

MIDSTATION

BELLEVUE, WASHINGTON



110 110TH AVENUE NE

FORWARD FROM HERE

Undergoing Active Revitalization

Midstation is a seven-story, Class A workplace favorably located in Bellevue's CBD with sweeping views of Mt. Rainier and the Cascades.

LARGE SCALE RENOVATIONS UNDERWAY

EXISTING ATRIUM CONDITION



ATRIUM IMPROVEMENTS UNDERWAY



RE-IMAGINED COMMON AREAS AND AMENITIES

FULL-SCALE UPGRADES DELIVERING 2024



MODERNIZED LOBBY
WITH UPGRADED
FINISHES



**RE-IMAGINED
FIVE-STORY CENTRAL
ATRIUM**



**GLASS-LINED
CONFERENCE
ROOM**

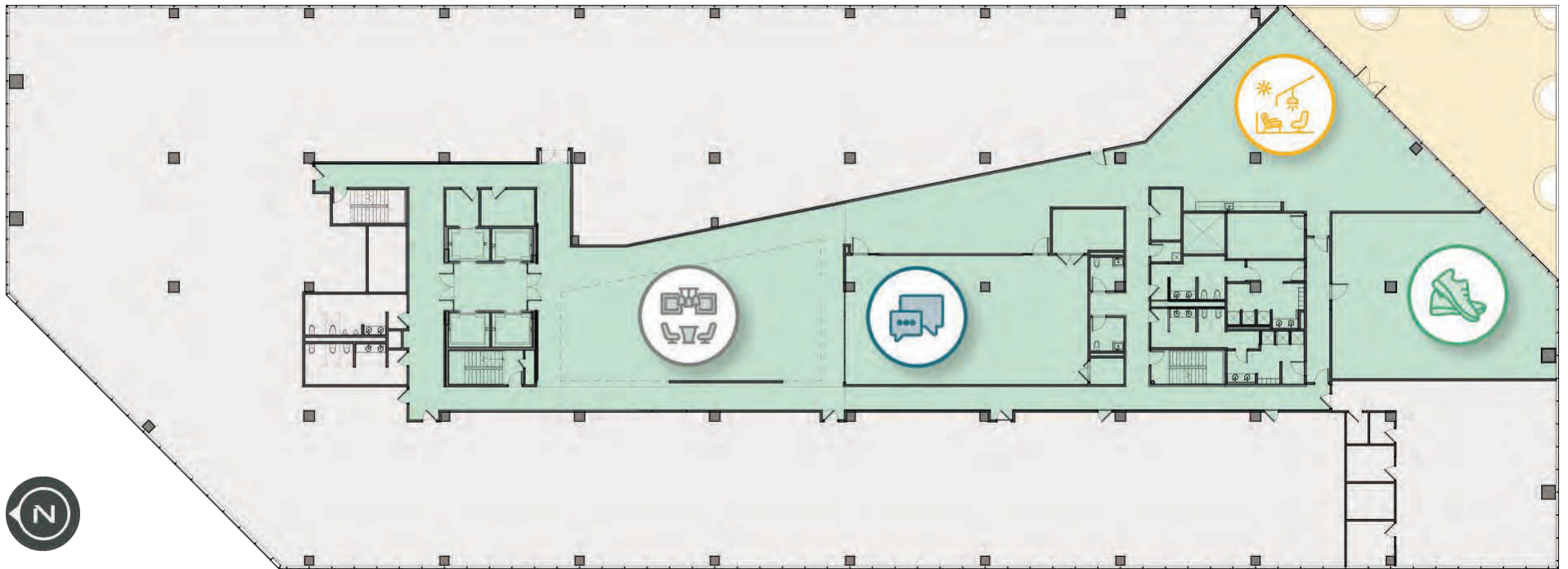


**NEW
TENANT LOUNGE**
WITH CONNECTED
TERRACE



**STATE-OF-THE-ART
FITNESS**
WITH SHOWERS
AND LOCKERS

LEVEL THREE



RE-IMAGINED CENTRAL ATRIUM



BRAND NEW CONFERENCE ROOMS



FITNESS WITH SHOWERS AND LOCKERS



NEW TENANT LOUNGE

Re-Imagined to Propel Your Team Forward

Midstation will soon debut large-scale renovations and an energized amenity experience designed with tenants top of mind. From an enhanced arrival experience to a fully re-envisioned central atrium and connected amenity hub, discover Bellevue's next workplace chapter.



||| REVITALIZED FIRST FLOOR LOBBY EXPERIENCE



||| REVITALIZED FIRST FLOOR LOBBY EXPERIENCE

Impressive Five-Story Atrium

Midstation's central, third-floor atrium will be re-imagined, serving as a catalyst for productivity and collaboration, balancing privacy and connection with flexible seating and direct access to the communal amenity hub.



||| ATRIUM VIEW FROM 3RD FLOOR



||| VIEW FROM 4TH FLOOR

Centralized Amenity Hub

Connecting the atrium to the shared outdoor terrace, the new amenity hub brings balance to the workday. Enjoy lunch breakout sessions with a view in the tenant lounge or host meetings of all sizes in the glass-lined conference room. Work up a sweat to round out the day in the fitness center with adjacent lockers and showers.



