



# DEXTER YARD

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25,000 RSF  
RETAIL  
**AVAILABLE**

RETAIL LEASING

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**700 DEXTER  
SEATTLE, WA**



DEXTER  
YARD

# BUILD YOUR FUTURE IN SLU

Welcome to Dexter Yard. A campus built to attract and accommodate an active and engaged urban following. A campus with a retail environment designed to make businesses thrive and grow. From boutique, stand-alone retail to a two-story, 9,903 SF opportunity, Dexter Yard offers a rare chance to be part of a dynamic, co-tenancy environment in Seattle's most sought after neighborhood.

Location matters, but how your business interacts with its location is a game changer. Dexter Yard offers a high foottraffic location that connects SLUs tech row and the now thriving Lake Union neighborhood with its buzzing bars, hip eateries and Lake Union Park destination. Dexter Yard's unique, open-air campus acts as a thoroughfare attracting and inviting clientele from the surrounding parks and neighborhoods. It's time to start building your future—be a part of Dexter Yard.





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## PROJECT DETAILS

Dexter Yard's urban setting, 25,000 RSF of flexible retail space and open-block architecture make it a unique and inviting retail 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.

±500,000<sup>RSF</sup>

25,000 RSF RETAIL

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**COMMUNITY-DRIVEN  
UNIQUE URBAN  
RETAIL LOCATION**





DEXTER  
YARD

LEVEL 01

SITE  
PLAN

DEXTER AVE N



8TH AVE N

ROY ST





# RETAIL OPPORTUNITIES

## AVAILABILITY

**SUITE 201A**  
1,747 RSF

**SUITE 201B**  
1,747 RSF

**SUITE 202**  
692 RSF

**SUITE 203A**  
2,062 RSF

**SUITE 203B**  
2,062 RSF

**SUITE 205**  
1,075 RSF

**SUITE 206**  
2,430 RSF

**SUITE 101  
(FLOOR 1)**  
4,042 RSF

**SUITE 102  
(FLOOR 1)**  
1,239 RSF

**SUITE 204  
(FLOOR 2)**  
5,861 RSF

**ASKING RATE**  
\$35 PSF + NNN –  
\$50 PSF + NNN

**TENANT IMPROVEMENT  
ALLOWANCE**  
NEGOTIABLE

**PARKING**  
RETAIL PARKING AVAILABLE  
IN THE BUILDING GARAGE  
FOR CUSTOMER PARKING

**TARGET USES**  
RESTAURANTS, COFFEE  
SHOP, COCKTAILS/BREWERY,  
HEALTH & WELLNESS





# THE FIELDHOUSE

The Fieldhouse, a 5,500 SF multi-use space located in the southwest corner of Dexter Yard is truly one-of-a-kind in Seattle. The recreational flooring and configuration flexibility allow for endless options for sporting events, company gatherings and more, all on-site. There's always something fun going on at Dexter Yard.

## MULTI-USE COMMUNITY SPACE

- COMPANY GATHERINGS
- SPORTS + RECREATIONAL ACTIVITIES
- CONCERTS + EVENTS



# AMPLE FLEXIBILITY

With built-in infrastructure possibilities the space can be utilized for multiple activities daily.

- COVERED WITH 28' CLEARANCE
- ROLL-UP DOORS FOR EASY ACCESS + DELIVERIES
- CAPACITY 600







DEXTER  
YARD

# SLU STARTS + GROWS HERE

Be a part of the most active  
neighborhood in Seattle.





LAKE  
WASHINGTON

ELLIOTT BAY

LAKE UNION

# NEIGHBORHOOD AMENITIES

## RESTAURANTS

- 1 DANIELS BROILER
- 2 MBAR
- 3 PORTAGE BAY CAFÉ
- 4 SHAKE SHACK
- 5 SERIOUS PIE & BISCUIT
- 6 RE:PUBLIC
- 7 REVEL
- 8 FLATSTICK PUB
- 9 ART MARBLE 21

- 10 STARBUCKS
- 11 SAM'S TAVERN
- 12 ELM COFFEE
- 13 TACOS CHUKIS
- 14 DEXTER BREWHOUSE
- 15 HERKIMER COFFEE
- 16 POTBELLY SANDWICHES
- 17 PAGLIACCI
- 18 CITIZEN

## SERVICES

- A THE 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



OWNED, DEVELOPED AND OPERATED BY



BioMed Realty



RETAIL LEASING

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