



DEXTER LANDING



ELEVATE YOUR WORKPLACE IN SOUTH LAKE UNION

Experience premier Class A office space designed for efficiency and productivity in the heart of South Lake Union.

Located just steps from the South Lake Union waterfront and park, the Dexter biomedical corridor, and Seattle's technology and nonprofit innovation hub.

Enjoy spectacular views of Lake Union and Downtown Seattle, along with easy connectivity to I-5 and Highway 99. The newly updated building lobby welcomes employees and guests, while thoughtful amenities enhance work-life balance.

Position your business for success in a dynamic and thriving community.

Dexter Landing North







Dexter Landing South

Additional garage

Plaza



BUILDING HIGHLIGHTS

-  Class A office space with efficient, modern layouts
-  Prime South Lake Union location near major tech employers
-  Secured indoor parking: 2.7/1,000
-  Convenient access to I-5 and Highway 99
-  On-site showers, lockers, and bike storage
-  Landscaped outdoor decks and welcoming plaza





IN-PROGRESS BUILDING RENOVATIONS

Renovations are expected to be completed in Q3 2025

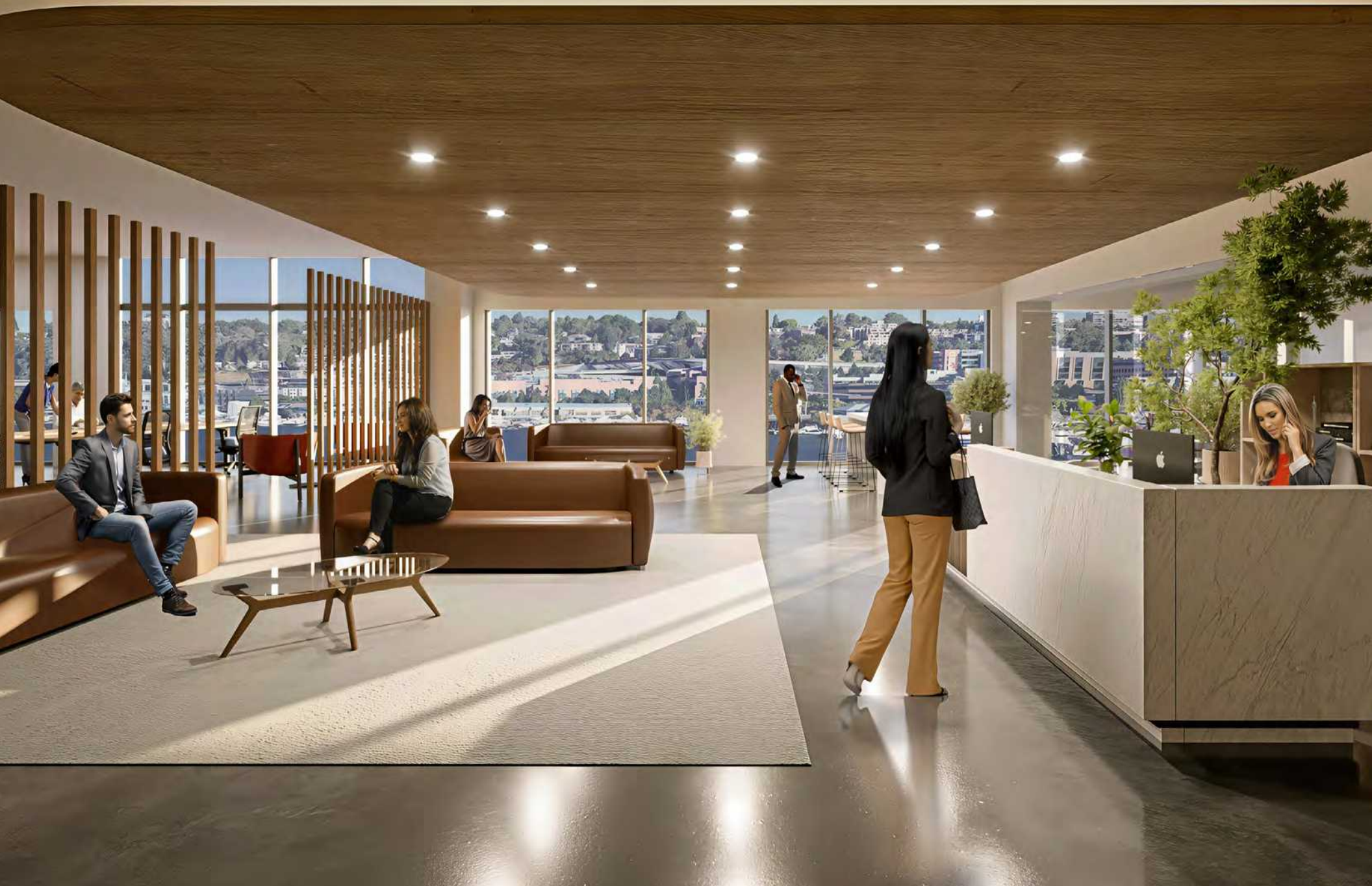
- **Exclusive Tenant Lounge** – A stylish, hospitality-driven space designed for community, conversation, and focused work.
- **Reimagined Lobbies** – Warm, inviting lobbies with enhanced seating and a refined aesthetic to create a welcoming first impression.
- **Modern Co-Working Spaces** – Flexible, ownership-controlled workspace designed to support expansion, swing space, and long-term growth, in partnership with Industrious.
- **State-of-the-Art Training & Conferencing** – A multi-functional center accommodating 40-50 guests, complete with a dedicated pre-function space.
- **Premium Fitness Center** – Featuring high-end cardio and strength equipment, Peloton bikes, TRX, rowers, and dedicated stretching zones.
- **Upgraded Shower Facilities** – Additional bathrooms and enhanced shower amenities to complement the fitness experience.
- **Revitalized Outdoor Courtyard** – A dynamic year-round retreat with wood decking, cozy seating, dining areas, heaters, and a stand-alone kiosk featuring curated food & beverage options.



