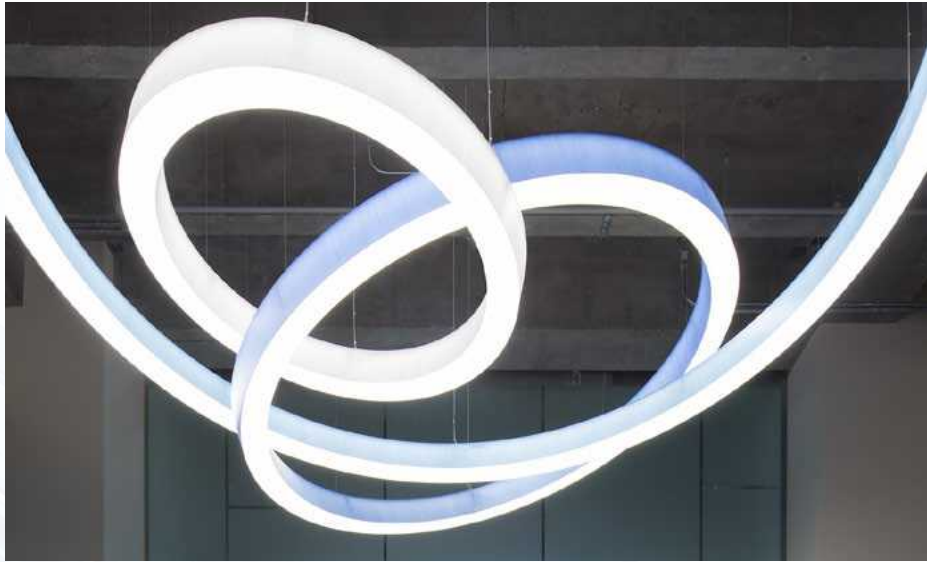


1300 ave dexter

1300 Dexter Ave N, Seattle, WA 98109

a rare canvas
on lake union



an inspired headquarters



1300 Dexter is more than a building—it's an opportunity to create a lasting presence in Seattle's most dynamic neighborhood. With rare water views, a full-building identity, and amenities that inspire creativity, this is where companies can shape their future and build their story.



