



OPPORTUNITIES FROM  
15,014–70,251 SF  
NOW REMAIN

**MIDSTATION**

110 110TH AVENUE NE | BELLEVUE, WASHINGTON

# PROPEL YOUR TEAM FORWARD

Midstation is a seven-story, Class A workplace located in Bellevue's CBD with exceptional access to transit and sweeping views of Mt. Rainier and The Cascades.

With spaces and amenities designed to promote gathering, connection, and respite, Midstation has been re-imagined to ignite the work day and inspire daily return.

- Largest available floor plates in Bellevue
- Walkability to the Downtown and East Main rail stations
- Expansive five-story central atrium redesigned with a variety of soft seating and collaboration zones
- Brand new amenity hub for mid-day breaks, wellness, and team training
- Connected, on-site parking, EV charging stations, and bike storage/lockers

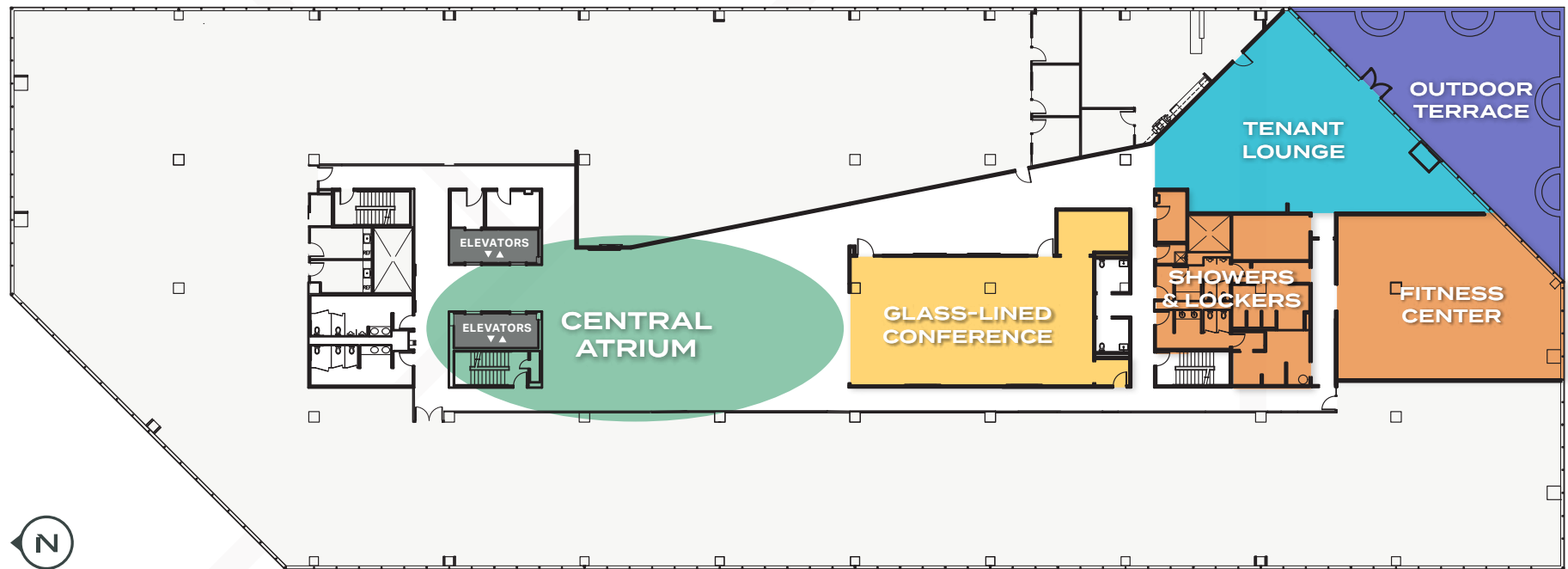


THE CENTRAL ATRIUM

# DESIGNED FOR MOMENTUM

From first arrival to the re-imagined central atrium and connected amenity hub, Midstation recently debuted large-scale renovations and energized amenity experiences designed to fuel collaboration and productivity.

## THIRD FLOOR



### CENTRAL ATRIUM

Redesigned as your go-to third place

### TENANT LOUNGE

Intentionally curated for mid-day pause

### OUTDOOR TERRACE

With sweeping mountain views

### FITNESS CENTER

With state-of-the-art equipment and adjacent showers & lockers

### GLASS-LINED CONFERENCE ROOM

For training or meetings seating up to 65

# SENSE OF ARRIVAL

Midstation's lobby has been modernized with upgraded finishes, lighting, and enhanced wayfinding for a connected building experience.