Dexter Landing Tenant Lounge



4th Floor Office Concept





Revitalized Outdoor Courtyard



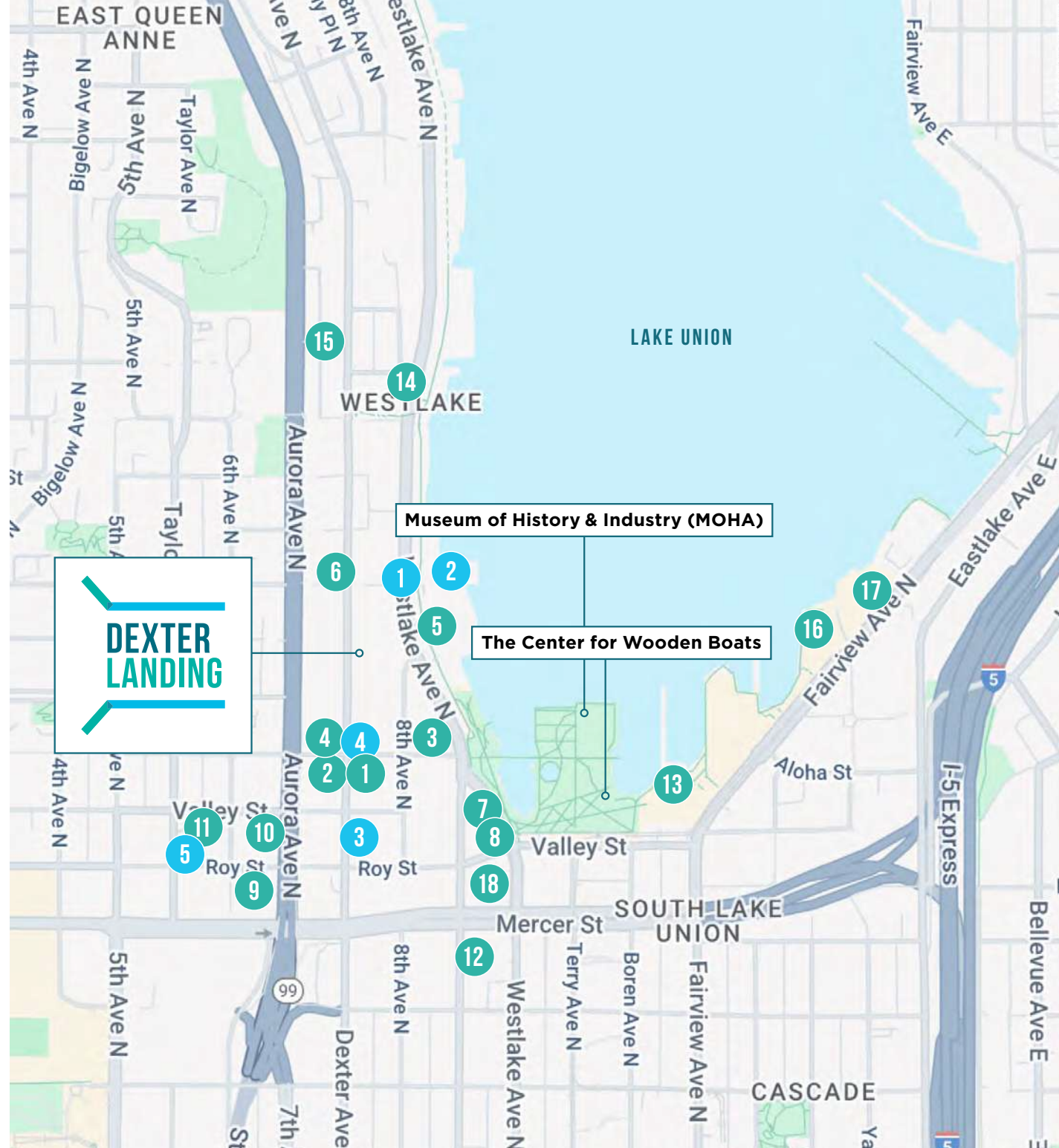
VARIETY OF LOCAL FOOD & DRINK OPTIONS

COFFEE

1. Caffe Umbria
2. Starbucks
3. Café Hagen - Dexter
4. TOASTED. Bagels & Coffee
5. Citizen Collective

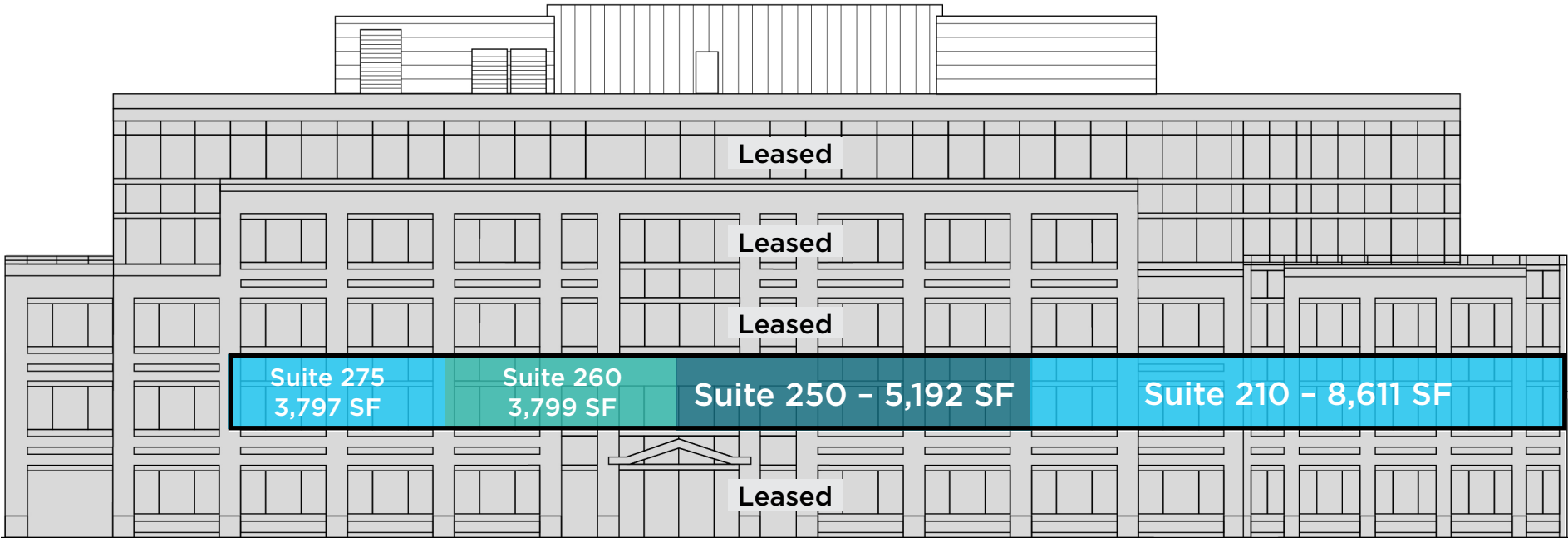
FOOD

1. Tacos Chukis
2. tanoor Seattle
3. Bistro
4. Stone Korean Restaurant
5. El Mirador Taco Truck
6. Gyro & More
7. A Pizza Mart
8. Buca di Beppo Italian Restaurant
9. Fireside Cafe
10. Pagliacci Pizza
11. TERIKING
12. La Palmera Mexican Restaurant
13. Daniel's Broiler
14. Mother India Cuisine
15. Chennai Express Authentic Indian
16. The White Swan Public House
17. Duke's Seafood South Lake Union
18. Flatstick Pub - South Lake Union



