



OPPORTUNITIES FROM
15,014 – 30,227 RSF
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.

- 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

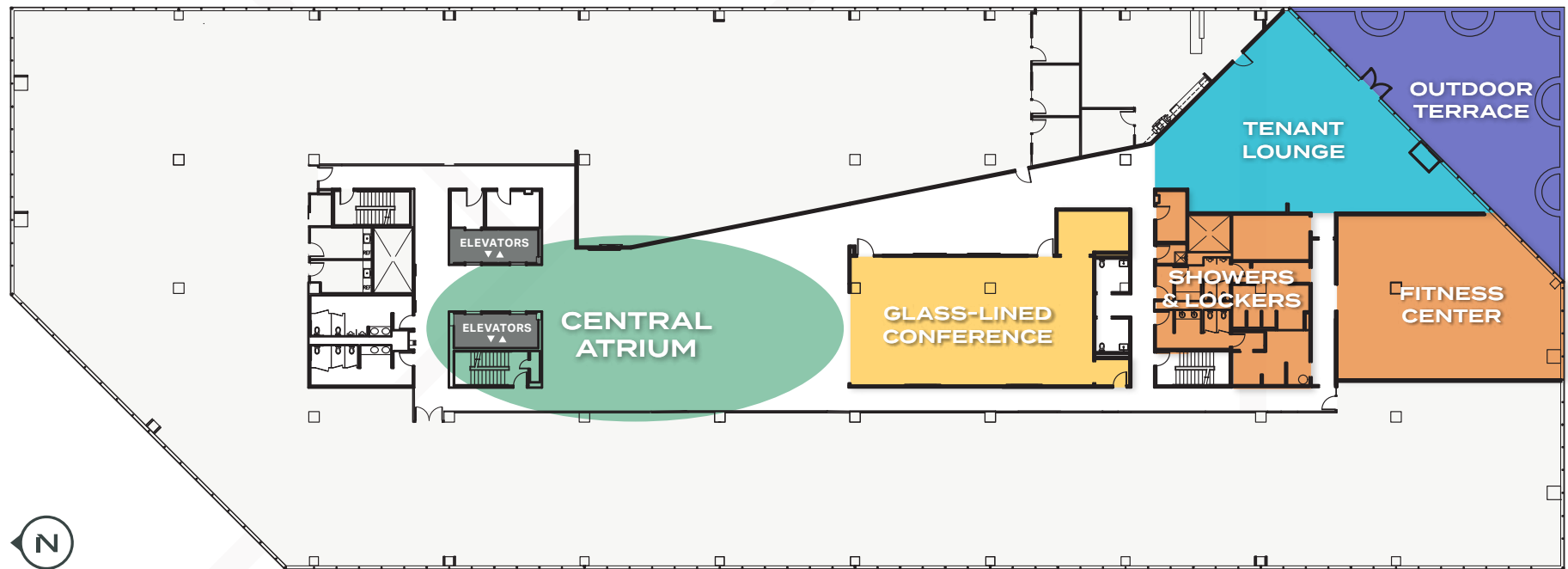


THE CENTRAL ATRIUM

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](#)

