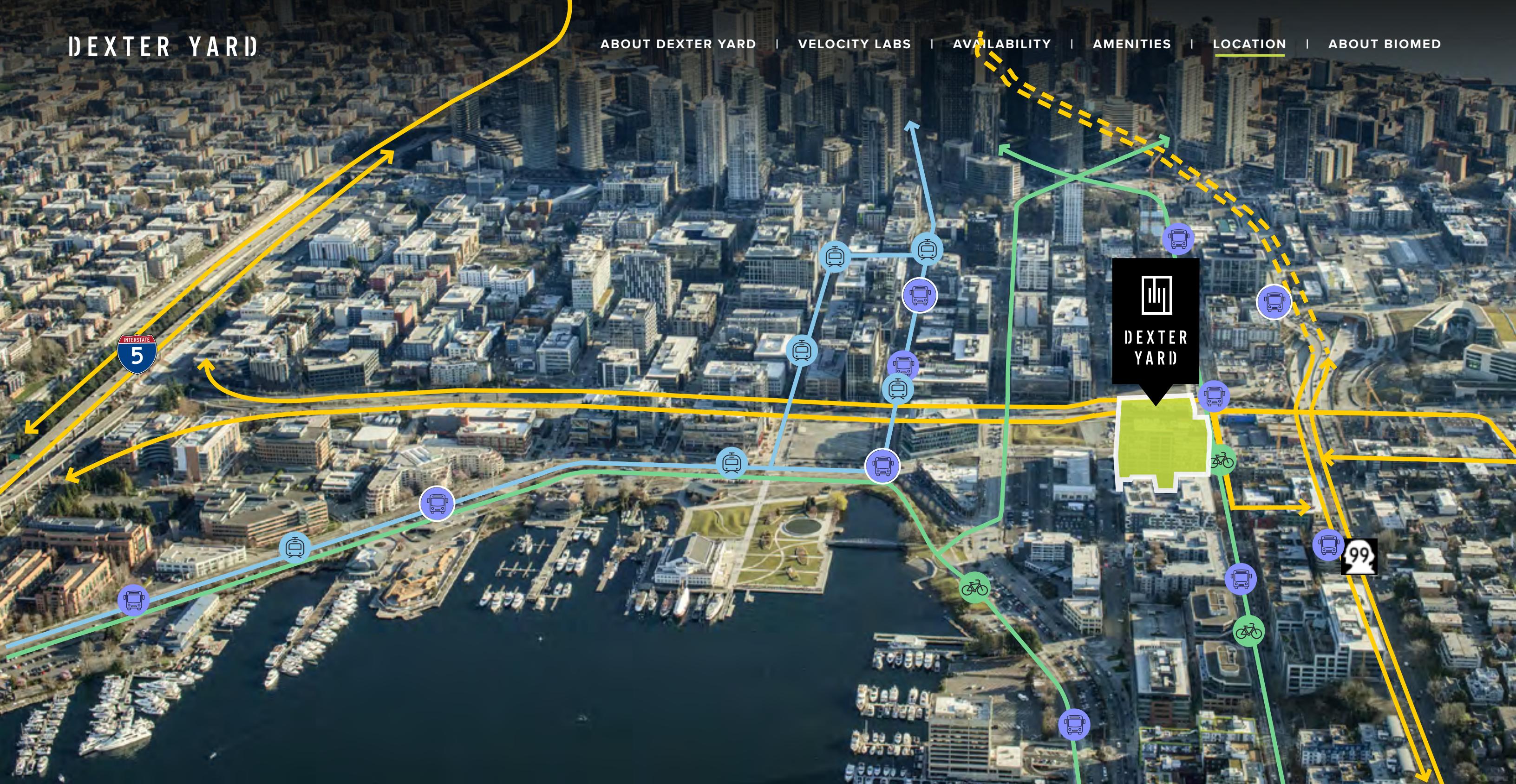
Blood drives, coat drives, toy donations, Core giving (food charity), and more!