NEW STATE-OF-THE-ART FITNESS FACILITY



LARGE TRAINING & CONFERENCE ROOM



NEW TENANT LOUNGE WITH ACCESS TO PATIO

Discover Panoramic Access

Located two blocks from both the East Main and Downtown Bellevue rail stations and minutes from I-90 and I-405, Midstation suits companies ready to scale their presence and talent base across Lake Washington.

Convenient to Bellevue, Seattle and Redmond via the East Link Extension launching in Spring 2025, this location affords strong talent pull perched amidst reputable tenant identities.

IN GOOD COMPANY

BELLEVUE TECH NEIGHBORS

amazon

Google

Microsoft

Meta

ByteDance

BUNGIE

smartsheet

POKÉMON

Snap Inc.

salesforce

TRANSIT AND COMMUTER FRIENDLY

COMMUTE TIMES



**EAST MAIN LIGHT RAIL
STATION**
5 MIN WALK



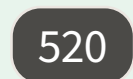
**DOWNTOWN LIGHT
RAIL STATION**
5 MIN WALK



INTERSTATE 405
4 MIN DRIVE



INTERSTATE 90
5 MIN DRIVE



HIGHWAY 520
5 MIN DRIVE

DOWNTOWN SEATTLE

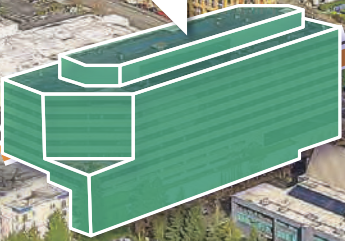
DOWNTOWN REDMOND



LAKE WASHINGTON

520

MIDSTATION
BELLEVUE



5 MIN



5 MIN



4 MIN



405



Enveloped by Bellevue Amenities

Beyond Midstation's on-site amenity offering, it's a short walk to a plethora of choice downtown destinations. From city green spaces to preferred dining and hotels, there's plenty to explore.



||| 3 BLOCKS TO BELLEVUE DOWNTOWN PARK

FOOD & BEVERAGE FAVORITES

- Anchorhead Coffee
- Araya's Place
- Bake's Place
- Bellden Cafe
- Bellevue Food Trucks
- Bellevue Square Mall
- Blazing Bagels
- Bowl Gogi
- Cafe Aloe
- Cafe Pogacha
- Chipotle Mexican Grill
- Dough Zone Dumpling House
- El Gaucho
- FOB Poke Bar
- Fonte Cafe
- Gilbert's on Main
- Hadilao Hot Pot
- Ladro
- Lincoln Square
- MOD Pizza
- Monsoon Bellevue
- Nibbana
- Pagliacci Pizza
- Royal Bakehouse
- Seastar Restaurant & Raw Bar
- Semicolon Cafe
- Starbucks
- Sushi Kudasai
- The Melting Pot
- The Shops at Bravern

HOTELS

- Westin
- AC Hotels
- Marriott Bellevue
- W Bellevue
- Hilton Garden Inn

RECREATION

- Bellevue Downtown Park
- McCormick Park
- Wildwood Park

- Food & Beverage
- Lodging
- Food Truck
- Retail
- Coffee



NE 12TH STREET

NE 10TH STREET

NE 8TH STREET

NE 4TH STREET

NE 6TH STREET

BELLEVUE DOWNTOWN PARK

OLD BELLEVUE MAIN STREET

WILDWOOD PARK

MCCORMICK PARK

MEYDENBAUER BAY



100TH STREET NE

BELLEVUE WAY NE

106TH STREET NE

108TH STREET NE

110TH AVE NE

112TH STREET NE

BELLEVUE SQUARE MALL

LINCOLN SQUARE

BELLEVUE TRANSIT STATION

THE SHOPS AT BRAVERN

BELLEVUE DOWNTOWN LIGHT RAIL STATION

BELLEVUE CITY HALL

MIDSTATION BELLEVUE

EAST MAIN LIGHT RAIL STATION (2023)