**±87,233 SF CLASS A
CREATIVE HEADQUARTERS**



**PROMINENT BUILDING
SIGNAGE AND BRANDING
OPPORTUNITIES**

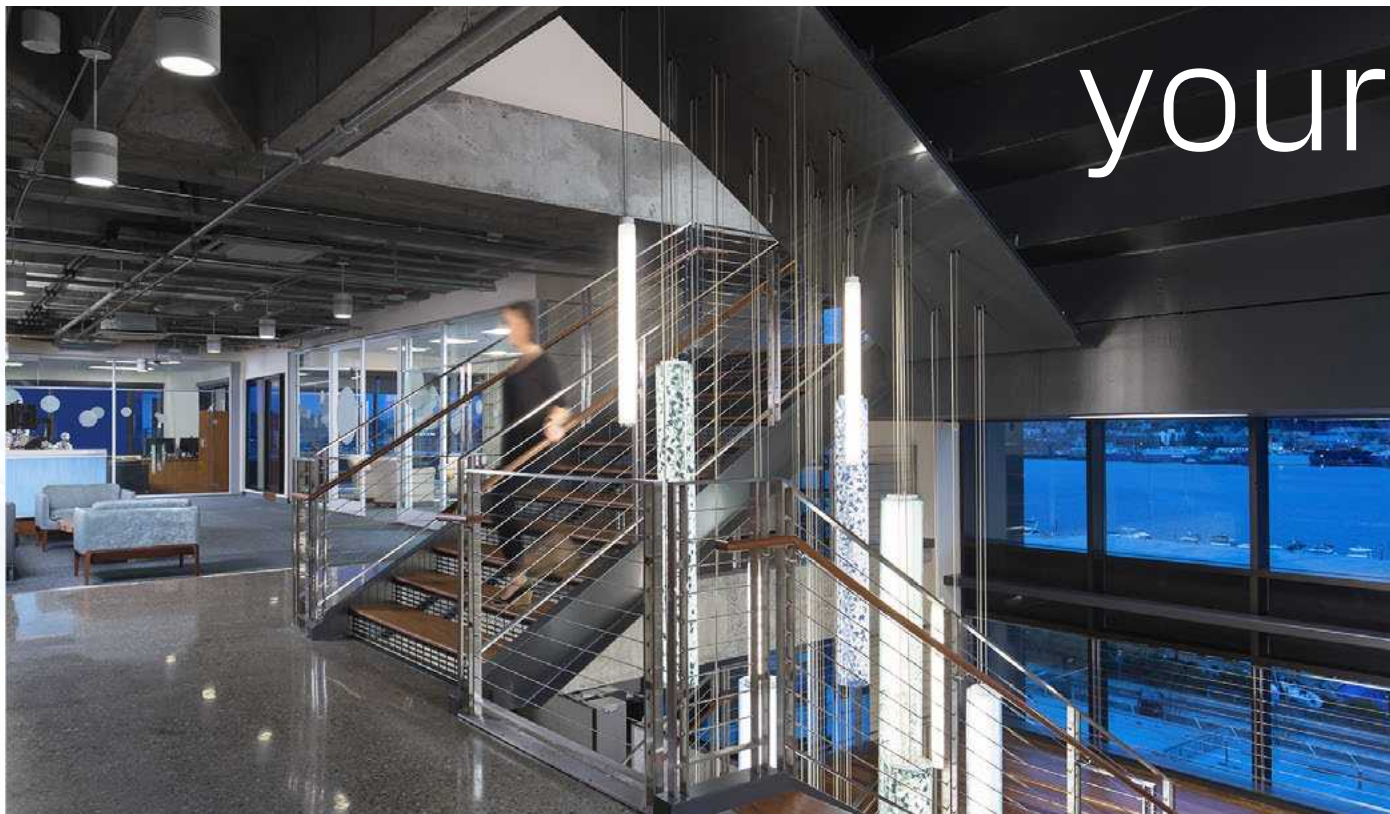


**ONE-BLOCK FROM LAKE
UNION WITH PROTECTED
WATER VIEWS**



**FULL-BUILDING PRESENCE
IN SEATTLE'S INNOVATION
HUB**

1300^{ave}
dexter



your creative workspace

Inside and out, 1300 Dexter was designed with people in mind. Each floor opens onto private outdoor decks that bring fresh air and sunlight into the workplace. A furnished lounge and chef-driven café provide welcoming spaces for connection, collaboration, and daily convenience. Modern mechanical and electrical systems, updated elevators, and expansive glazing create an environment that feels both effortless and inspiring. From executive offices to open creative space, the building adapts to the way companies work today.



- /// MODERN BUILDING SYSTEMS AND EFFICIENT FLOOR-PLATES
- /// PRIVATE DECKS ON EVERY FLOOR
- /// EXPANSIVE FLOOR-TO-CEILING GLASS WITH LAKE VIEWS
- /// CHEF-DRIVEN CAFE AND FURNISHED LOUNGE

where ideas flow

Modern, sunlit spaces with seamless indoor-outdoor connections create a headquarters experience like no other. Here, teams gather, innovate, and thrive against the backdrop of Lake Union.





at the center of innovation



South Lake Union has become the address of choice for the world's leading companies. Anchored by Amazon's global headquarters and complemented by Google, Meta, Apple, and the Bill & Melinda Gates Foundation, the neighborhood is a thriving ecosystem of technology, life science, and research. This critical mass of talent and resources is unmatched in the Puget Sound, drawing top-tier companies and the highly educated workforce that fuels them. With average household incomes exceeding \$150,000 and more than 70% of residents holding a bachelor's degree or higher, the South Lake Union labor force is one of the most competitive in the nation.

GLOBAL LEADERS IN TECHNOLOGY, RESEARCH, AND LIFE SCIENCES WITHIN MINUTES

AVERAGE HOUSEHOLD INCOME OVER \$150,000 WITHIN 3 MILES

73%+ OF RESIDENTS HOLD A BACHELORS DEGREE OR HIGHER

HOME TO AMAZON, GOOGLE, META, APPLE, AND GATES FOUNDATION



on the water.
in the city.