CLICK TO TOUR THE  
LOBBY

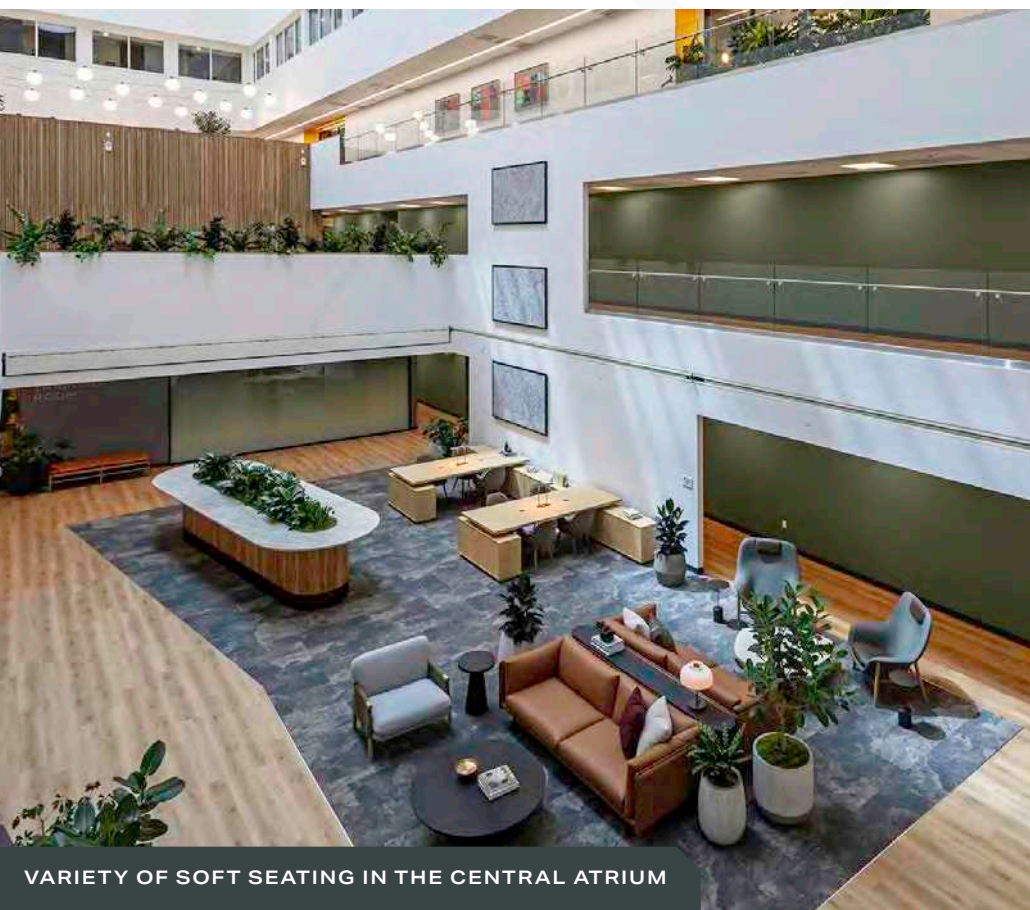


# REACH NEW HEIGHTS

Rising an impressive five stories, the central atrium is now a light-filled third place with a variety of soft seating and breakout spaces for connects and individual focus.



CLICK TO TOUR THE  
CENTRAL ATRIUM



VARIETY OF SOFT SEATING IN THE CENTRAL ATRIUM



TOUCHDOWN SPACE IN THE CENTRAL ATRIUM

# ENERGIZE THE WORKDAY

From the new tenant lounge with connected terrace access to the state-of-the-art fitness facility and conference room, Midstation's brand new amenity hub fuels community, wellness, and the mid-day pause.