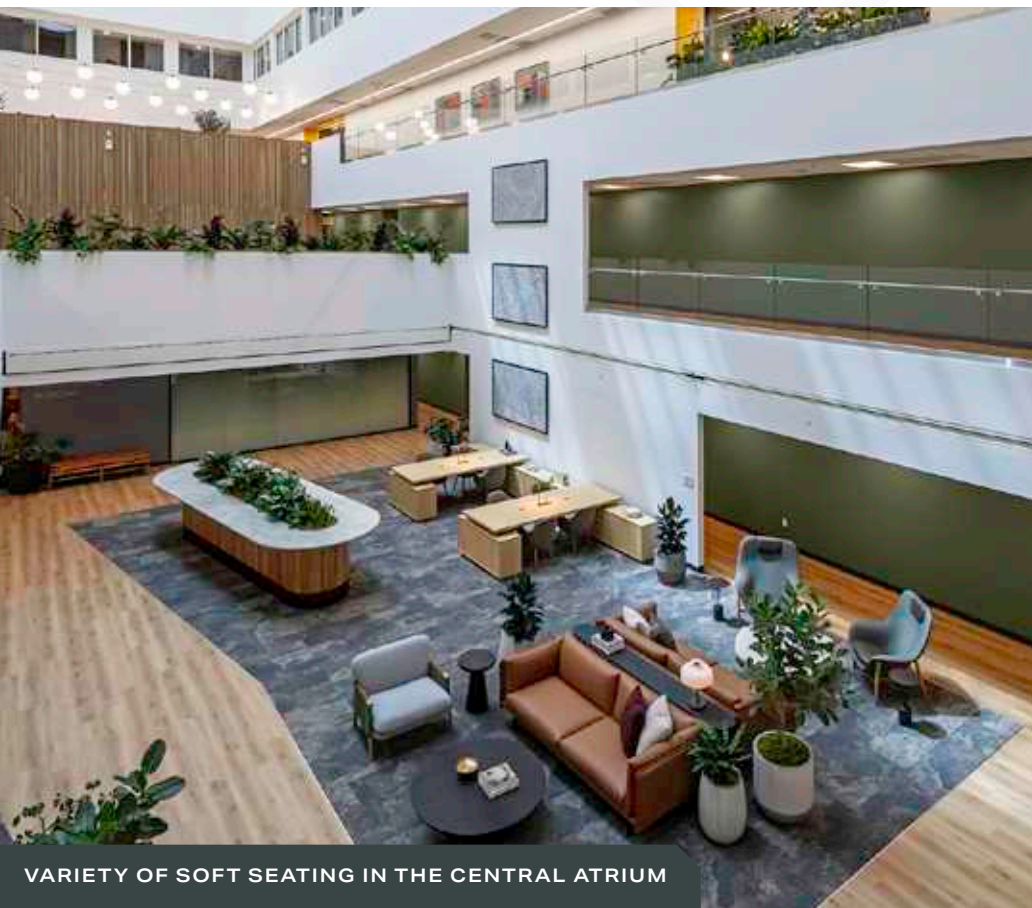


REACH NEW HEIGHTS

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.



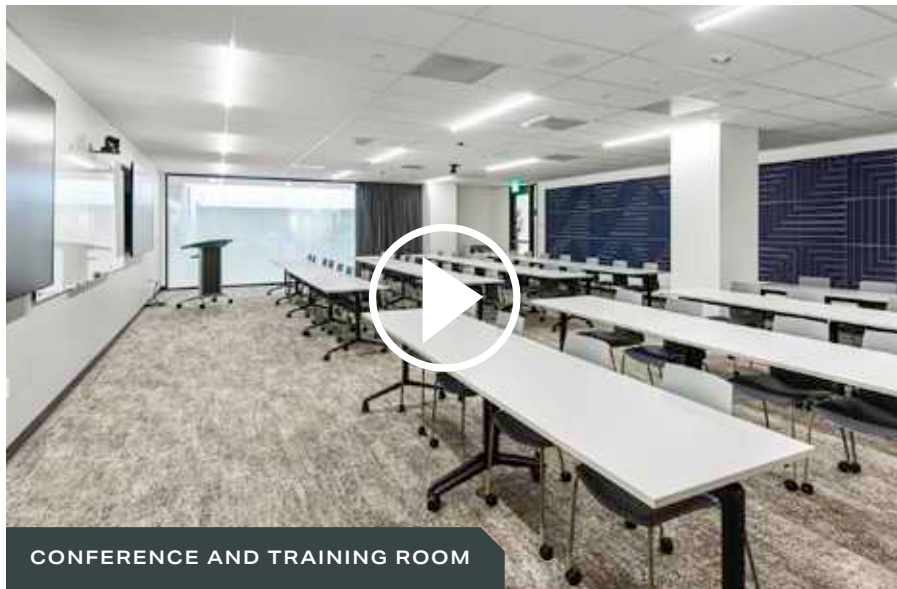
[CLICK TO TOUR THE
TENANT LOUNGE](#)