1300
ave
dexter



MINUTES TO DOWNTOWN
SEATTLE AND THE
UNIVERSITY OF WASHINGTON



PADDLE-BOARDING, BOATING,
AND WATERFRONT RECREATION
ONLY STEPS AWAY



WALKABLE TO CAFE'S,
RESTAURANTS, AND RETAIL

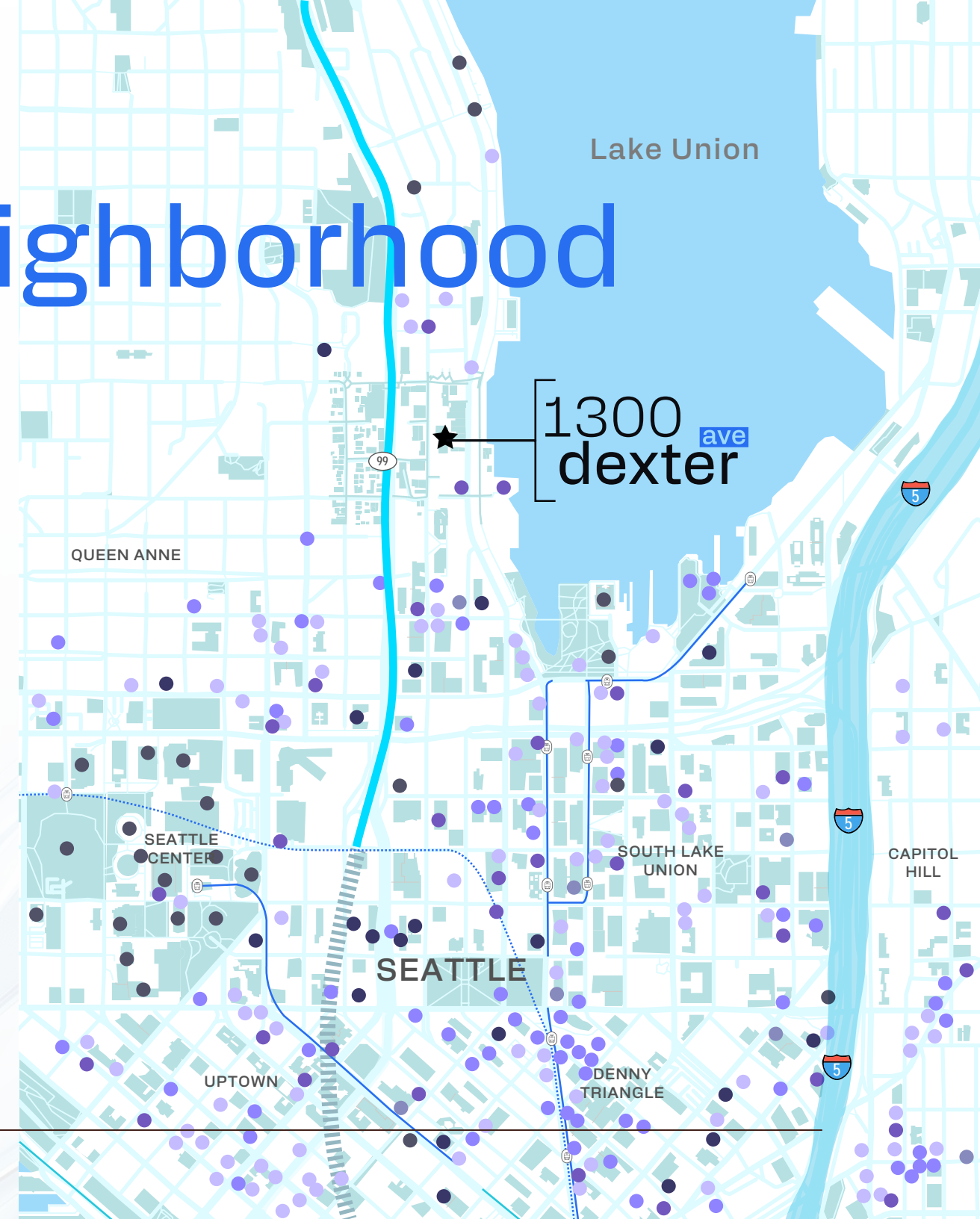


ONE BLOCK TO LAKE
UNION TRAILS AND PARKS

At 1300 Dexter, Lake Union becomes part of everyday life. From morning runs along the shoreline trail to paddle-boarding after work, the lake is an extension of the workplace. Seattle's long summer evenings bring opportunities for open-air team gatherings, deck-side lunches, or a quick walk to a waterfront café. Just beyond the water, the city's culture thrives with acclaimed dining, boutique fitness, local coffee, and direct access to Downtown. Few office locations in the country combine this level of lifestyle and connectivity in one setting.

a connected, creative neighborhood

South Lake Union is one of Seattle's most vibrant and walkable neighborhoods, seamlessly blending innovation with lifestyle. The site is surrounded by a mix of restaurants, coffee shops, breweries, fitness studios, and retail, while nearby Fremont adds a creative, local edge. With direct access to public transit, bike paths, and major roadways, 1300 Dexter connects easily to every part of the city. From corporate neighbors to cultural amenities, this location puts everything within reach.



