

# MIDSTATION

BELLEVUE, WASHINGTON



110 110TH AVENUE NE

FORWARD FROM HERE

# Forward From Here

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

Suitable for tech teams seeking growth-aligned workspace, Midstation is slated to debut large-scale renovations and energized amenity experiences starting in late 2023.



SWEEPING VIEWS FROM MIDSTATION'S SHARED TERRACE

## PLANNED AMENITIES

PHASE I DEBUTING LATE 2023



**MODERNIZED LOBBY**  
WITH UPGRADED  
FINISHES,  
AND LIGHTING



**NEW  
TENANT LOUNGE**  
OFF OF THE SHARED  
OUTDOOR TERRACE



**BRAND NEW  
CONFERENCE  
AND BOARD ROOMS**



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

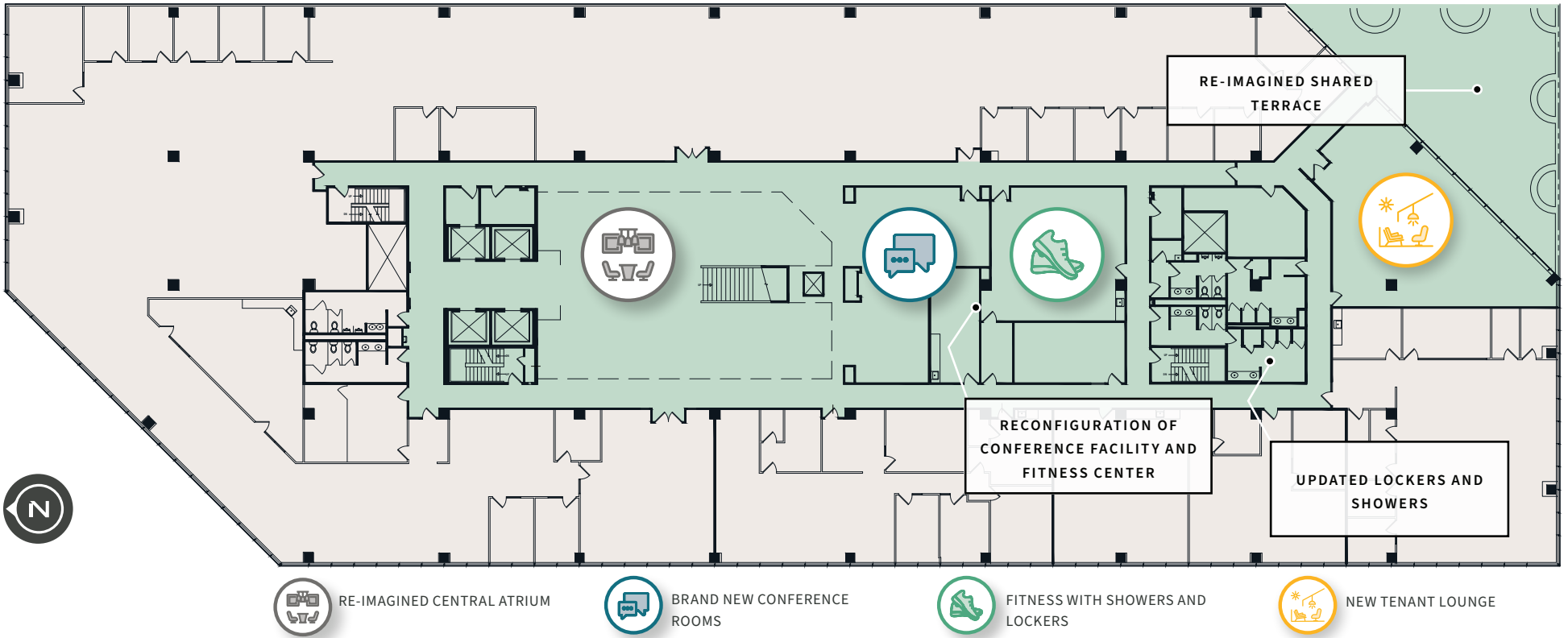


**RE-IMAGINED  
FIVE-STORY CENTRAL  
ATRIUM**

# PLANNED SHARED AMENITY FLOOR



LEVEL THREE

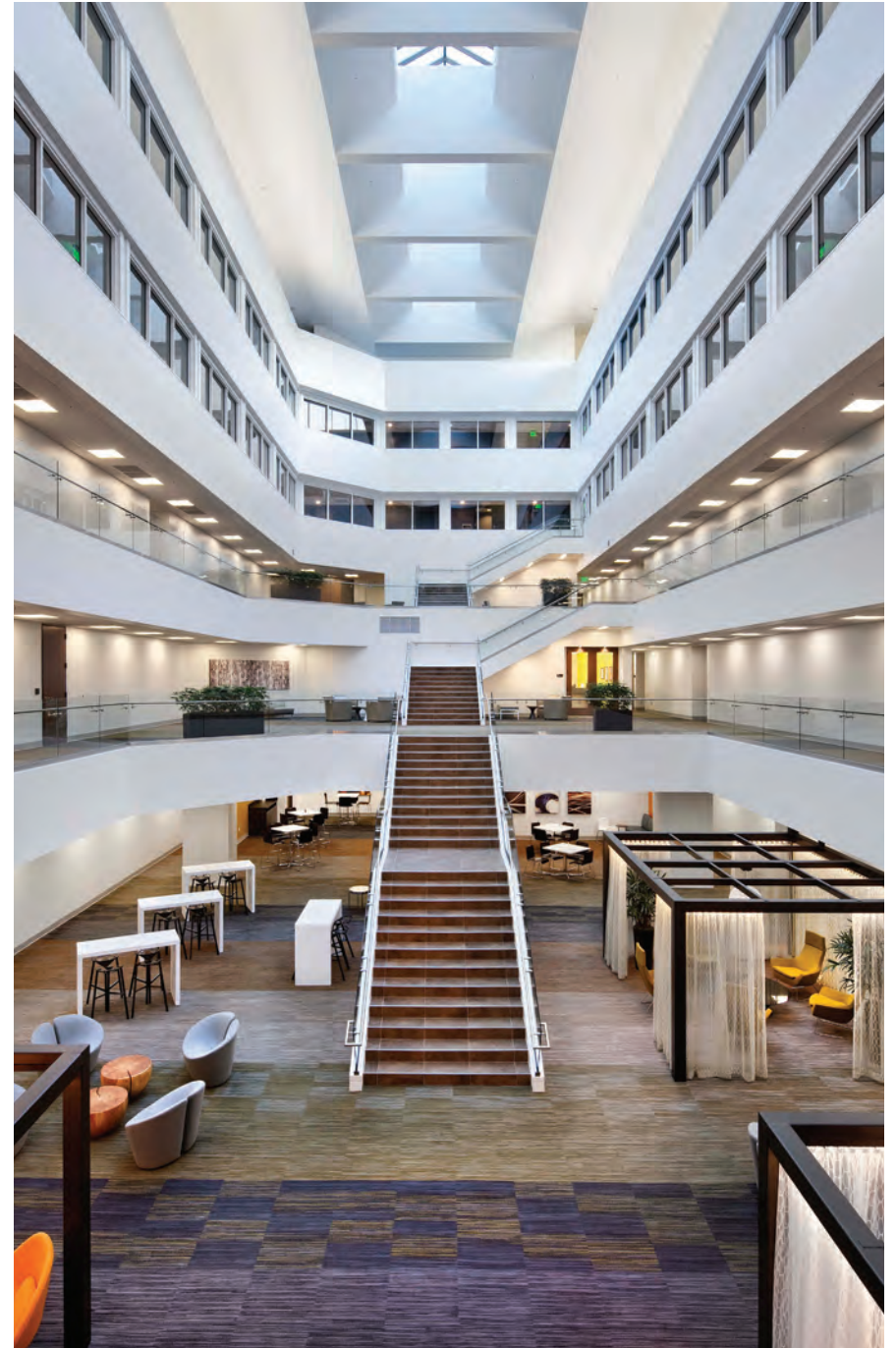




# Discover the Largest Available Floor Plates In Bellevue



III INTERIORS UNDERGOING REIMAGINING



III FIVE-STORY ATRIUM (UNDERGOING LARGE-SCALE IMPROVEMENTS)