CURRENT AVAILABILITIES

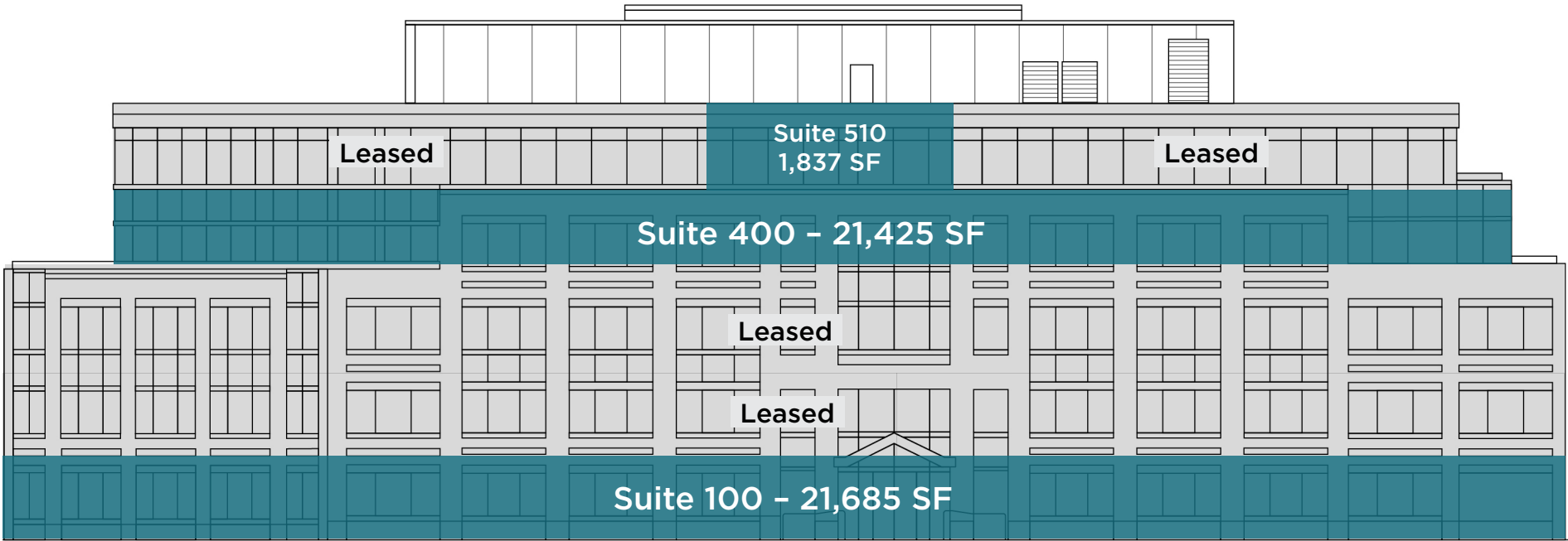
Dexter Landing North - 1100 Dexter



Floor 2 suites combinable to 21,399 SF

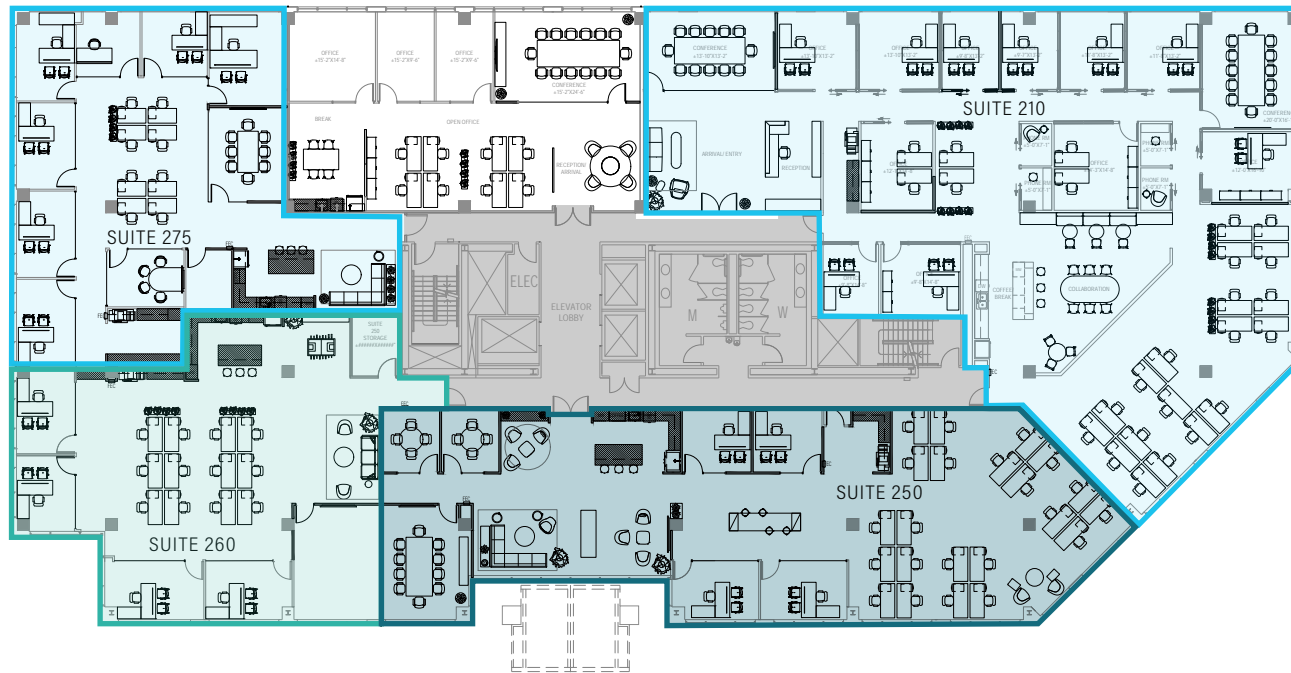
CURRENT AVAILABILITIES

Dexter Landing South - 1000 Dexter



FLOOR 2 PLAN