TENANT LOUNGE AND CONNECTED TERRACE ACCESS



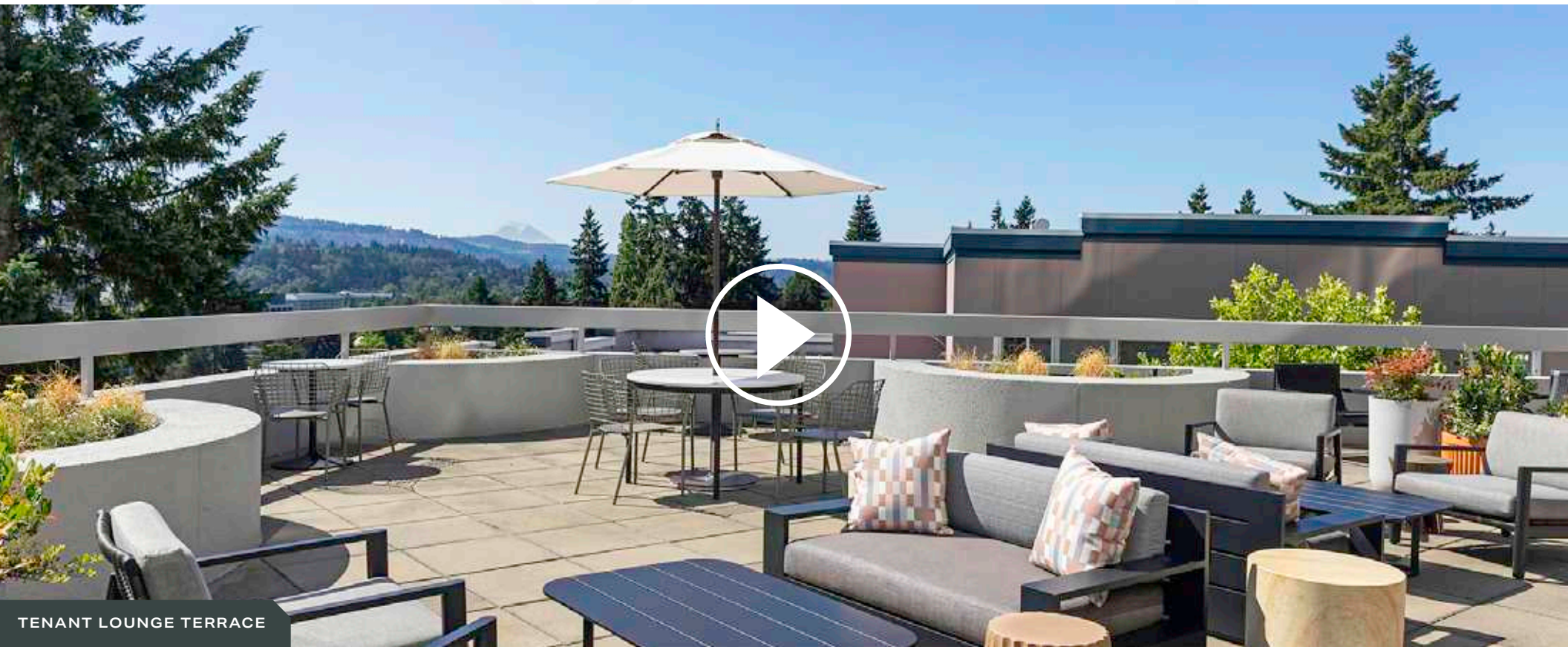
TENANT LOUNGE WITH FLEXIBLE SEATING



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

A grid of logos for various tech companies including Amazon, Databricks, Google, Bungie, ByteDance, Salesforce, Snap Inc., Smartsheet, OpenAI, Pokémon, Meta, and Auger.