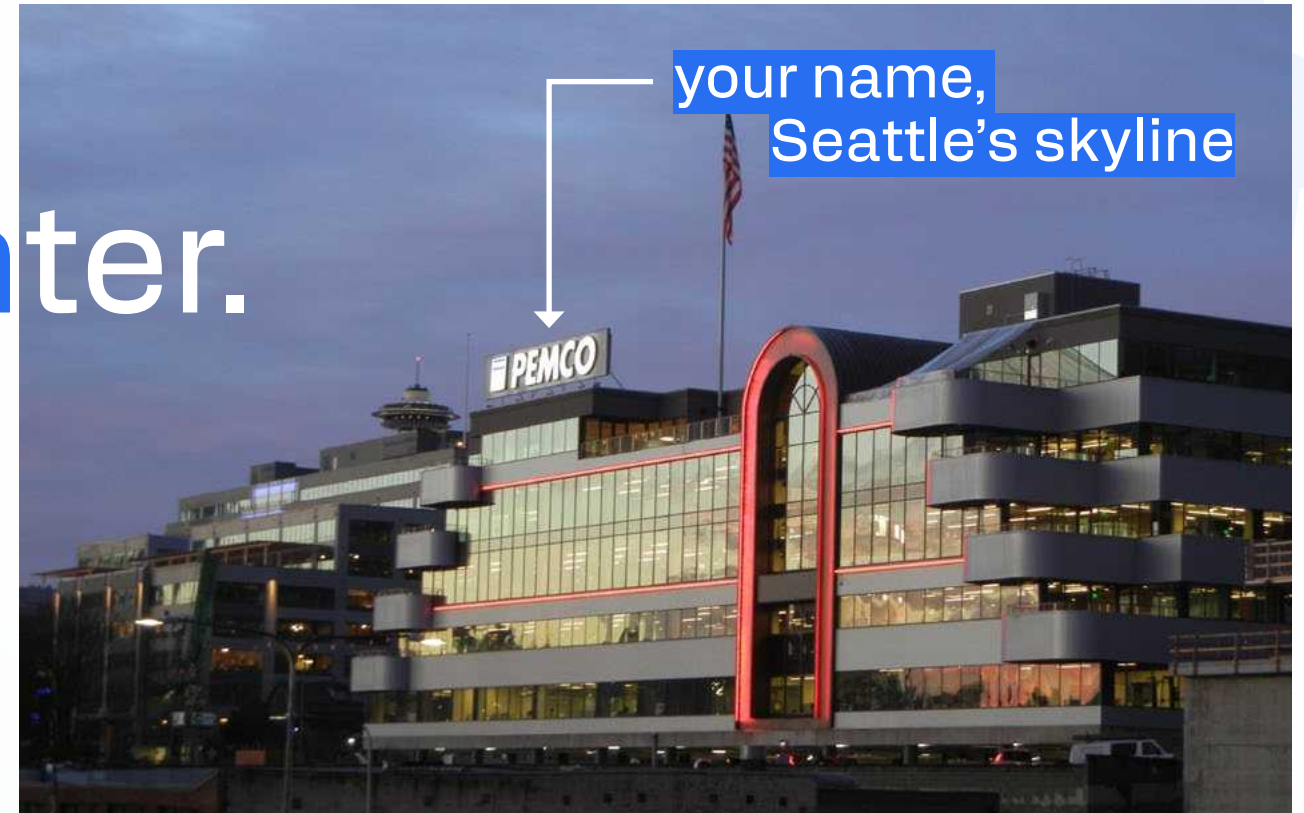
1300
dexter^{ave}

| | | |
|---------|-------------|----------|
| 10+ | 20+ | 60+ |
| fitness | attractions | shopping |
| 20+ | 20+ | 90+ |
| lodging | cafe's | eateries |

1300^{ave}
dexter

your brand. front and center.

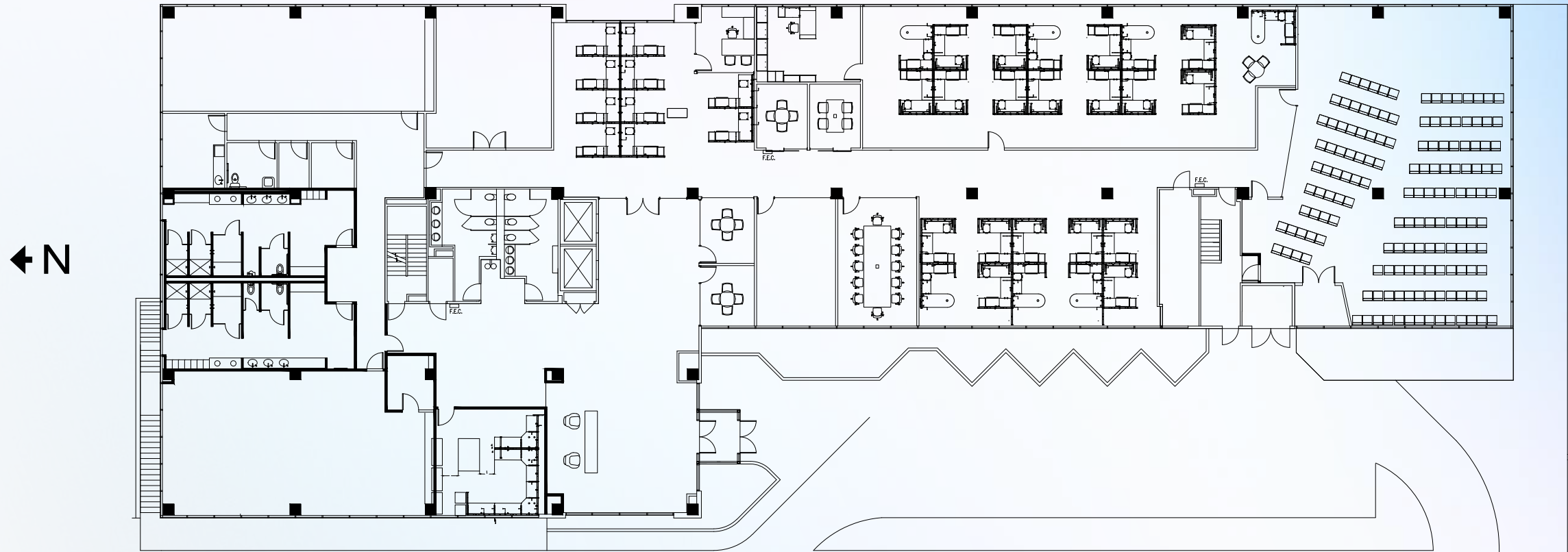
With grandfathered signage rights no other building can offer, 1300 Dexter gives your brand a one-of-a-kind opportunity to stand above the rest. Visible from the lake, nearby neighborhoods, and major city corridors, this exclusive placement creates lasting presence and elevates your headquarters to landmark status.