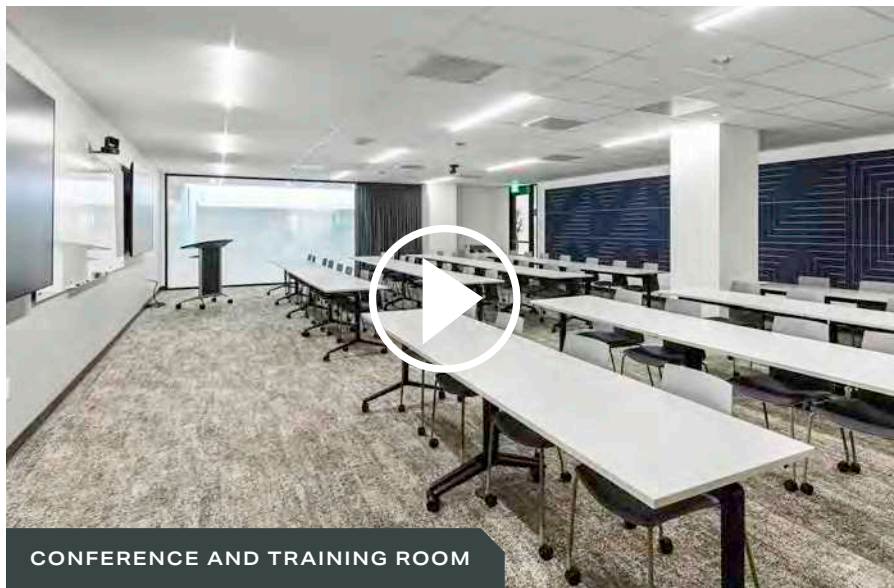
CLICK TO TOUR THE  
TENANT LOUNGE



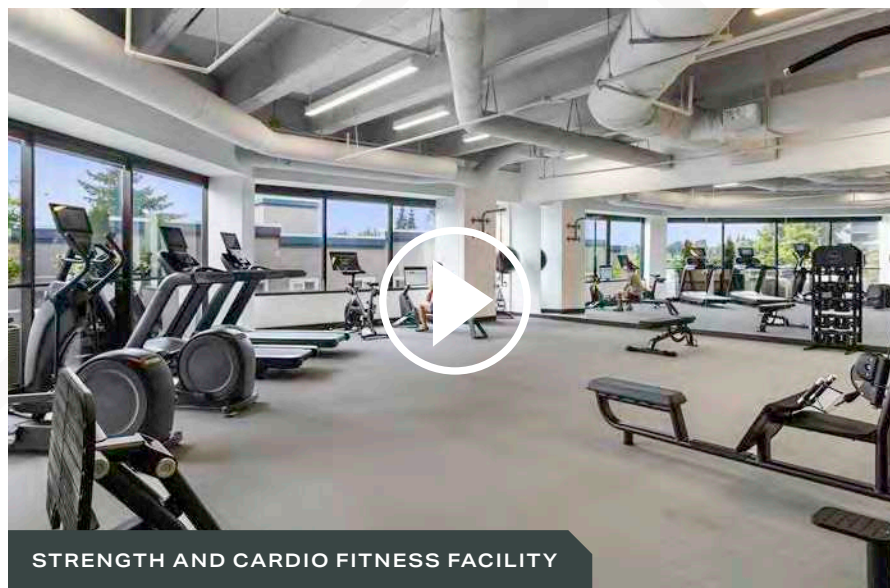
TENANT LOUNGE AND CONNECTED TERRACE ACCESS



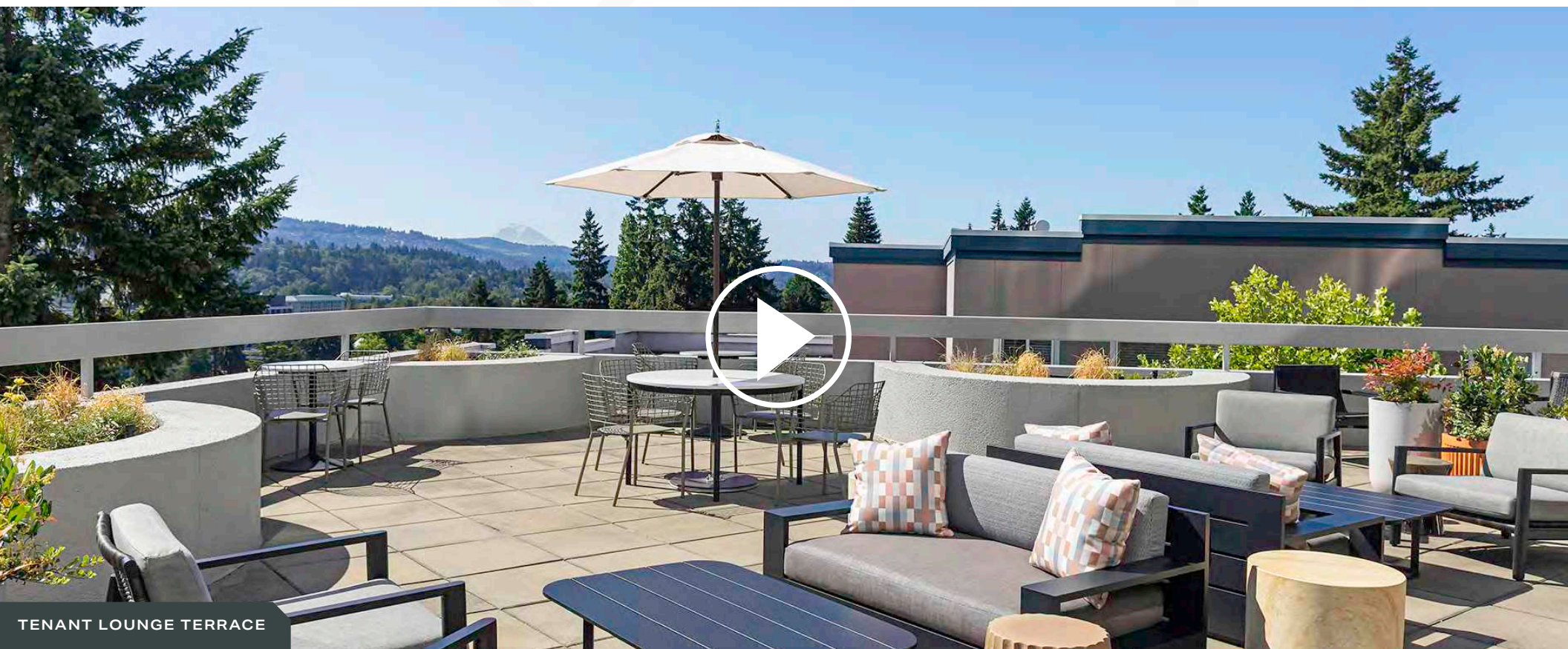
TENANT LOUNGE WITH FLEXIBLE SEATING



CONFERENCE AND TRAINING ROOM



STRENGTH AND CARDIO FITNESS FACILITY



TENANT LOUNGE TERRACE

# 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 caters to those companies ready to scale their presence and talent across Lake Washington.