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

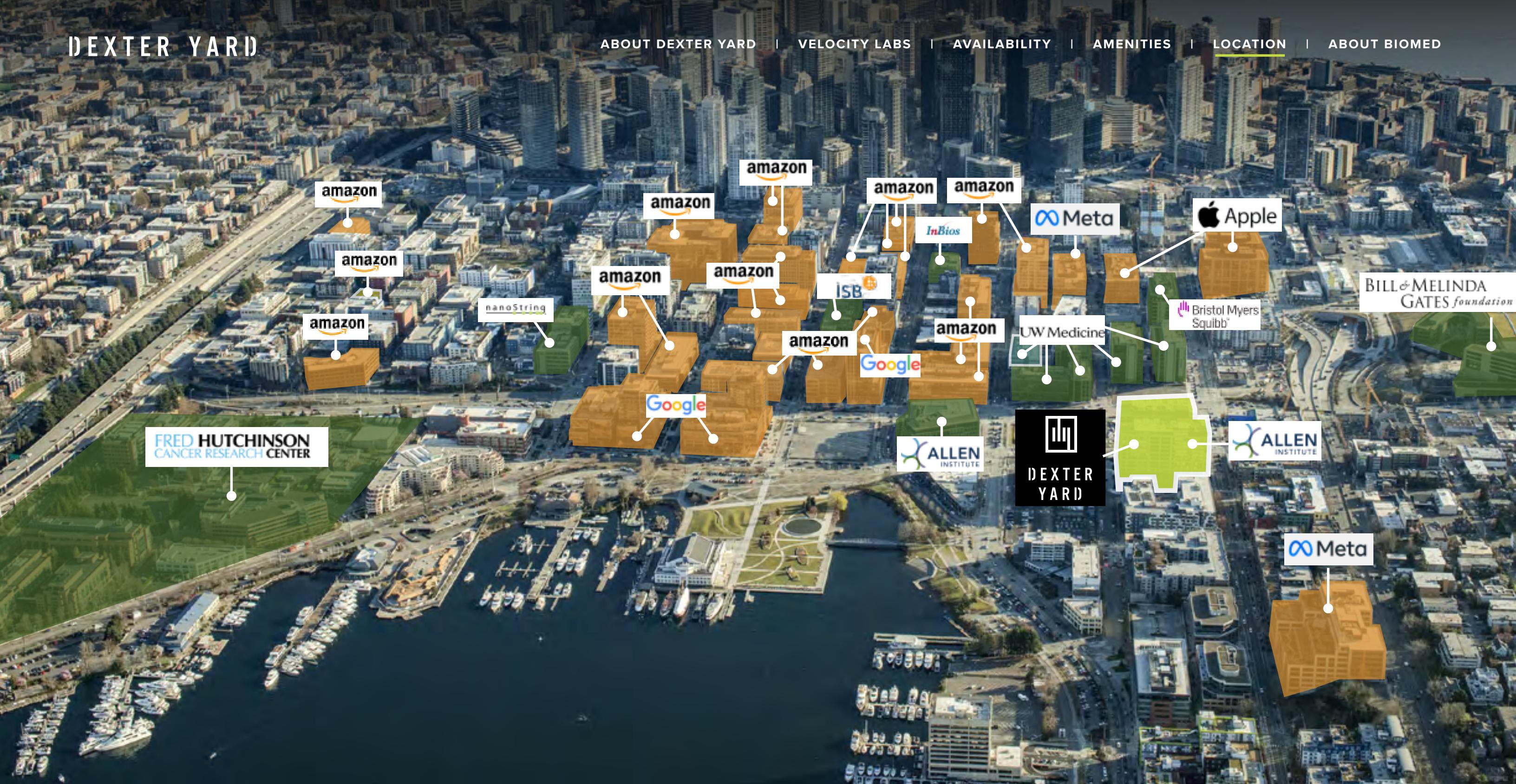
20+

► [VIEW LODGING](#)

BIOMED REALTY PROPERTIES

7

[DEXTERYARD.COM](#)



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

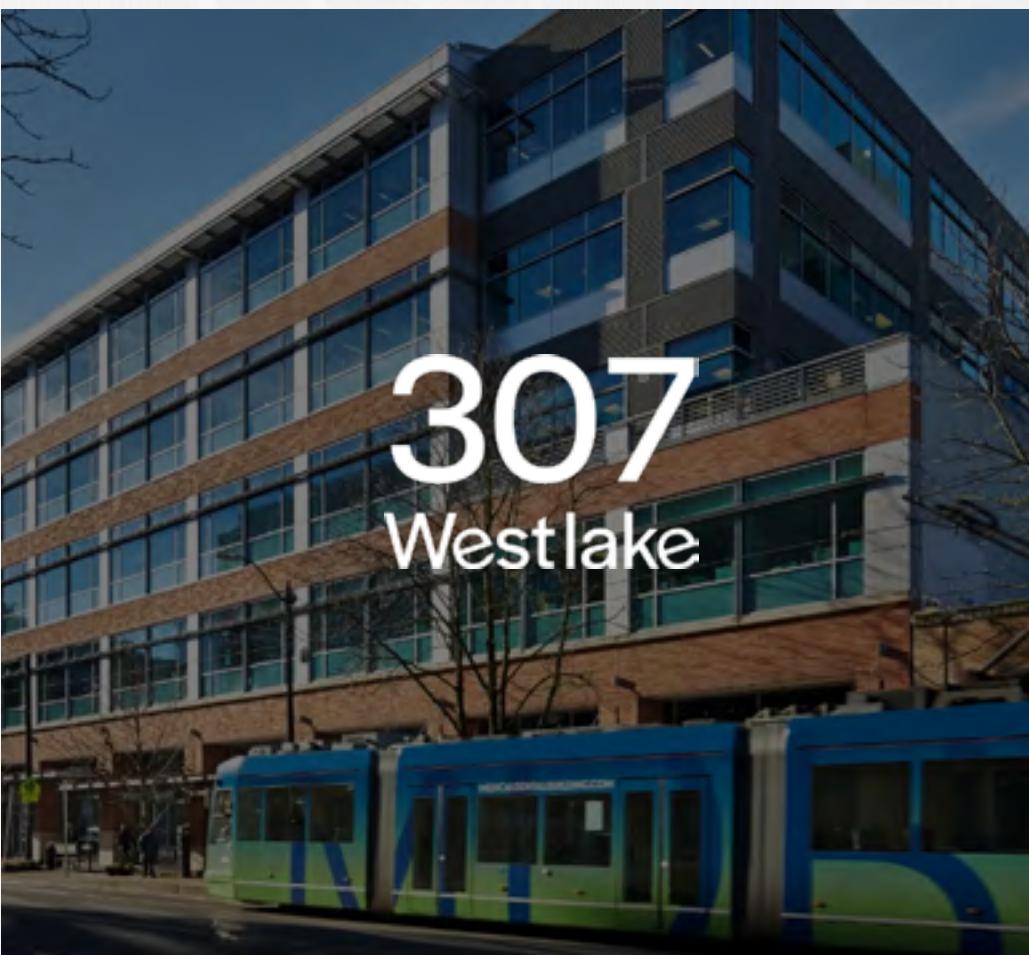
in active construction to meet the growing demand of the life science industry

26M SF

available to accommodate tenants as they grow

200+

tenant partners in leading innovation markets



DEXTER YARD

LEASING



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A BioMed Realty property

WE'RE SOCIAL

