

www.dexterstation.com

dexter STATION



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Welcome to Dexter Station

A 345,992 square foot, state of the art, 10-story, Class A office building with amazing views - located in the fastest growing part of town, South Lake Union. Positioned between the thriving and active neighborhood of Queen Anne, and the downtown Seattle Central Business District, Dexter Station is at the crossroads of Seattle's most notable residential neighborhoods, Seattle's retail and business core, and outdoor recreational activities. With a rapidly increasing daytime population, brought on by the recent expansion of Amazon, the Gates Foundation, UW Medical, and the Fred Hutchison Cancer Research Center, South Lake Union has over 70,000 employees within a 1 mile radius of the site, and that number will only continue to grow as the area continues to develop.

The ground floor retail availabilities present the opportunity to serve the future Class A office tenants, as well as the residential neighborhood and rapidly expanding daytime work population. The accommodating design and high-end finishes of the Wi-Fi equipped lobby represent the quality expected throughout the project.

DECEMBER 2014 DELIVERY



Lobby connects to retail spaces



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FACTS

- » Address: 1101 Dexter Ave N, Seattle
- » Two available contiguous spaces: 5,077 RSF & 5,498 RSF
- » Flexible demise options
- » Flexible lease terms and tenant improvement packages
- » Potential to utilize building restrooms to increase space efficiency
- » Building signage opportunities

PROJECT TEAM

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

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



RESIDENTIAL WITHIN 2 BLOCKS OF SITE

- » Union SLU – 284 units
- » Neptune – 234 units
- » 1215 Dexter – 201 units
- » 801 Dexter (Under Construction) – 286 units
- » 701 Dexter/The Hue – 100 units



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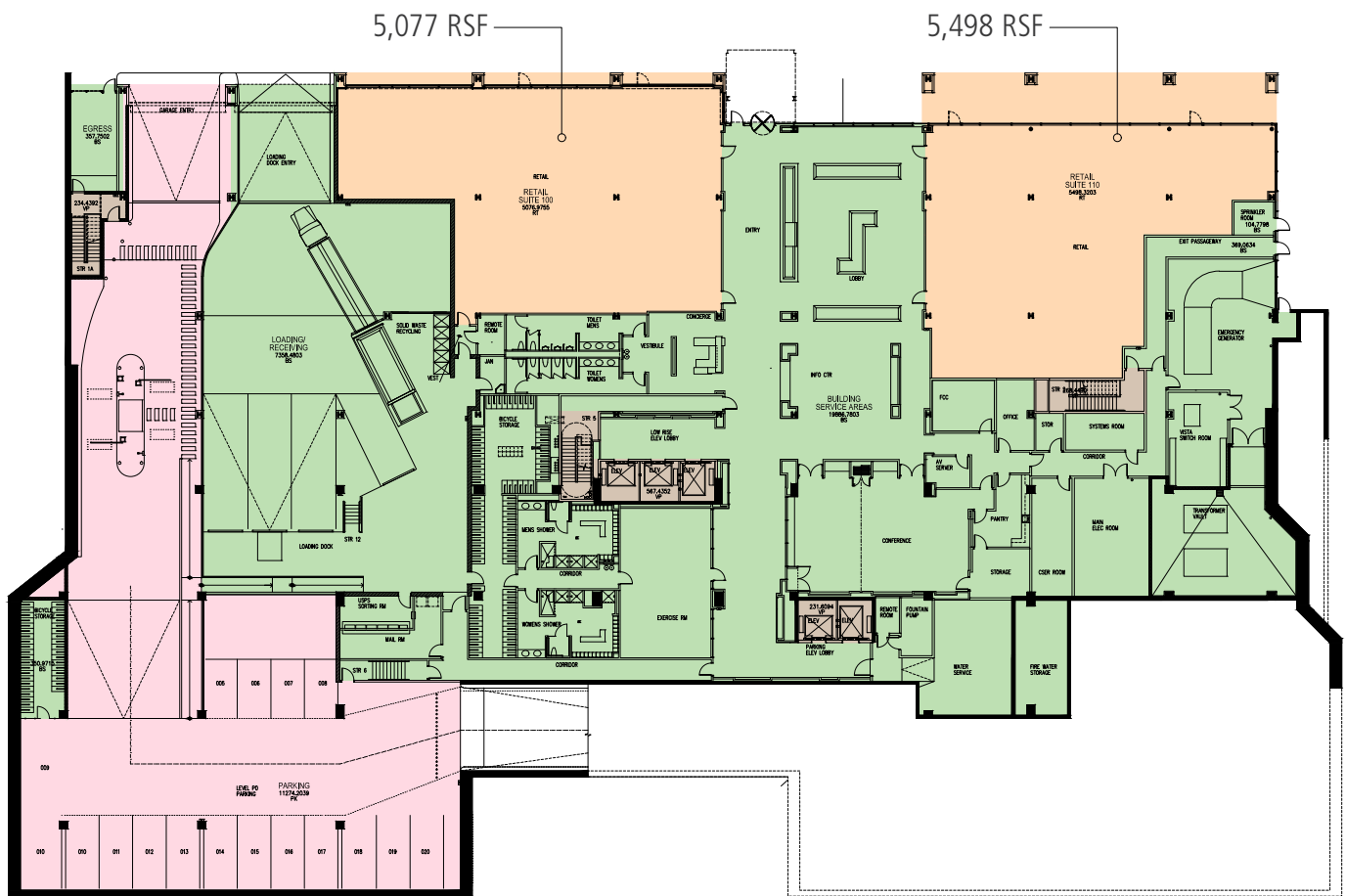