Building Highlights & Fact Sheet

Building Information

ADDRESS	110 110th Avenue NE, Bellevue, WA 98004	
BUILDING RSF	244,708 SF	
STORIES	7	
OPERATING EXPENSES	2023 Projected Operating expenses: \$16.50 per RSF	
PARKING	2.3 stalls for every 1,000 RSF leased. Current parking rates are \$220/month before WSST.	
ON-SITE AMENITIES	Conference room, atrium common area, fitness center, bike storage, locker rooms, showers, tenant lounge with connected outdoor terrace	
BIKE STORAGE	Bike storage room for 12 bikes located on P5 of the parking garage. Complimentary for tenants.	
TRANSIT OPPORTUNITIES	Bellevue transit center is 2 blocks north. In 2025 two Bellevue light rail stations will open two blocks north and two blocks southeast of the building.	
BUILDING HOURS	Open:	Monday-Friday: 6am-7pm
	HVAC hours:	Monday-Friday: 6am-7pm
HVAC SYSTEM	General Description:	Dual duct system with 29-36 VAV boxes per floor.
	Typical sqftg/Ton. (may vary per floor):	Approx. one ton per 489 gross square ft
FIBER OPTICS/ TELECOMMUNICATIONS	CenturyLink, Comcast, Electric Lightwave/Allstream, Wave Broadband	
BUILDING CONSTRUCTION	Concrete pan joist roof and floor framing system supported by concrete beams and columns	
LIVE LOAD	100 PSF	
CEILING HEIGHTS	Floor to Floor: Typical drop ceiling height of 8'6"	
ELEVATORS	3 Passenger Elevators (Floors 1-7) - Modernized 2021 with Destination Dispatch 1 Freight Elevator (Floors P3-7) - Modernized 2022 2 Parking Garage Elevators (Floors P1-1) - Modernized 2020	
MANAGEMENT	Ownership: Landlord Entity - UP3 110 Atrium LLC a subsidiary of Unico Properties. Unico Properties professionally manages the building.	