COMMUTE TIMES

EAST MAIN LIGHT RAIL STATION	DOWNTOWN LIGHT RAIL STATION	INTERSTATE 405	INTERSTATE 90	HIGHWAY 520
5 MIN WALK	5 MIN WALK	4 MIN DRIVE	5 MIN DRIVE	5 MIN DRIVE

CONVENIENT COMMUTES AND CONNECTED TRANSIT

DOWNTOWN
REDMOND →

LAKE WASHINGTON

520

← DOWNTOWN
SEATTLE



520
5 MIN

NE 4TH STREET

405
4 MIN

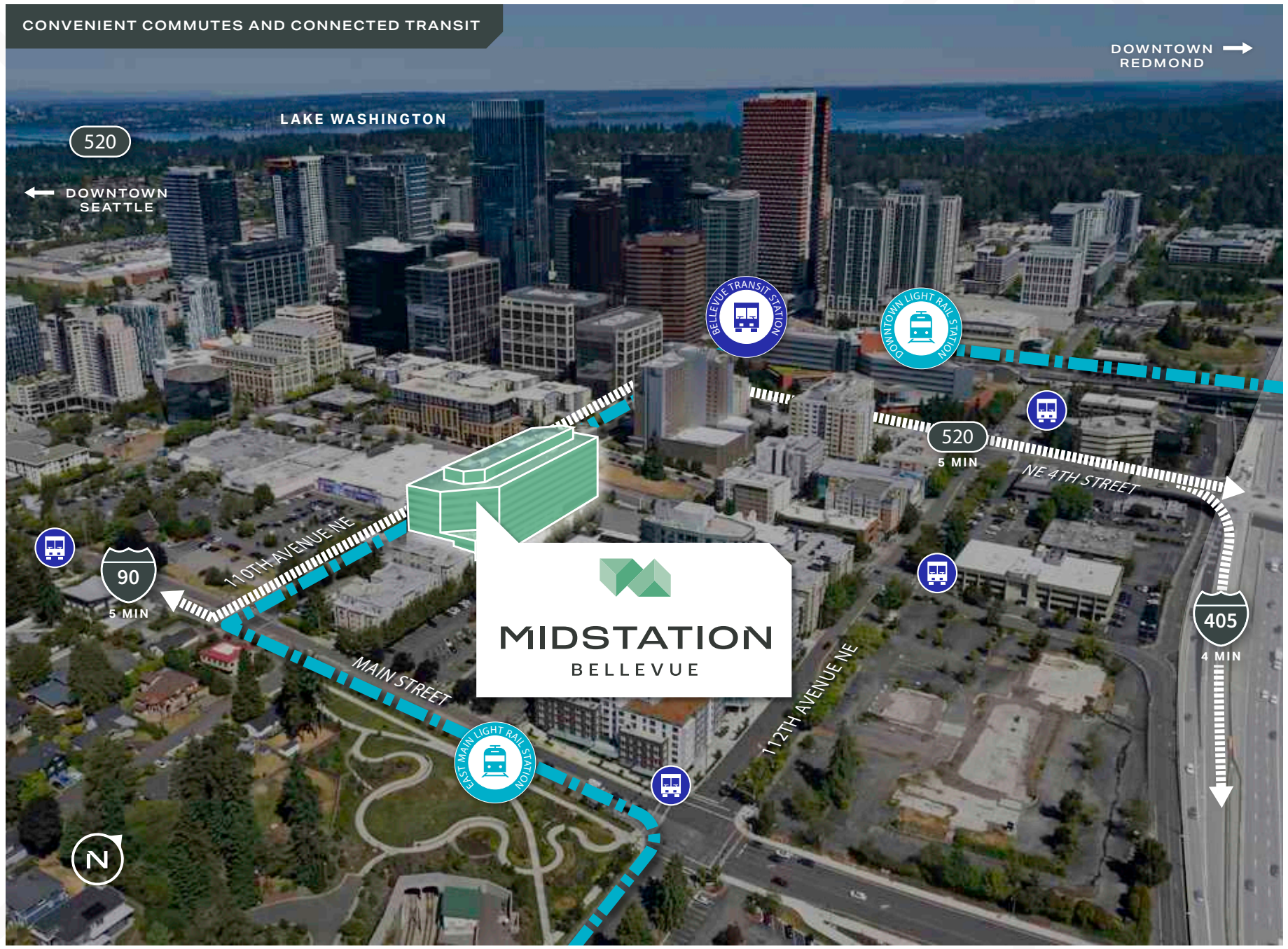
90
5 MIN

110TH AVENUE NE

MAIN STREET


MIDSTATION
BELLEVUE

112TH AVENUE NE



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

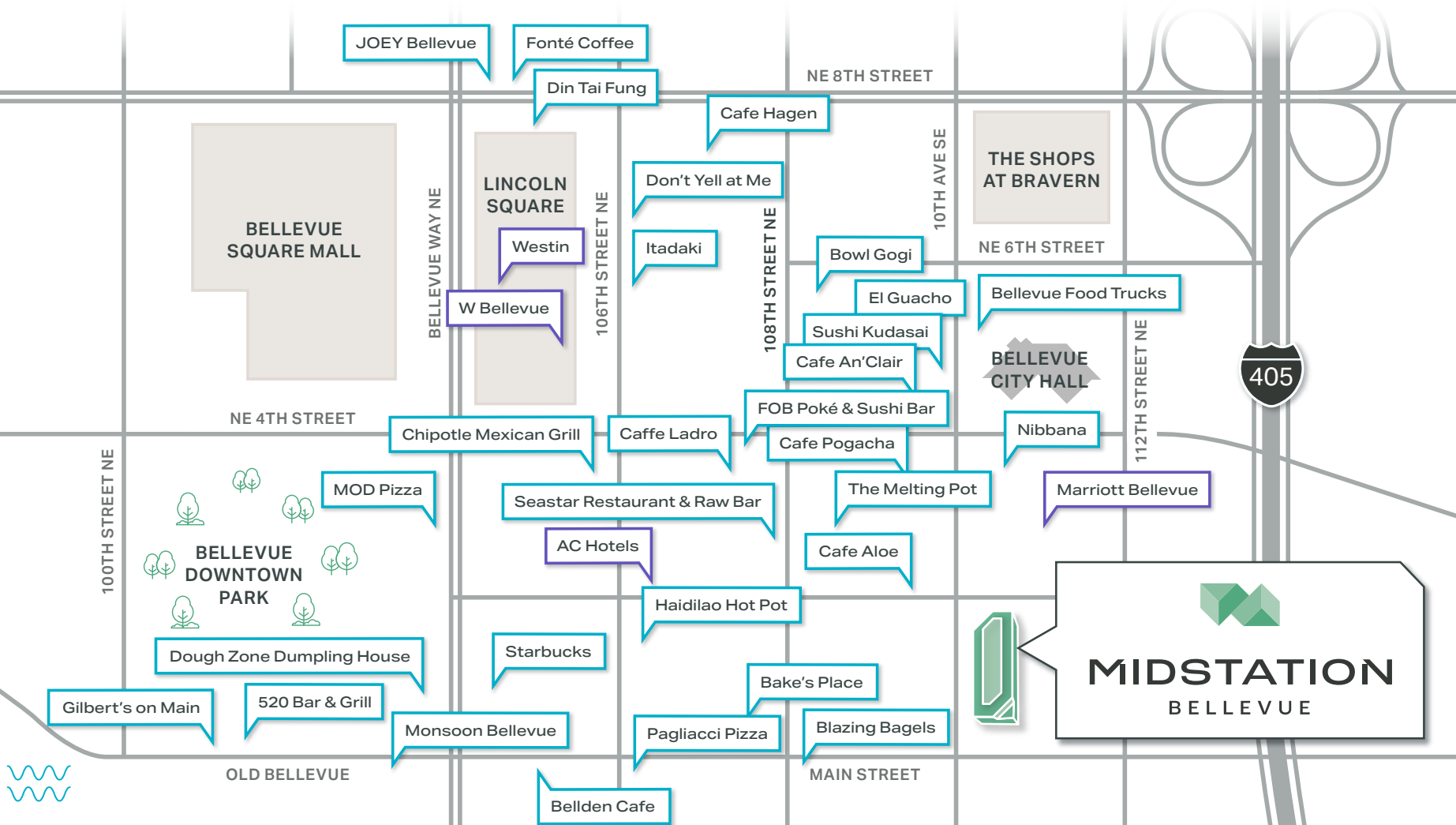
Walk Score®