first floor

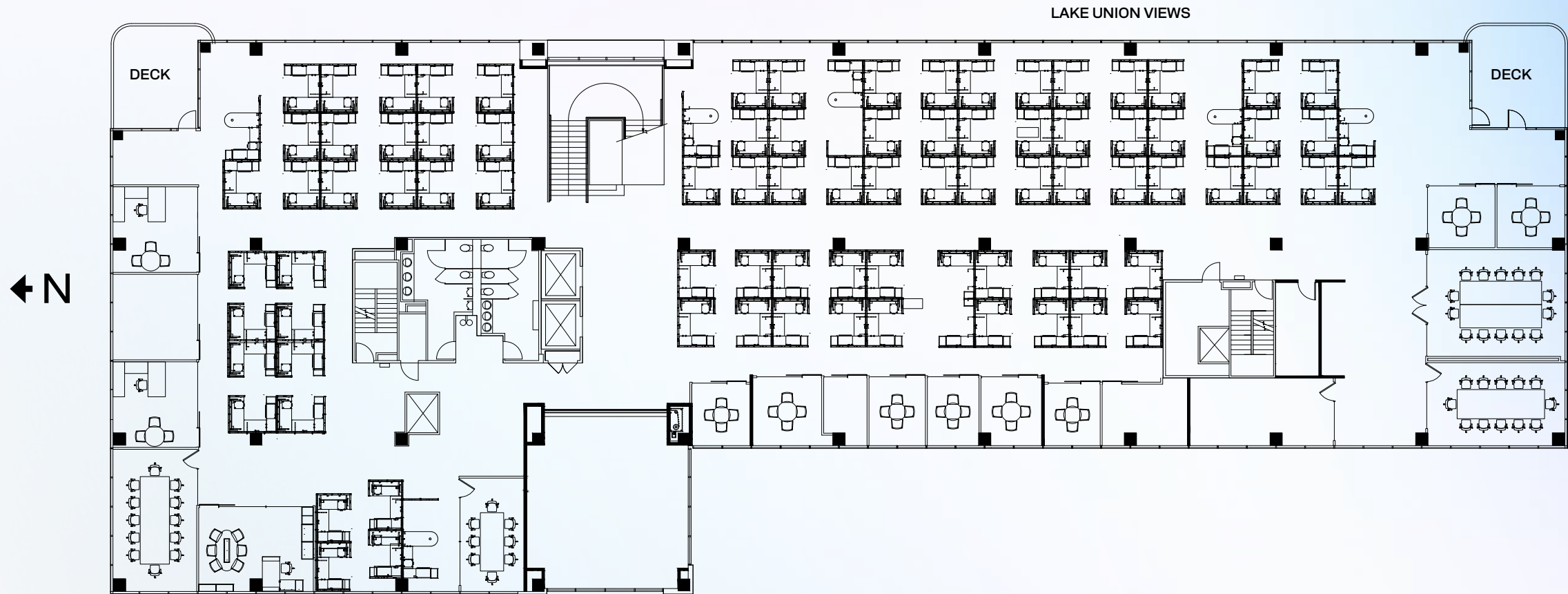
11,388 SF

LAKE UNION VIEWS



second floor

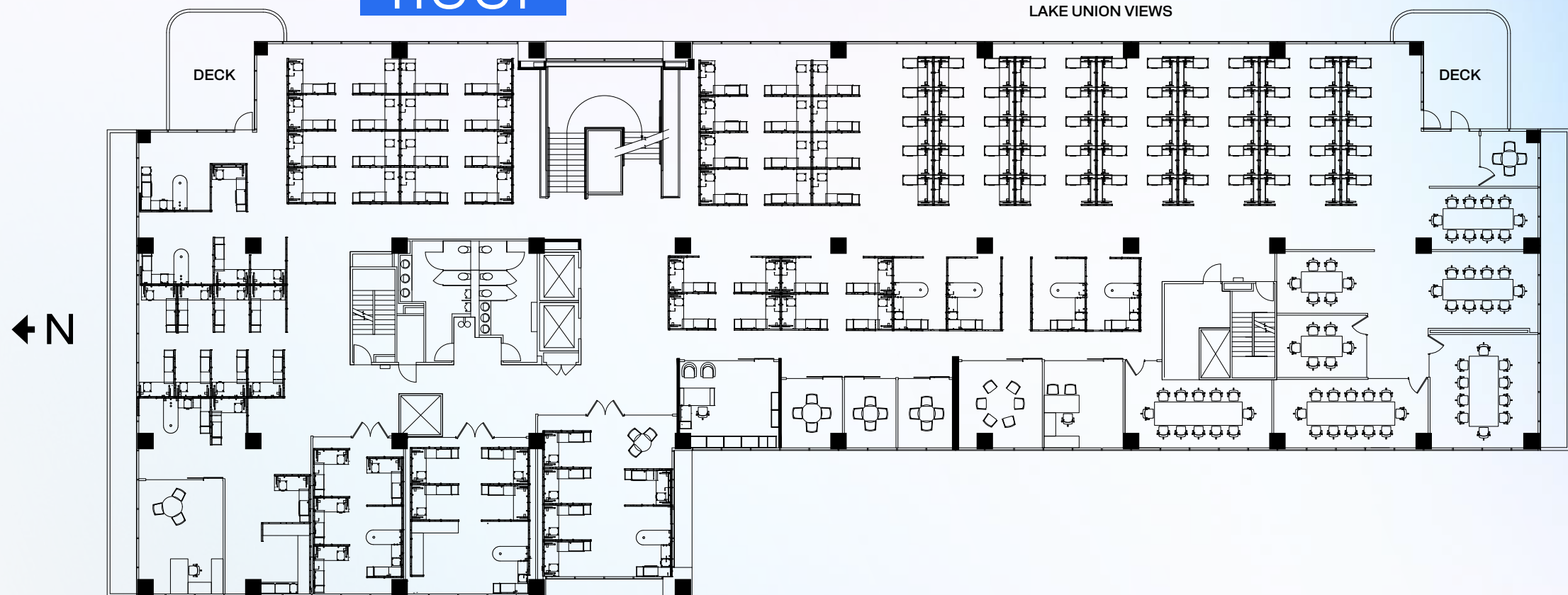