IN GOOD COMPANY  
BELLEVUE TECH NEIGHBORS




























## COMMUTE TIMES




EAST MAIN LIGHT  
RAIL STATION  
5 MIN WALK




DOWNTOWN LIGHT  
RAIL STATION  
5 MIN WALK



INTERSTATE 405  
4 MIN DRIVE

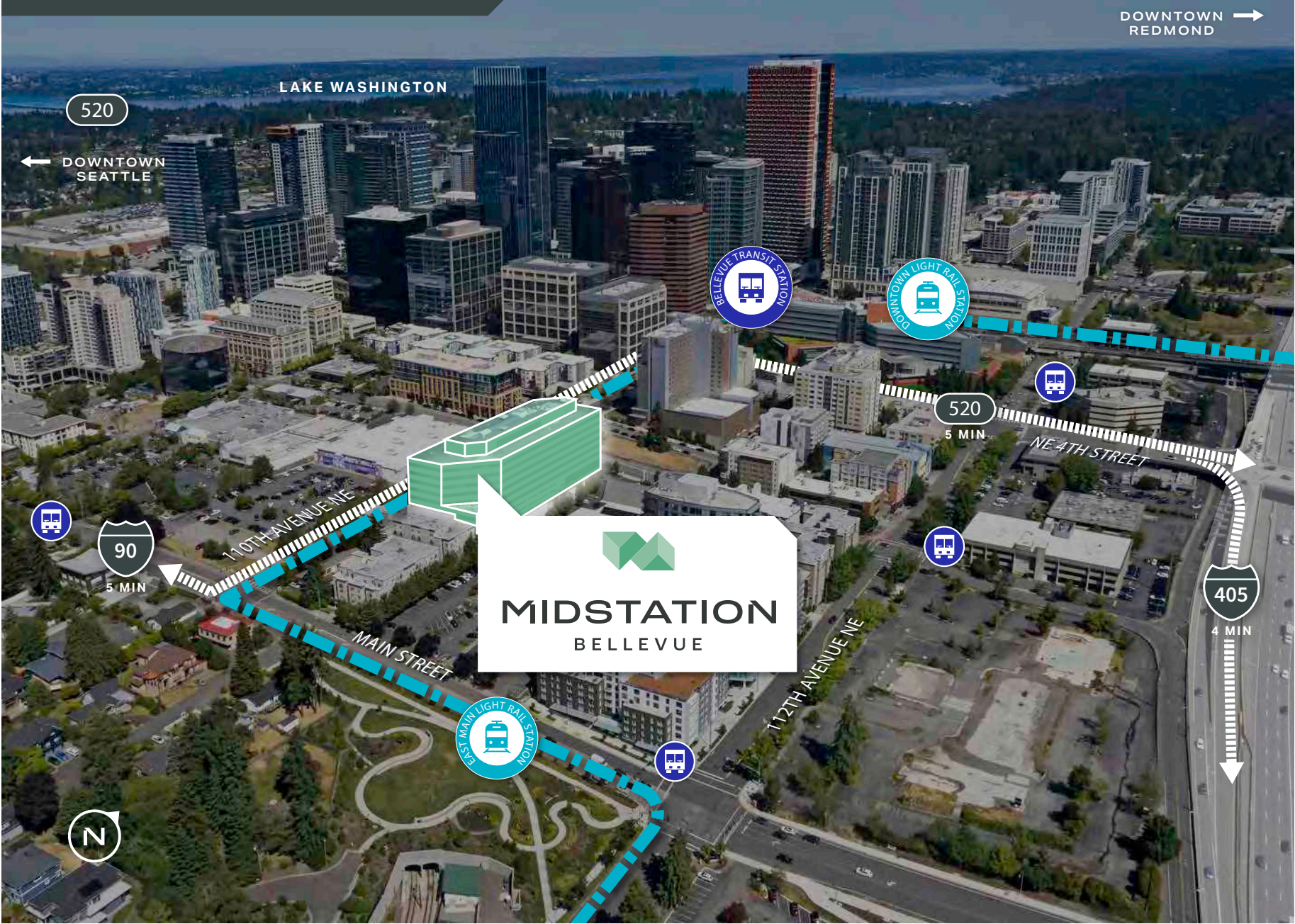


INTERSTATE 90  
5 MIN DRIVE



HIGHWAY 520  
5 MIN DRIVE

CONVENIENT COMMUTES AND CONNECTED TRANSIT



# ENVELOPED BY THE BEST OF BELLEVUE

Enjoy a plethora of choice downtown destinations, all within a short walk—from city green spaces to preferred dining and hotels.

