



dexter STATION

WWW.DEXTERSTATION.COM

Fact Sheet

LOCATION

- » 1101 Dexter Avenue N, Seattle, Washington 98109
- » Walking distance to Amazon Campus, the Gates Foundation, Fred Hutchinson Cancer Research Center, Group Health and Microsoft, UW and Children's Hospital Lake Union locations

BUILDING INFORMATION

- » 345,992 RSF
- » 10-story, Class A office building
- » Efficient Floor Plate Sizes: 24,500 – 53,000 RSF
- » Construction Type: Steel / Concrete
- » Ceiling Heights: Floor to floor heights range from 13'-3" to 14' (floors 6 - 7)
- » Target LEED Gold
- » Parking Ratio: 1.3/1,000 RSF capacity for cars, priced at market

AMENITIES

- » Sweeping views of Lake Union and Downtown Seattle
- » Great room with free Wi-Fi, abundant seating and AV equipment
- » Building signage opportunities
- » High-tech complimentary conference center seats over 100, plus an adjacent pre-function area for larger events
- » State-of-the-art fitness center
- » Bike storage, showers and locker rooms with towel service
- » Outdoor decks with breathtaking views
- » On-site cafe adjacent to lobby
- » Light wells to increase natural light

BUILDING DATA

- » Electrical capacity: 5 watts/SF of miscellaneous load in excess of HVAC and lights
- » Ability to deliver up to 10 watts/SF of miscellaneous load for a lab user
- » Flexible HVAC/Electrical systems designed to accommodate upgrades/isolation as needed
- » Floor loads: 75-100 lbs/SF
- » Floors 6 & 7 are 14' floor to floor
- » Vibration: Ranges from 10,000 to 40,000 micro-inches per second. Specific bays can be stiffened to 2,000 micro-inches per second
- » Ability to deliver over 2 megabytes of back-up generator capacity
- » Fiber: NW Gigipop, Qwest, Department of Information Technology (DOIT), Integra, Comcast, and Time Warner

TRANSPORTATION

- » Direct access to Dexter Avenue North and Highway 99
- » Easy access to Interstate 5 via Dexter Avenue and Mercer Street
- » Adjacent to bus service, 3 blocks to the light rail station
- » Dexter Avenue bike lane to Burke Gilman Trail

PROJECT TEAM

- » Developer/Owner: Capstone Partners / Stockbridge Capital Group
- » Architect: LMN Architects
- » Engineer: Coughlin Porter Lundeen
- » General Contractor: JTM Construction
- » Leasing: Jones Lang LaSalle



JONES LANG
LASALLE®

Real value in a changing world

STUART WILLIAMS

+1 206 971 7008

stuart.williams@am.jll.com

LAURA FORD

+1 206 971 7007

laura.ford@am.jll.com

JOE GOWAN

+1 206 607 1738

joe.gowan@am.jll.com