# BUILDING HIGHLIGHTS



LARGEST AVAILABLE FLOOR PLATES IN BELLEVUE



COMMUNAL TERRACE WITH SWEEPING VIEWS



WALKABLE TO TWO LIGHT RAIL STATIONS



SECURED BIKE STORAGE & LOCKERS



CONNECTED ON-SITE PARKING WITH EV CHARGING STATIONS



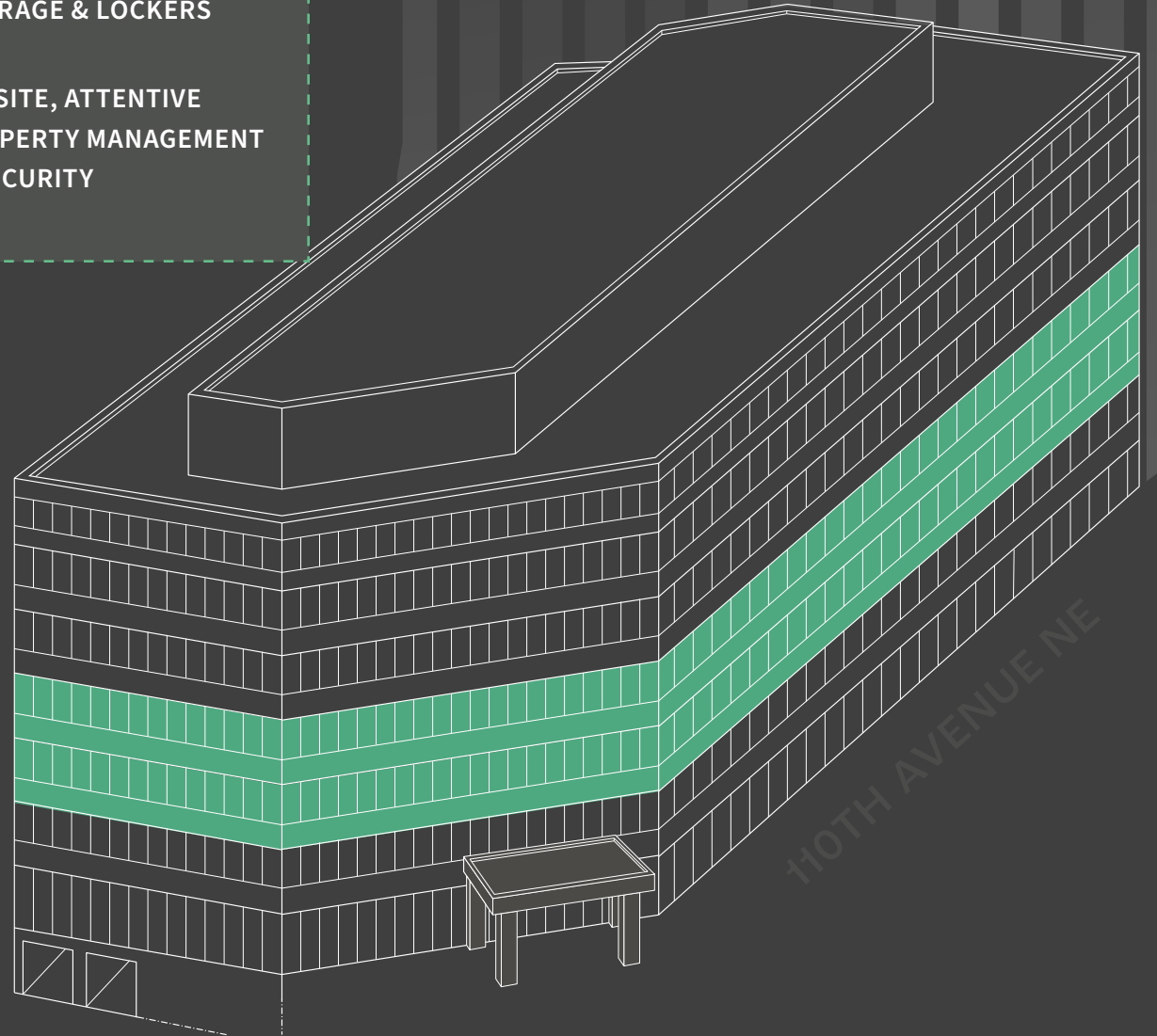
ON-SITE, ATTENTIVE PROPERTY MANAGEMENT & SECURITY

## AVAILABILITIES

FLOOR 4 **40,369 SF**

FLOOR 3 **31,891 SF** [▶ VIRTUAL TOUR](#)