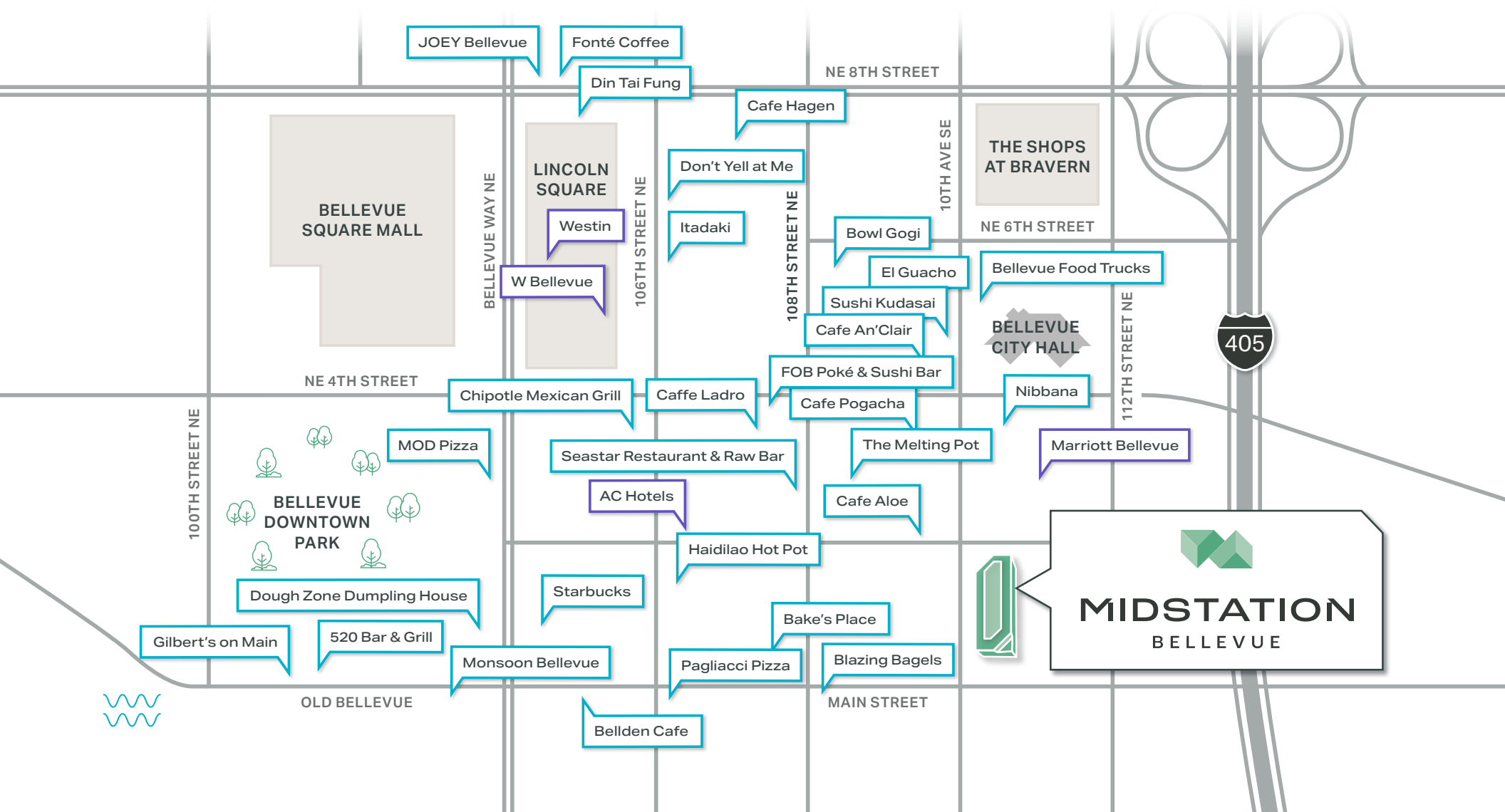
**92**  
**Walk Score®**

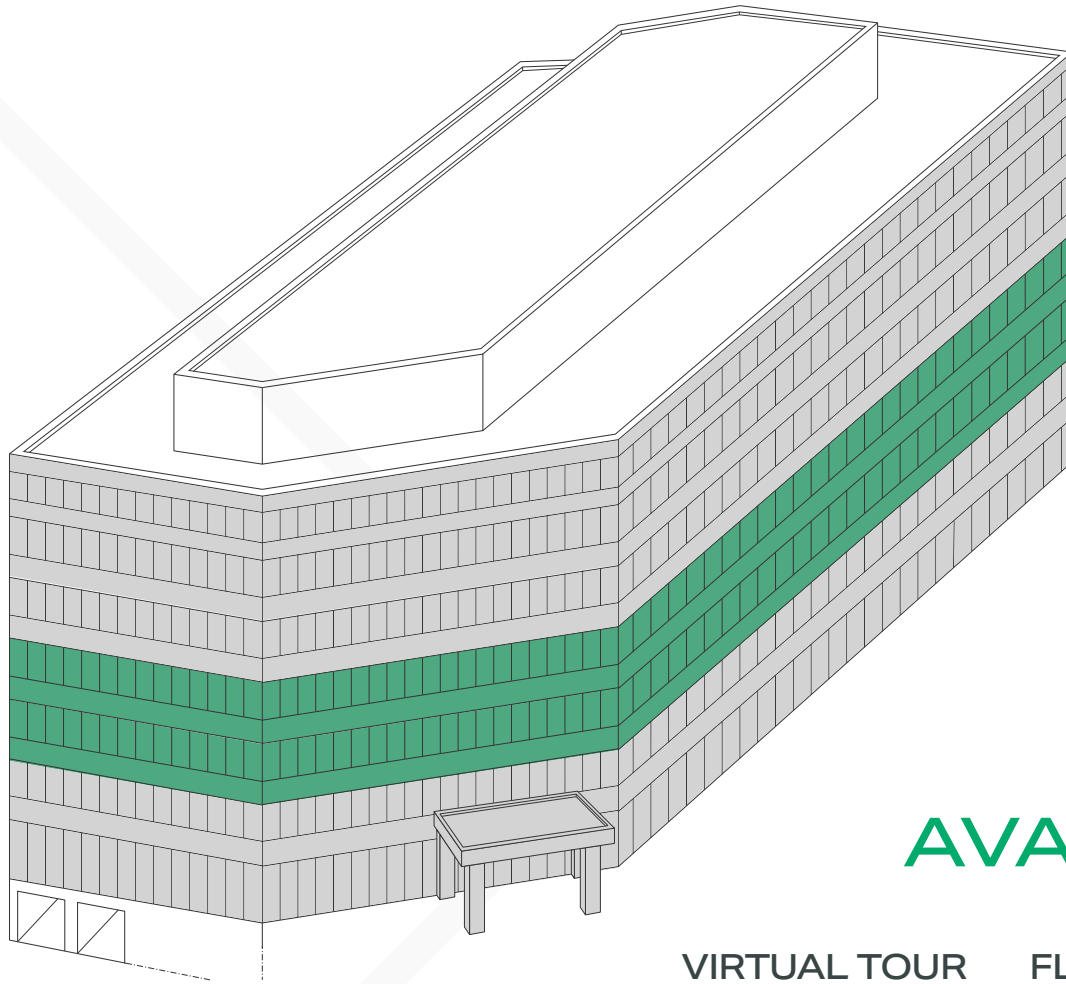
## AMENITIES KEY

FOOD & BEVERAGE

SHOPPING DISTRICTS

HOTELS








## MIDSTATION

UP TO  
**70,251 SF**  
CONTIGUOUS  
SPACE  
AVAILABLE