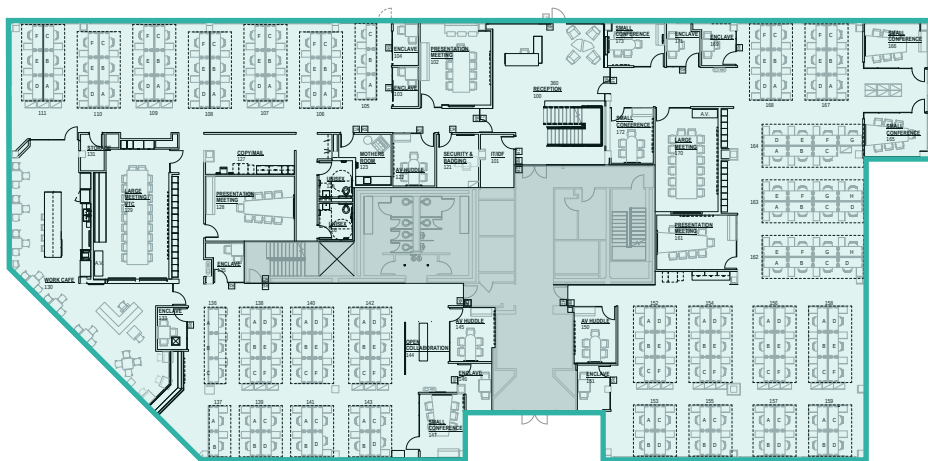
Suite 210	8,611 SF	Available Now	Spec Suite
Suite 250	5,192 SF	Available Now	Spec Suite
Suite 260	3,799 SF	Available Now	Spec Suite
Suite 275	3,797 SF	Available Now	Spec Suite
Floor 2	21,399 SF	Available Now	