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Floor Plan

1ST FLOOR

10,575 RSF



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Submarket Locations



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Corporate Neighbors



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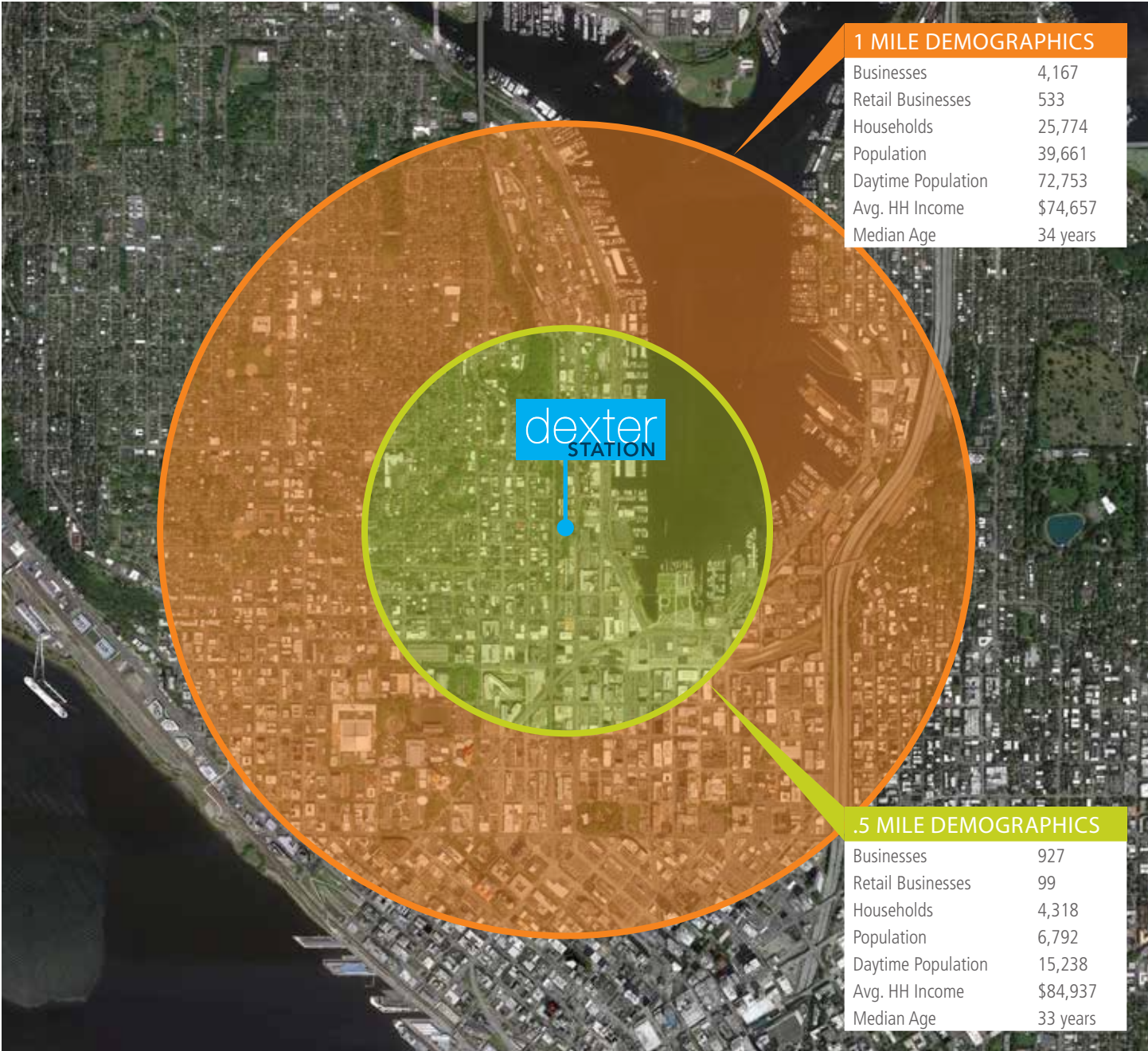
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.5 and 1 Mile Demographics



1 MILE DEMOGRAPHICS

Businesses	4,167
Retail Businesses	533
Households	25,774
Population	39,661
Daytime Population	72,753
Avg. HH Income	\$74,657
Median Age	34 years

.5 MILE DEMOGRAPHICS

Businesses	927
Retail Businesses	99
Households	4,318
Population	6,792
Daytime Population	15,238
Avg. HH Income	\$84,937
Median Age	33 years



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