UP TO **72,260 SF**  
CONTIGUOUS SPACE AVAILABLE

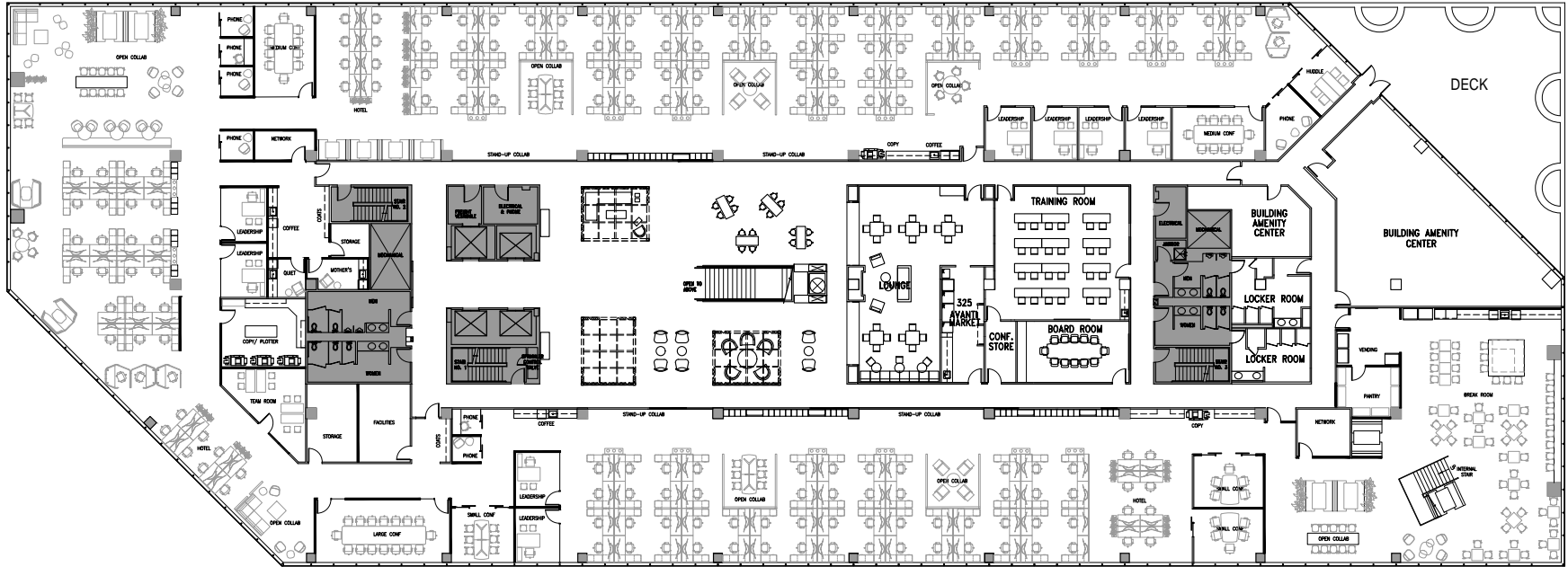




# MIDSTATION

## FLOOR 3 · 31,891 RSF

[▶ VIEW VIRTUAL TOUR](#)