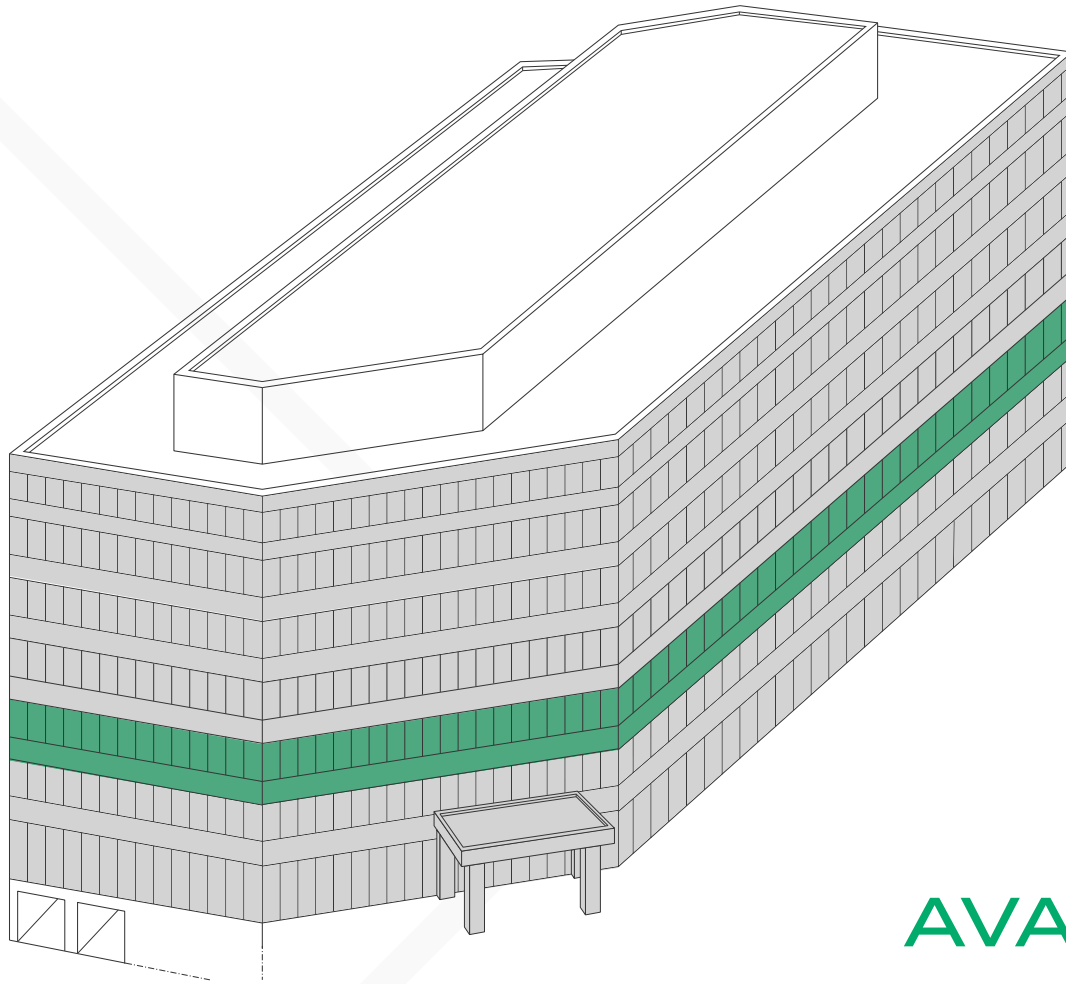
AMENITIES KEY

FOOD & BEVERAGE

SHOPPING DISTRICTS

HOTELS








MIDSTATION

UP TO
30,277 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



MIDSTATION

FLOOR 3 · 30,227 RSF

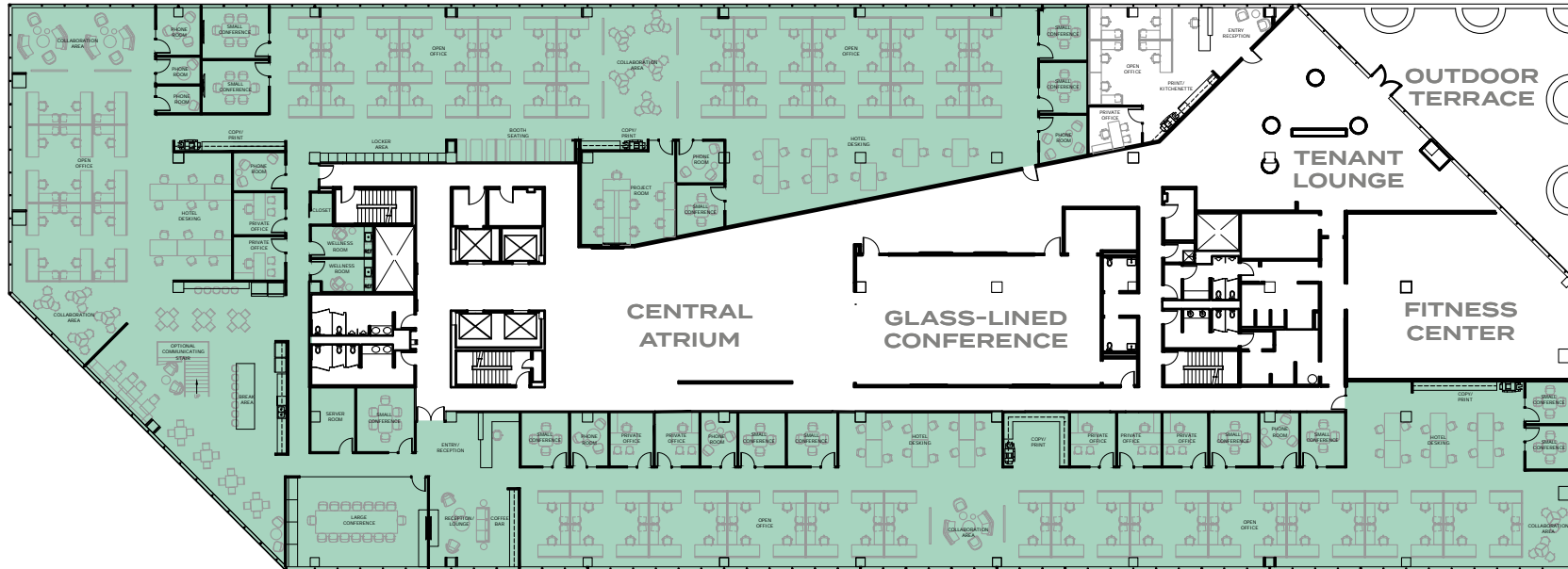