21,468 SF



third

floor

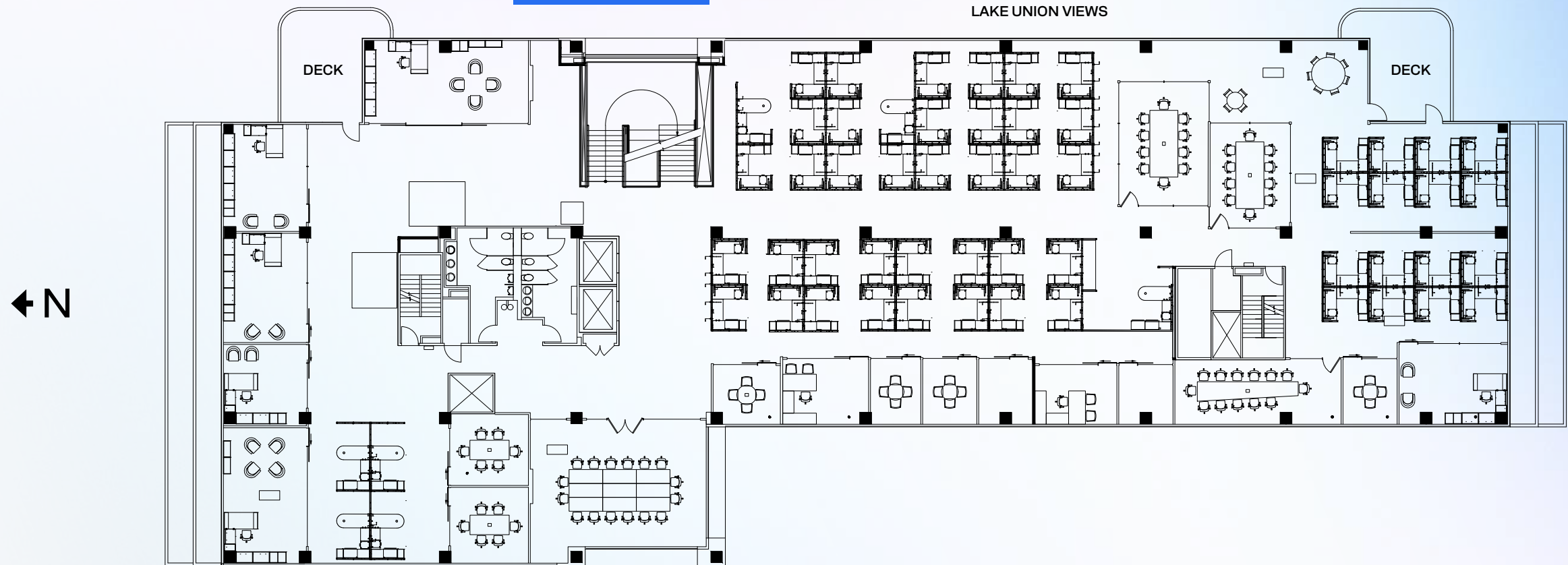
21,223 SF



fourth

floor

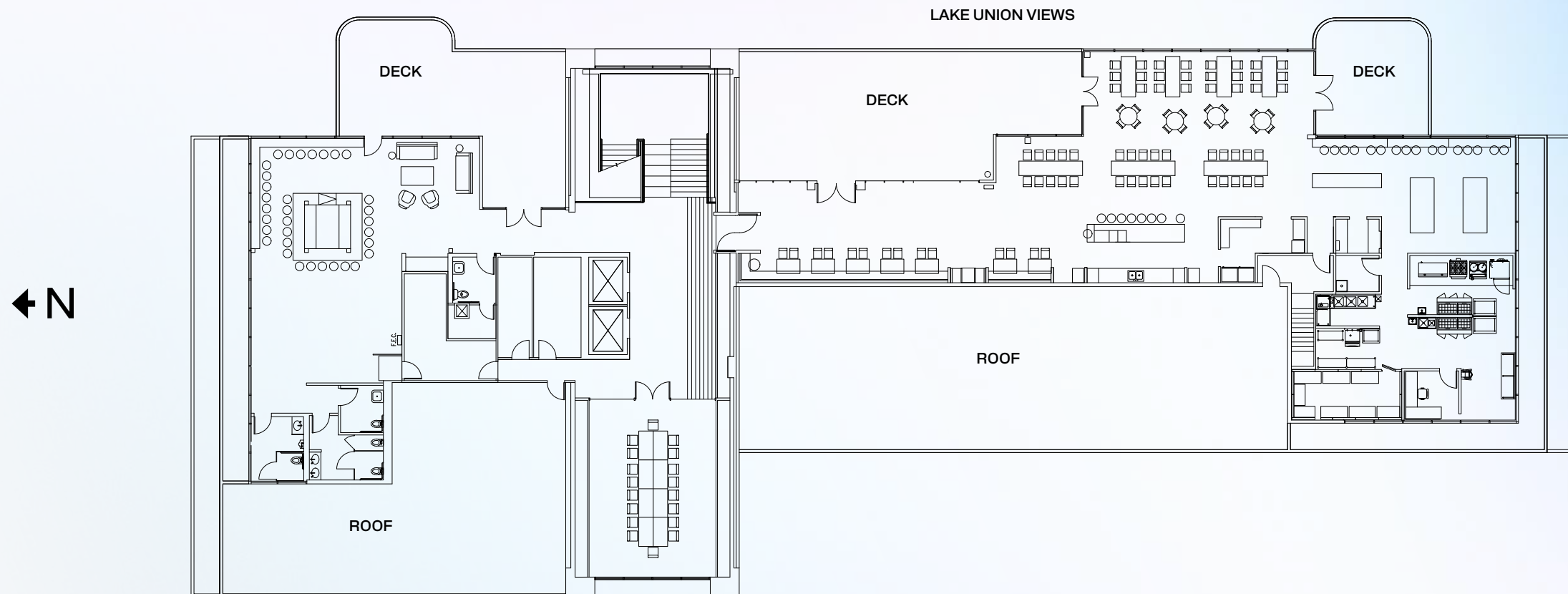
20,092 SF



fifth

floor

13,062 SF



1300^{ave} dexter

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