110 110TH AVENUE NE · BELLEVUE, WASHINGTON



NOTE:  
DRAWING NOT TO SCALE



CITY VIEWS

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• GROUP •

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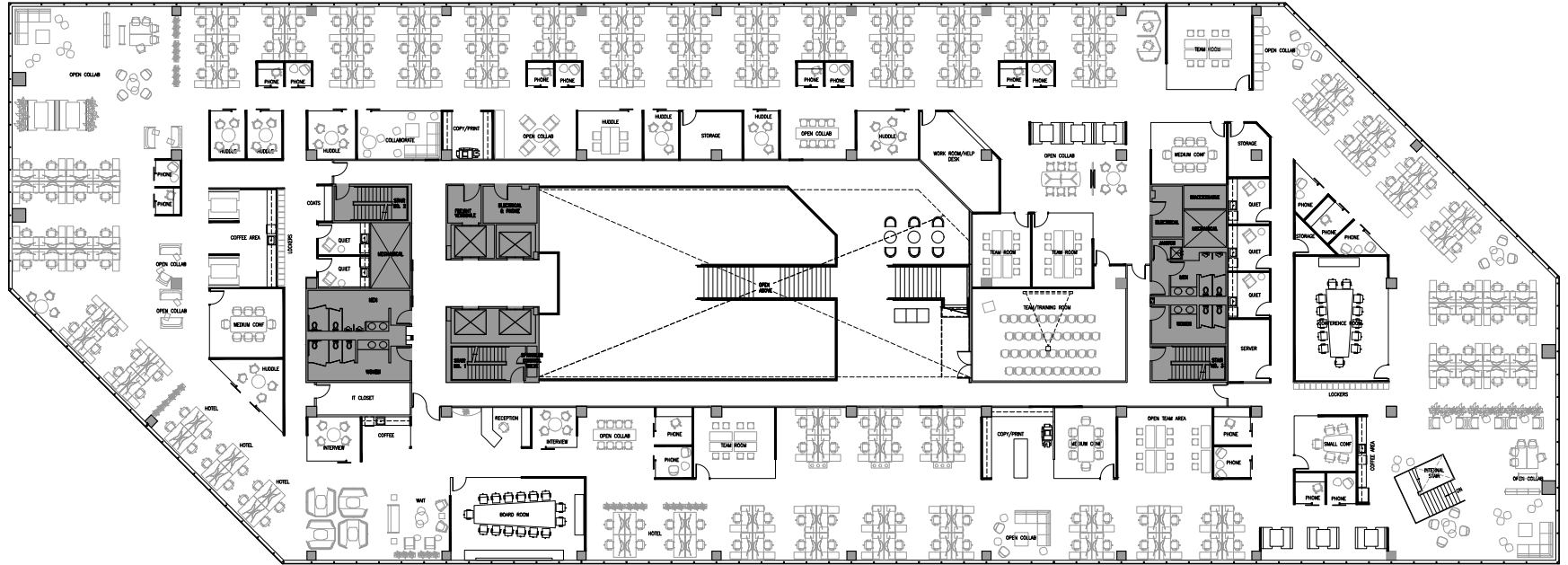


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# MIDSTATION

FLOOR 4 · 40,369 RSF



110 110TH AVENUE NE · BELLEVUE, WASHINGTON



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CITY VIEWS

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• GROUP •

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# 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

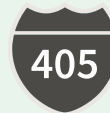
## COMMUTE TIMES



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



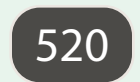
**DOWNTOWN LIGHT  
RAIL STATION**  
5 MIN WALK



**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





# Surrounded 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.



## FOOD & BEVERAGE FAVORITES

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- 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

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

## RECREATION

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- Bellevue Downtown Park
- McCormick Park
- Wildwood Park