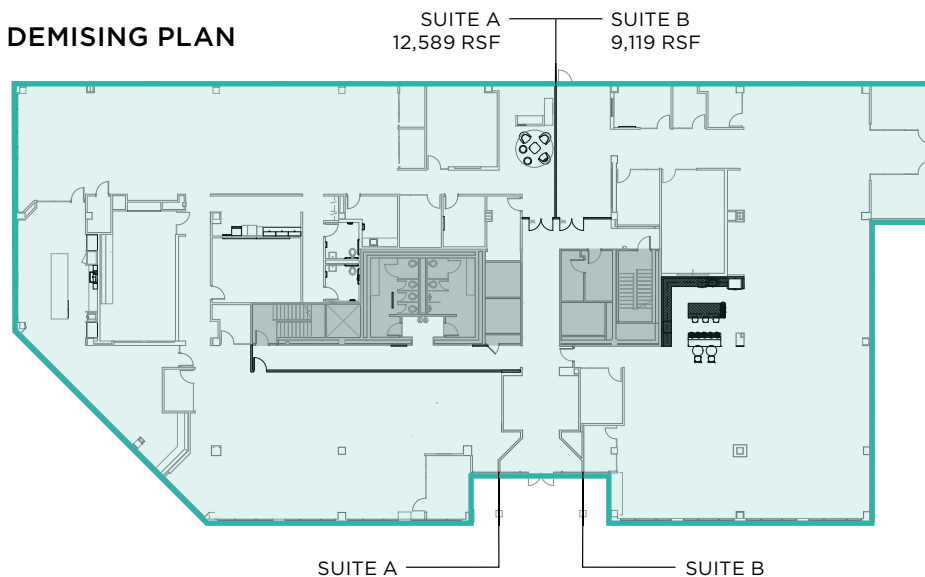


FLOOR 1 PLAN

CURRENT CONDITION



DEMISING PLAN





FLOOR 4 PLAN

CURRENT CONDITION

PRIVATE TENANT DECK

PRIVATE TENANT DECK

PRIVATE TENANT DECK



DEMISING PLAN

SUITE A — SUITE B

SUITE A — SUITE B



DEXTER LANDING