SINGLE TENANT SPECULATIVE PLAN

[▶ VIEW VIRTUAL TOUR](#)



MOUNTAIN VIEWS

SHOWN LAYOUT HAS 173 SEATS



CITY VIEWS



NOTE:
DRAWING NOT TO SCALE

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

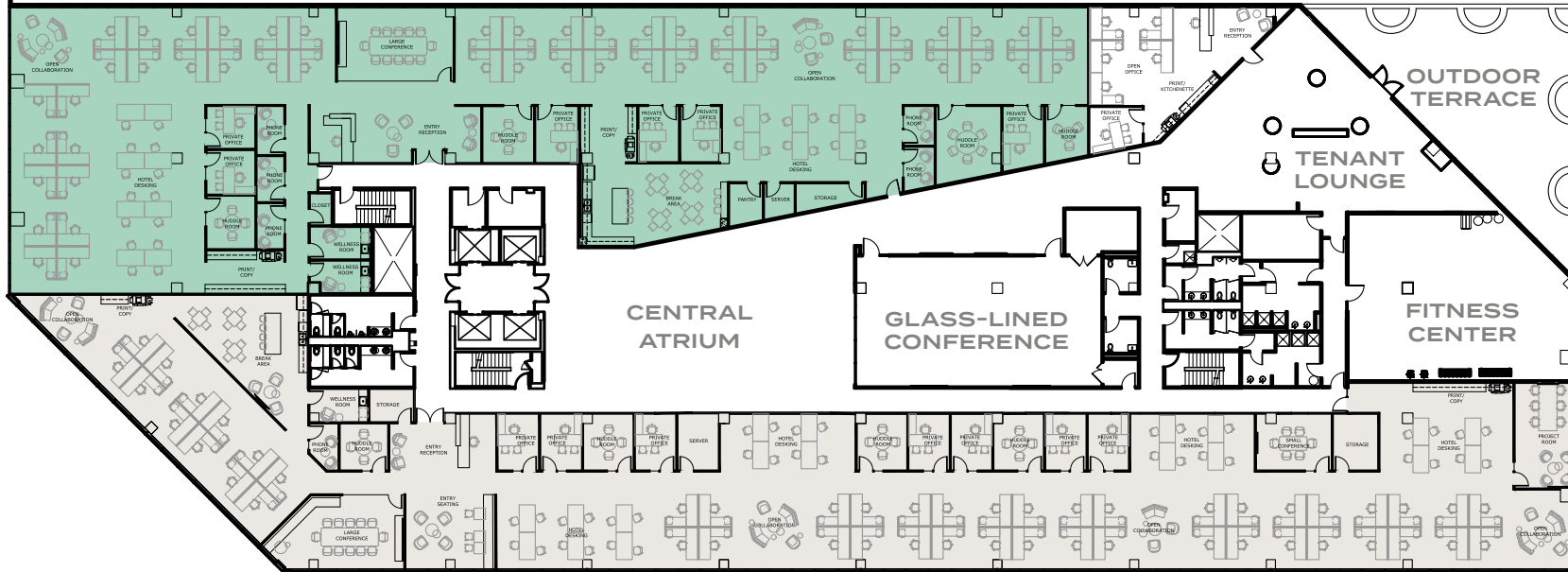
[▶ VIEW VIRTUAL TOUR](#)