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



NE 12TH STREET

NE 10TH STREET

NE 8TH STREET

NE 4TH STREET

NE 6TH STREET

100TH STREET NE

BELLEVUE WAY NE

106TH STREET NE

108TH STREET NE

110TH AVE NE

112TH STREET NE

MCCORMICK PARK

BELLEVUE DOWNTOWN PARK

OLD BELLEVUE MAIN STREET

WILDWOOD PARK

BELLEVUE SQUARE MALL

LINCOLN SQUARE

THE SHOPS AT BRAVERN

BELLEVUE TRANSIT STATION

BELLEVUE DOWNTOWN LIGHT RAIL STATION

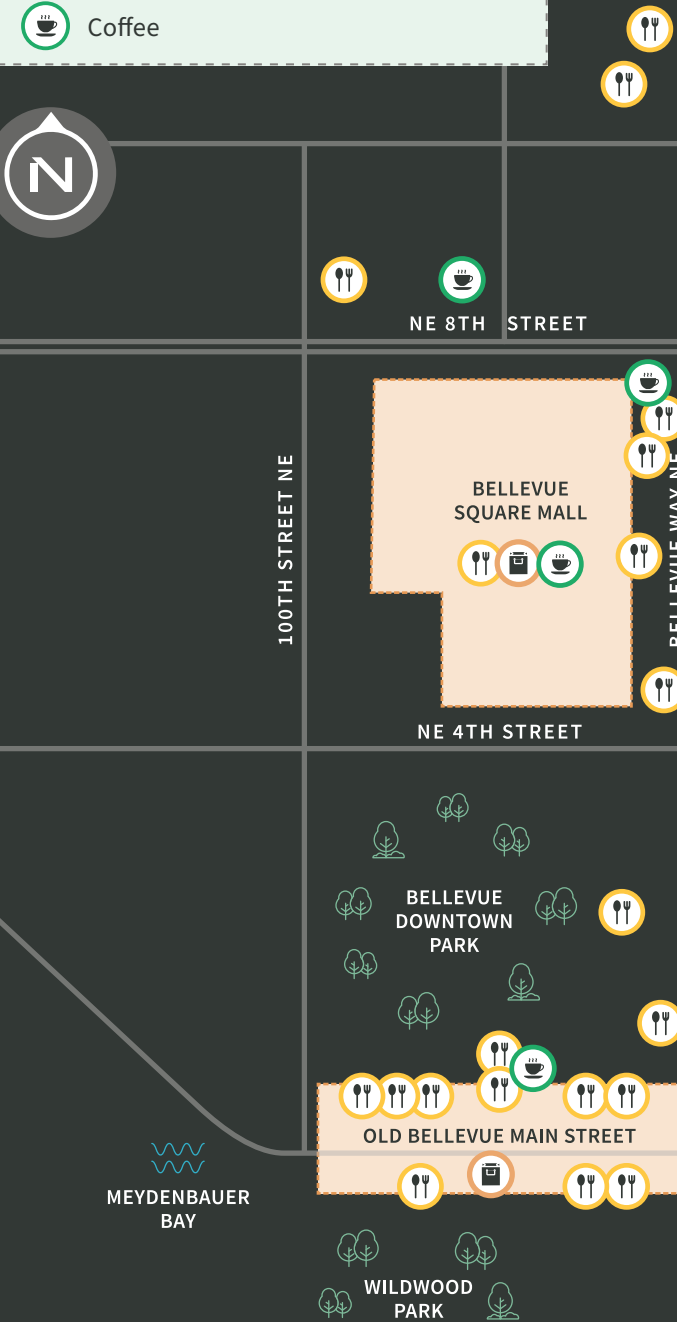
BELLEVUE CITY HALL

MIDSTATION BELLEVUE

EAST MAIN LIGHT RAIL STATION (2023)



MEYDENBAUER BAY



## A HISTORY OF STRATEGIC INVESTMENT OF UNICO PROPERTIES

Midstation is a strategic investment of Unico Properties—a Seattle-based private real estate investment firm offering user-centered investment, development, management and sustainability services in emerging markets across the U.S.

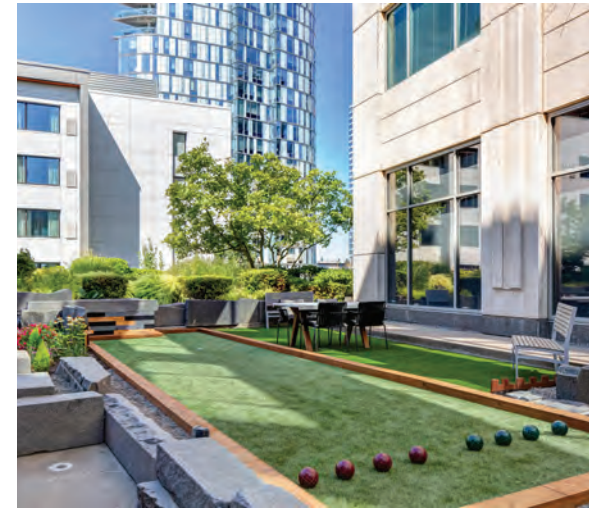
With a proven track record of delivering transformative visions for celebrated assets across Seattle, Bellevue and nationwide, Unico acquired the property in 2021 with a fearless spirit and simple strategy—to propel Midstation into its next chapter.



||| REALIZED OUTDOOR SPACE  
YALE & THOMAS, SEATTLE, WA



||| REALIZED TENANT LOUNGE  
ONE NASHVILLE, NASHVILLE, TN



||| REALIZED GAME PLAZA  
CIVICA OFFICE COMMONS, BELLEVUE, WA



||| REALIZED ROOFTOP DECK & SERVERY  
VIEWPOINT BUILDING, SEATTLE, WA







## FOR LEASING

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