LARGEST AVAILABLE FLOOR PLATES IN BELLEVUE



COMMUNAL TERRACE WITH SWEEPING VIEWS



2 BLOCKS TO 2 LIGHT RAIL STATIONS



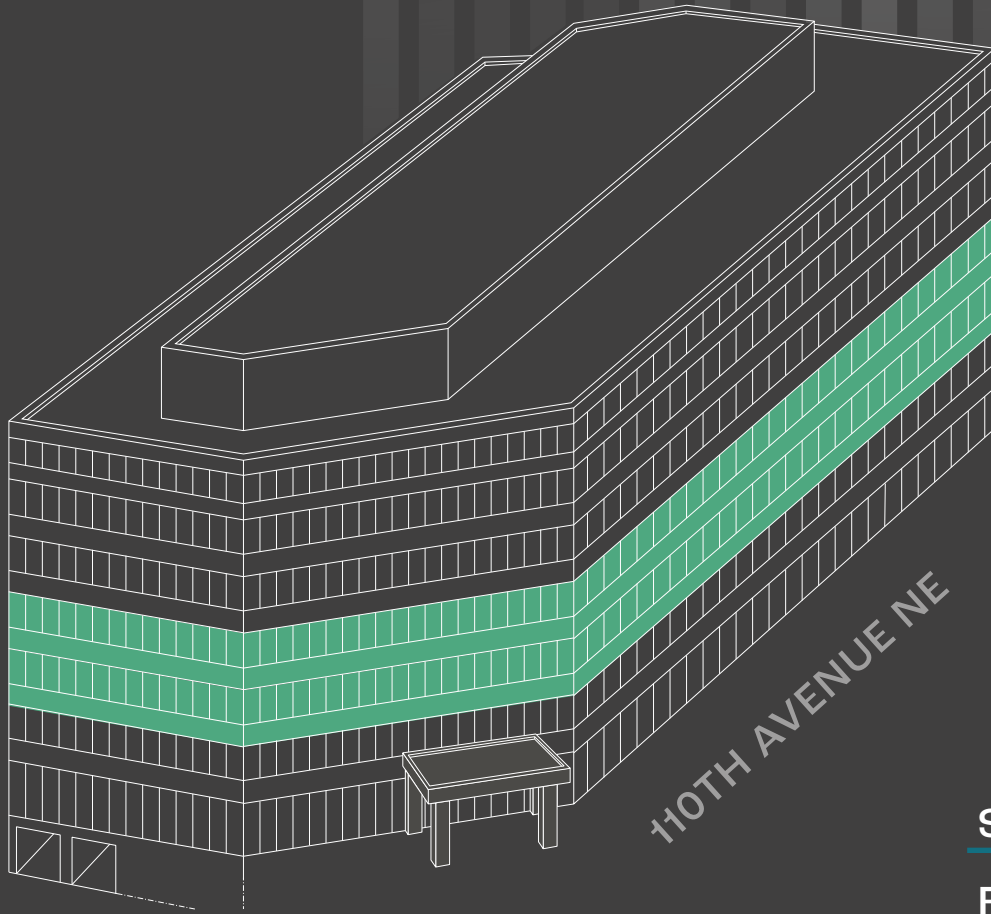
SECURED BIKE STORAGE & LOCKERS



CONNECTED ON-SITE PARKING WITH EV CHARGING STATIONS



ON-SITE, ATTENTIVE PROPERTY MANAGEMENT & SECURITY




Availabilities

UP TO
70,303 SF
 CONTIGUOUS
 SPACE AVAILABLE

CLICK SUITE # TO VIEW FLOORPLAN

As Currently Demised

Floor / Suite	RSF	Virtual Tour
4 / 400	40,024	
3 / 300	30,227	

Speculative Demised Suites

Floor / Suite	RSF	Notes
3 / 350	15,410	Spec Plan
3 / 300	8,804	Spec Plan
3 / 310	6,013	Spec Plan
3 / 300	15,213	Spec Plan
3 / 310	15,014	Spec Plan