## AVAILABILITIES

VIRTUAL TOUR	FLOOR / SUITE	RSF	AVAILABLE
	Floor 3	30,227	Now
	3 / 300	15,213	Now
	3 / 310	15,014	Now
	Floor 4	40,024	Now



# MIDSTATION

**FLOOR 3 • 30,227 RSF**

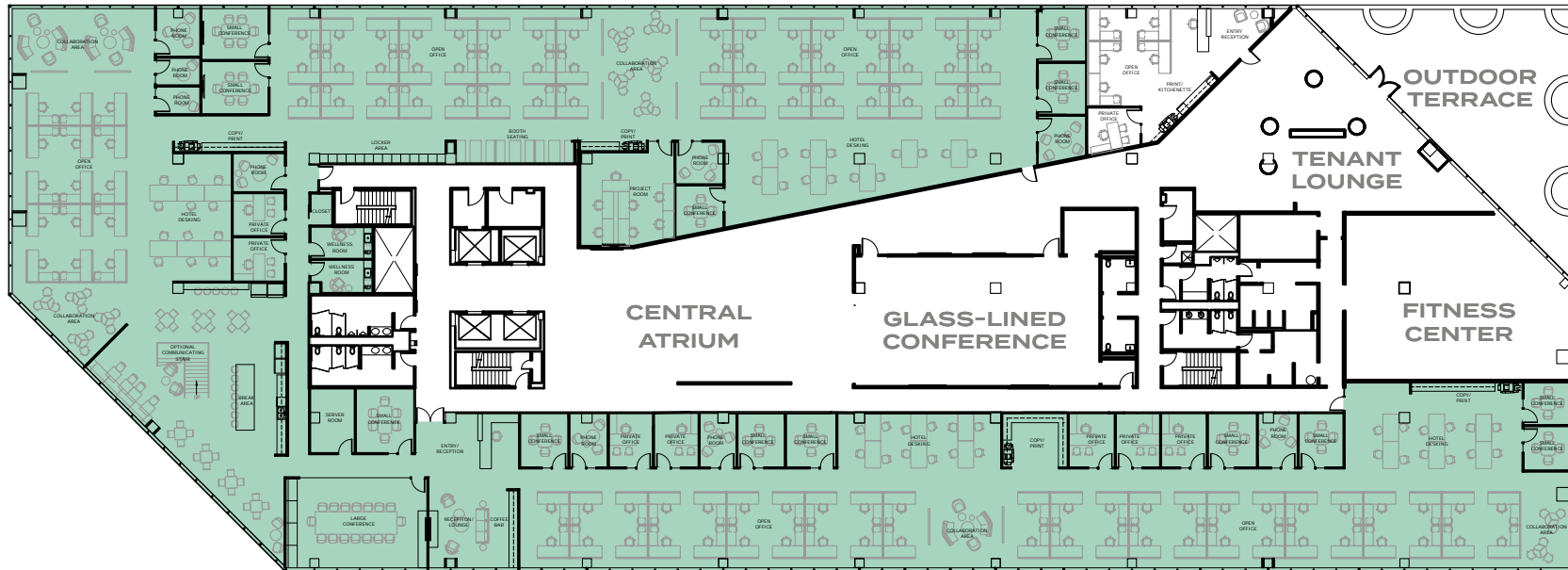
**SINGLE TENANT SPECULATIVE PLAN**

[▶ VIEW VIRTUAL TOUR](#)