MOUNTAIN VIEWS

SUITE 300

15,213 RSF • 81 SEATS



CITY VIEWS

SUITE 310

15,014 RSF • 91 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.

FACT SHEET

MIDSTATION

ADDRESS	110 110th Avenue NE Bellevue, WA 98004	BUILDING RSF	244,708 RSF
STORIES	Seven - 30-40,000 SF floor plates	LIVE LOAD	100 PSF
BUILDING CONSTRUCTION	Concrete pan joist roof and floor framing system supported by concrete beams and columns	CEILING HEIGHTS	Floor to Floor: Typ. drop ceiling of 8'-6"
HVAC SYSTEM	Dual duct system with 29-36 VAV boxes per floor Typical SF/Ton.: Approx. One (1) Ton / 489 GSF <i>*may vary by floor</i>	FIBER OPTICS / TELECOMM	CenturyLink, Comcast, Electric Lightwave / Allstream, Wave Broadband
OPERATING EXPENSES	\$18.00/ RSF (2026)	TRANSIT	Walkable to East Main and Downtown Bellevue rail stations and Bellevue Transit Center.
PARKING	On-site, connected parking with 2.3:1,000 parking ratio Currently parking rates are \$242.44/mo before WSST	MANAGEMENT & SECURITY	Attentive, on-site management and security Managed by Unico Properties
BIKE STORAGE	Shared, complimentary bike storage for up to 12 bikes conveniently located off the lobby with street access	BUILDING HOURS	Mon-Fri: 6:00 am – 7:00 pm <i>*HVAC is also operational at these times</i>
ELEVATORS	3 Passenger (Floors 1-7): Modernized 2021 with Destination Dispatch 1 Freight (Floors P3-7): Modernized 2022 2 Parking Garage (Floors P1-1): Modernized 2020	SUSTAINABILITY	LEED Silver and Fitwel certified <ul style="list-style-type: none"> — Two (2) EV charging stations on-site — Best practices in healthy air quality and green cleaning — High efficiency water fixtures and smart irrigation — Recycling and compost available — Accessibility to the outdoors via the terrace and on-site amenities that support health and wellness
ON-SITE AMENITIES	Recently debuted, large-scale renovations: <ul style="list-style-type: none"> — Five-story central atrium with soft seating — Tenant lounge and connected outdoor terrace — Conference room — Fitness center — Locker rooms and showers 		





FOR LEASING:

MATT SCHRECK

schreck@broderickgroup.com
425.646.5232

JEFF LIVINGSTON

livingston@broderickgroup.com
425.274.4288

CLAYTON HOLM

holm@broderickgroup.com
425.274.4287



BRODERICK
• GROUP •

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.