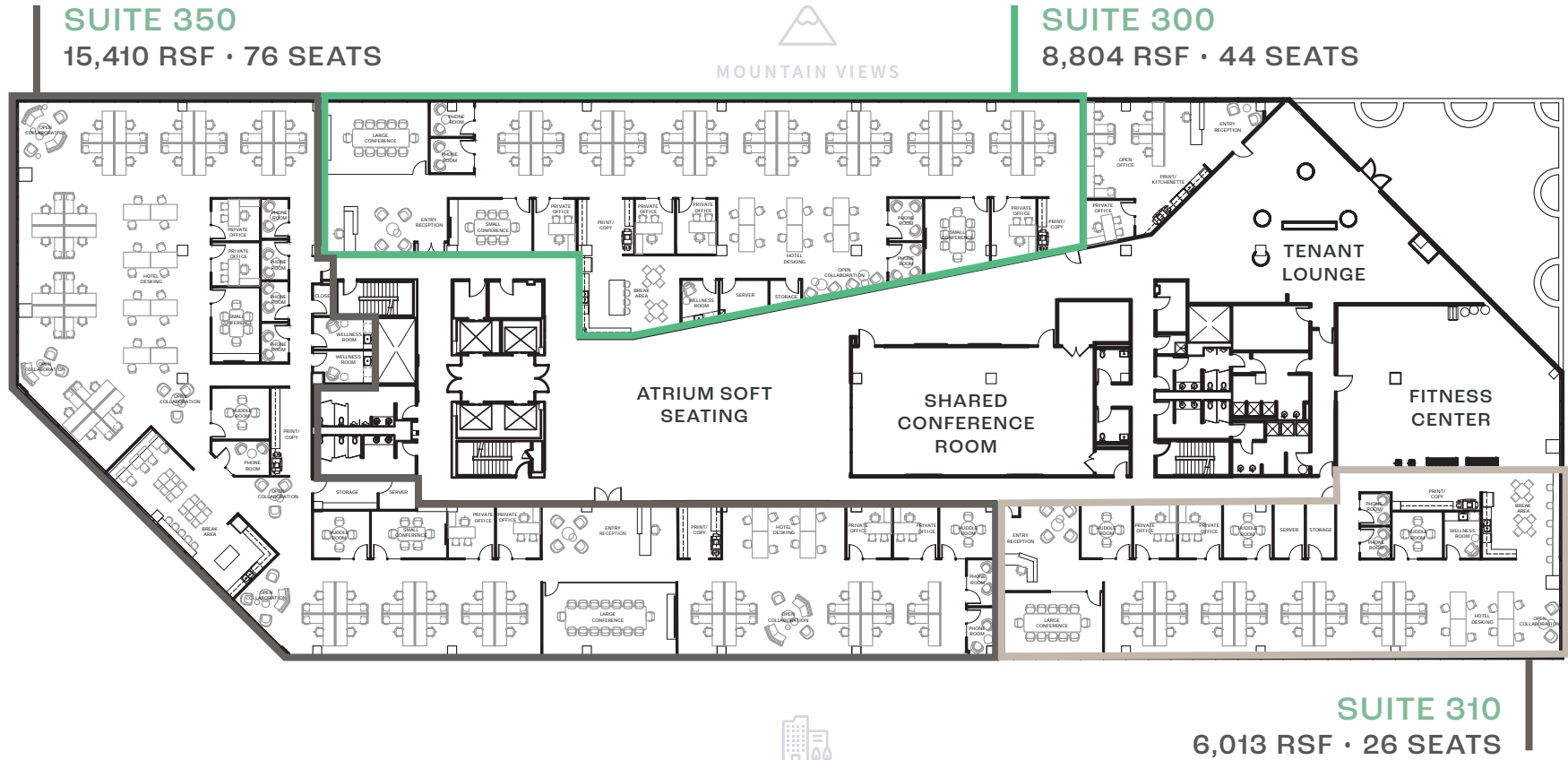
MIDSTATION

FLOOR 3 · 30,227 RSF
THREE TENANT SPECULATIVE PLAN

▶ VIEW VIRTUAL TOUR

SUITE 350
15,410 RSF · 76 SEATS

SUITE 300
8,804 RSF · 44 SEATS



NOTE:
DRAWING NOT TO SCALE

110 110TH AVENUE NE · BELLEVUE, WASHINGTON

BRODERICK
• GROUP •



MATT SCHRECK
schreck@broderickgroup.com
425.646.5232

JEFF LIVINGSTON
livingston@broderickgroup.com
425.274.4288

CLAYTON HOLM
holm@broderickgroup.com
425.274.4287

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



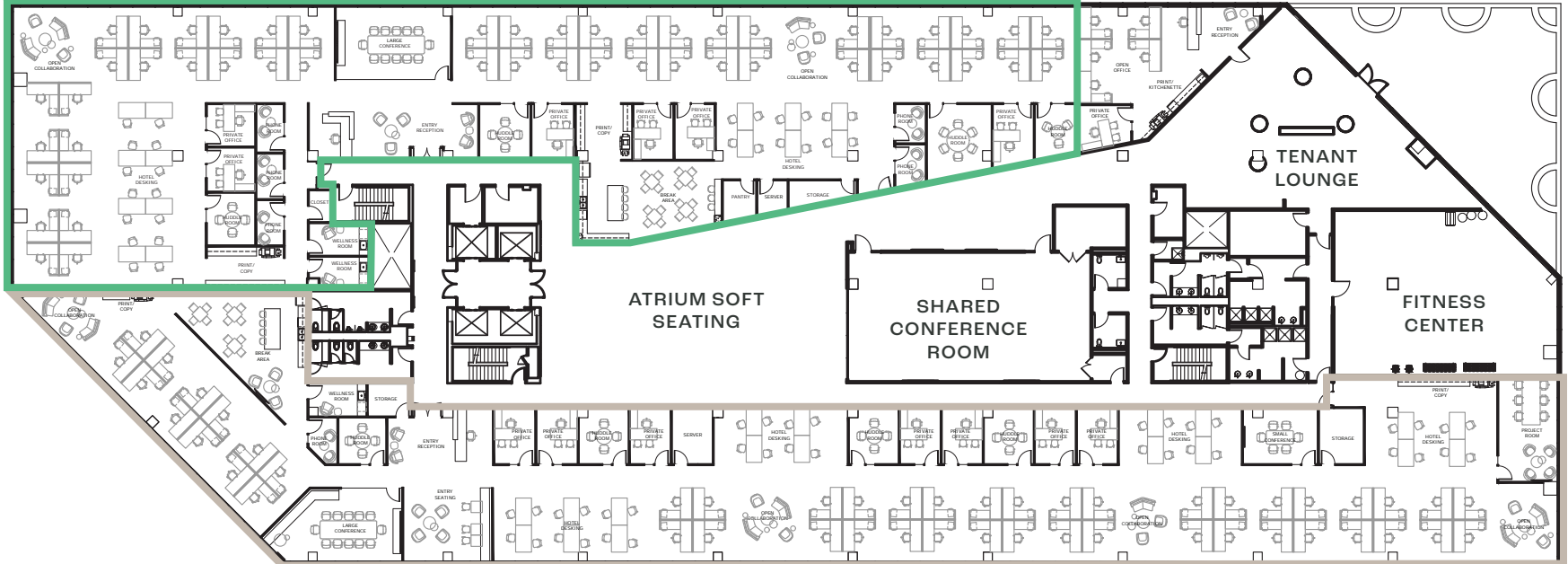
MIDSTATION

FLOOR 3 · 30,227 RSF
TWO TENANT SPECULATIVE PLAN

▶ VIEW VIRTUAL TOUR

SUITE 300
15,213 RSF · 81 SEATS

MOUNTAIN VIEWS



SUITE 310
15,014 RSF · 91 SEATS

CITY VIEWS



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FOR LEASING

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