MOUNTAIN VIEWS

**SHOWN LAYOUT HAS 173 SEATS**



CITY VIEWS



NOTE:  
DRAWING NOT TO SCALE

**BRODERICK**  
• GROUP •

**MATT SCHRECK**

[schreck@broderickgroup.com](mailto:schreck@broderickgroup.com)

425.646.5232

**JEFF LIVINGSTON**

[livingston@broderickgroup.com](mailto:livingston@broderickgroup.com)

425.274.4288

**CLAYTON HOLM**

[holm@broderickgroup.com](mailto:holm@broderickgroup.com)

425.274.4287



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# MIDSTATION

**FLOOR 3 • 30,227 RSF**

**TWO TENANT SPECULATIVE PLAN**

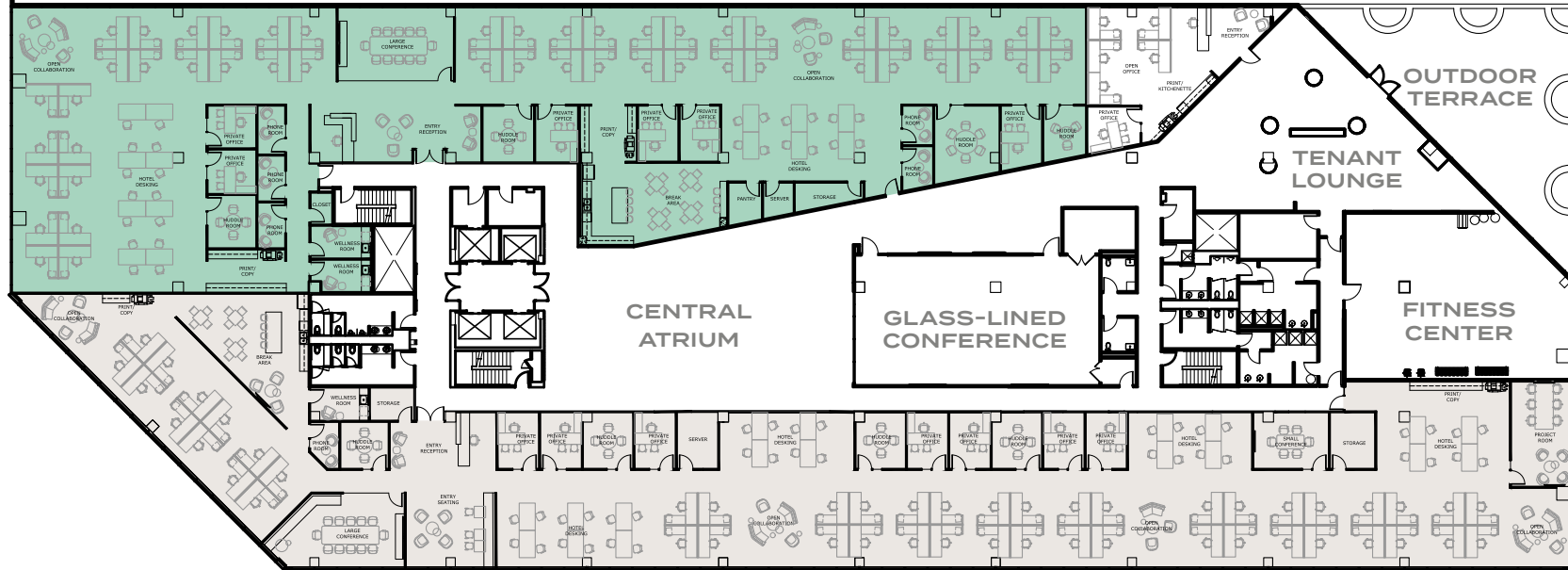
[▶ VIEW VIRTUAL TOUR](#)