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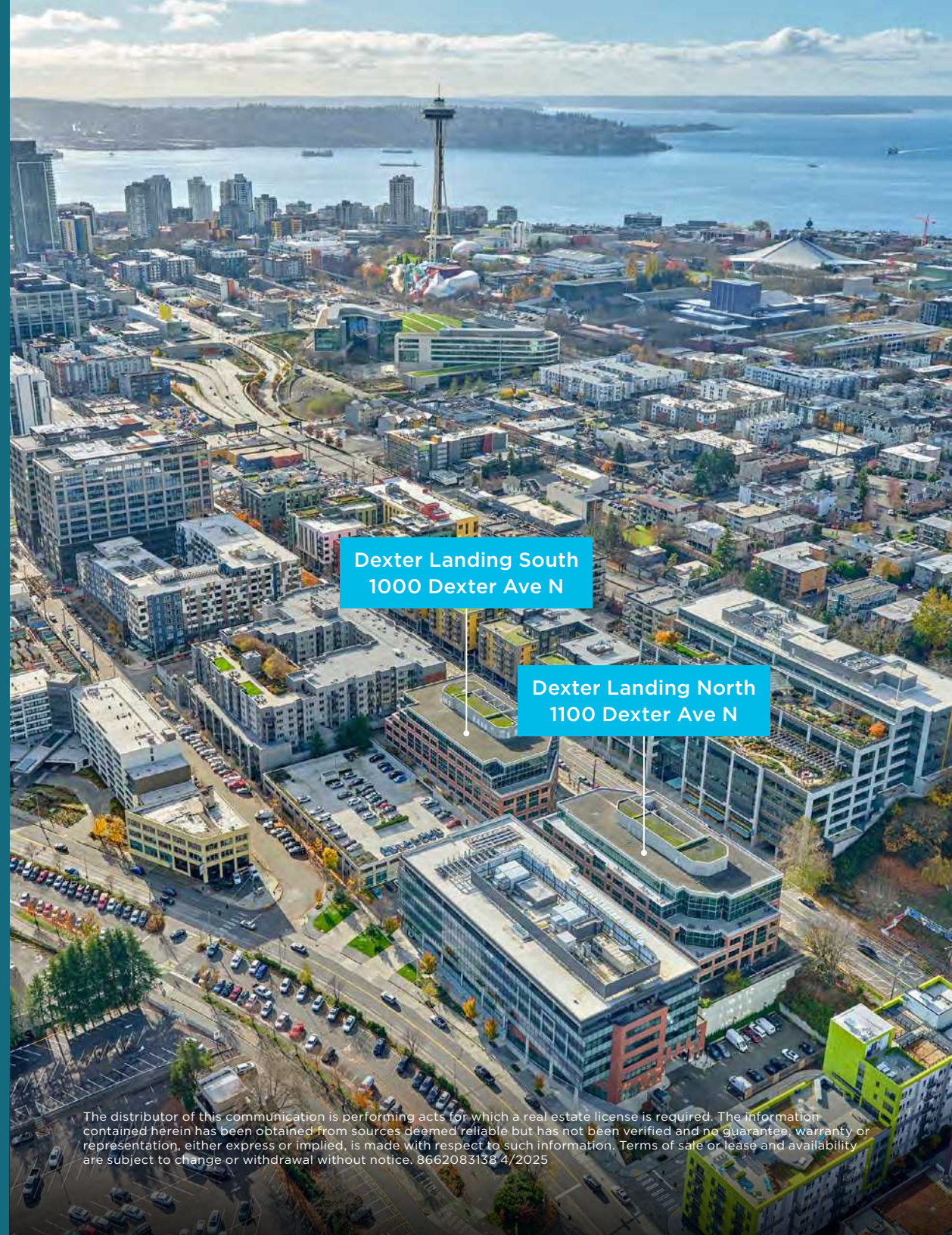
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 PALISADE

 SABAL
INVESTMENT HOLDINGS

 CRESTLIGHT
CAPITAL

NEWMARK



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