MOUNTAIN VIEWS

## SUITE 300

15,213 RSF • 81 SEATS



CITY VIEWS

## SUITE 310

15,014 RSF • 91 SEATS



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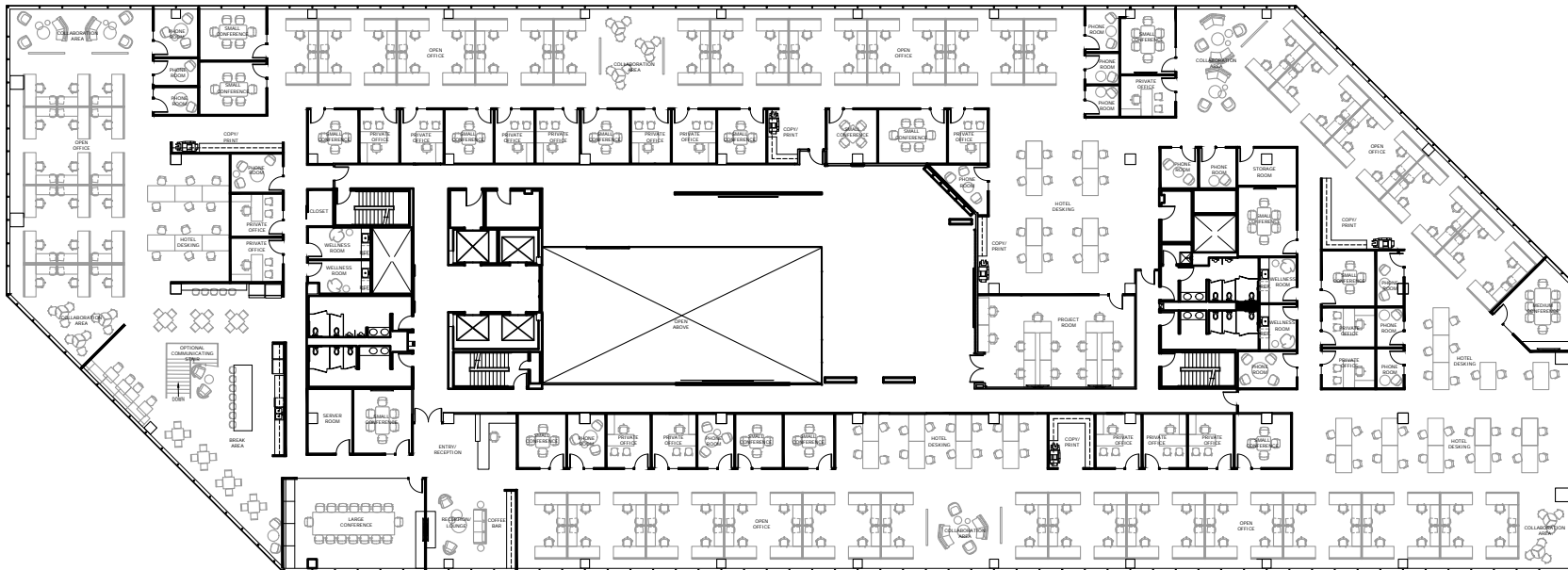


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MOUNTAIN VIEWS

**SHOWN LAYOUT HAS 215 SEATS**



CITY VIEWS



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# FACT SHEET

## MIDSTATION

<b>ADDRESS</b>	110 110th Avenue NE Bellevue, WA 98004
<b>STORIES</b>	Seven - 30-40,000 SF floor plates
<b>BUILDING CONSTRUCTION</b>	Concrete pan joist roof and floor framing system supported by concrete beams and columns
<b>HVAC SYSTEM</b>	<b>Dual duct system with 29-36 VAV boxes per floor</b> <b>Typical SF/Ton.:</b> Approx. One (1) Ton / 489 GSF <i>*may vary by floor</i>
<b>OPERATING EXPENSES</b>	\$17.56 / RSF (2025 projected)
<b>PARKING</b>	On-site, connected parking with 2.3:1,000 parking ratio Currently parking rates are \$242.44/mo before WSST
<b>BIKE STORAGE</b>	Shared, complimentary bike storage for up to 12 bikes conveniently located off the lobby with street access
<b>ELEVATORS</b>	<b>3 Passenger (Floors 1–7):</b> Modernized 2021 with Destination Dispatch <b>1 Freight (Floors P3–7):</b> Modernized 2022 <b>2 Parking Garage (Floors P1–1):</b> Modernized 2020
<b>ON-SITE AMENITIES</b>	<b>Recently debuted, large-scale renovations:</b> <ul style="list-style-type: none"> <li>— Five-story central atrium with soft seating</li> <li>— Tenant lounge and connected outdoor terrace</li> <li>— Conference room</li> <li>— Fitness center</li> <li>— Locker rooms and showers</li> </ul>

<b>BUILDING RSF</b>	244,708 RSF
<b>LIVE LOAD</b>	100 PSF
<b>CEILING HEIGHTS</b>	<b>Floor to Floor:</b> Typ. drop ceiling of 8'-6"
<b>FIBER OPTICS / TELECOMM</b>	CenturyLink, Comcast, Electric Lightwave / Allstream, Wave Broadband
<b>TRANSIT</b>	Walkable to East Main and Downtown Bellevue rail stations and Bellevue Transit Center.
<b>MANAGEMENT &amp; SECURITY</b>	Attentive, on-site management and security <b>Managed by Unico Properties</b>
<b>BUILDING HOURS</b>	<b>Mon–Fri: 6:00 am – 7:00 pm</b> <i>*HVAC is also operational at these times</i>
<b>SUSTAINABILITY</b>	<b>LEED Silver and Fitwel certified</b> <ul style="list-style-type: none"> <li>— Two (2) EV charging stations on-site</li> <li>— Best practices in healthy air quality and green cleaning</li> <li>— High efficiency water fixtures and smart irrigation</li> <li>— Recycling and compost available</li> <li>— Accessibility to the outdoors via the terrace and on-site amenities that support health and wellness</li> </ul>





## FOR LEASING:

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