

# FOR LEASE

# OFFICE/WAREHOUSE SPACE

4600 RYZEX WAY, BELLINGHAM, WA 98225



**CBA** Listing #: 32459554, 38181633

 LoopNet™

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verifications of all matters deemed to be material including but not limited to statements of income and expenses. Consult your attorney or accountant or other professional advisors.

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EXCLUSIVELY LISTED BY:

**Troy C. Muljat**  
**CCIM, CPM**  
**360.820.2000**  
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**MULJAT GROUP**  
COMMERCIAL  
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This Offering Memorandum has been prepared by Muljat Group Commercial for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by Muljat Group Commercial, Seller and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond control of Owner, and therefore are subject to variation. No representation is made by Muljat Group Commercial or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presentation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial, Owner, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

Prospective tenants should be aware that Owner of the real property known as 4600 Ryzex Way, is leasing the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and/or after contracting to lease, as appropriate, tenant will be given reasonable opportunity to inspect and investigate the Property and all improvements therein, either independently or through agents of tenants choosing. Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, tenant shall not be entitled to and should not rely on Owner or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Owner may have performed work, or contracted for work performed by related and/or third parties in connection with the Property, Owner and its agents shall not be responsible to tenant or any successor on account of any errors or omissions or construction defects of such predecessors and/or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective tenant.

Owner and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to lease the Property unless and until such offer is approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

Any offer to Owner must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract to lease to be prepared by Owner and executed by both parties, and (iii) approved by Owner before the transaction becomes binding on either party. Neither the prospective tenant nor the Owner shall be bound until execution of the contract of a lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Owner or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Owner or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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# OFFERING SUMMARY

## SUITE 200 (OFFICE)

**5,555 SF +/-**  
Space Available

**\$18.00 /SF/YR + NNN**  
Lease Rate

**\$3.75 /SF/YR**  
Estimated NNNs

**\$10,068.43 /Month**  
Total Estimated Rent (Base + NNN)

**AVAILABLE NOW**  
Short-term Lease Possible

## ENTIRE BUILDING

**29,971 SF +/-**  
Space Available

**\$1.25 /SF/MO + NNN**  
Lease Rate

**\$3.75 /SF/YR**  
Estimated NNNs

**\$46,829.68 /Month**  
Total Estimated Rent (Base + NNN)

**JANUARY 1, 2024**  
Available Date

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OFFICE/  
WAREHOUSE  
SPACE

IDEAL  
FOR  
MEDICAL/  
TECH USE

CLOSE TO  
I-5 &  
GUIDE  
MERIDIAN

GREAT  
NATURAL  
LIGHT

## PROPERTY DESCRIPTION

Located just off Guide Meridian, close to colleges, near multiple medical facilities, and minutes from Interstate 5. Suite 200 is ready for occupancy; featuring several private offices, open work area, break room with kitchen, and large meeting room. High quality finishes and lots of natural light throughout. The entire building, which is a combination of office, warehouse, and production space, will be available January 1st, 2024.

Additional info: [4600ryzexway.com](http://4600ryzexway.com).

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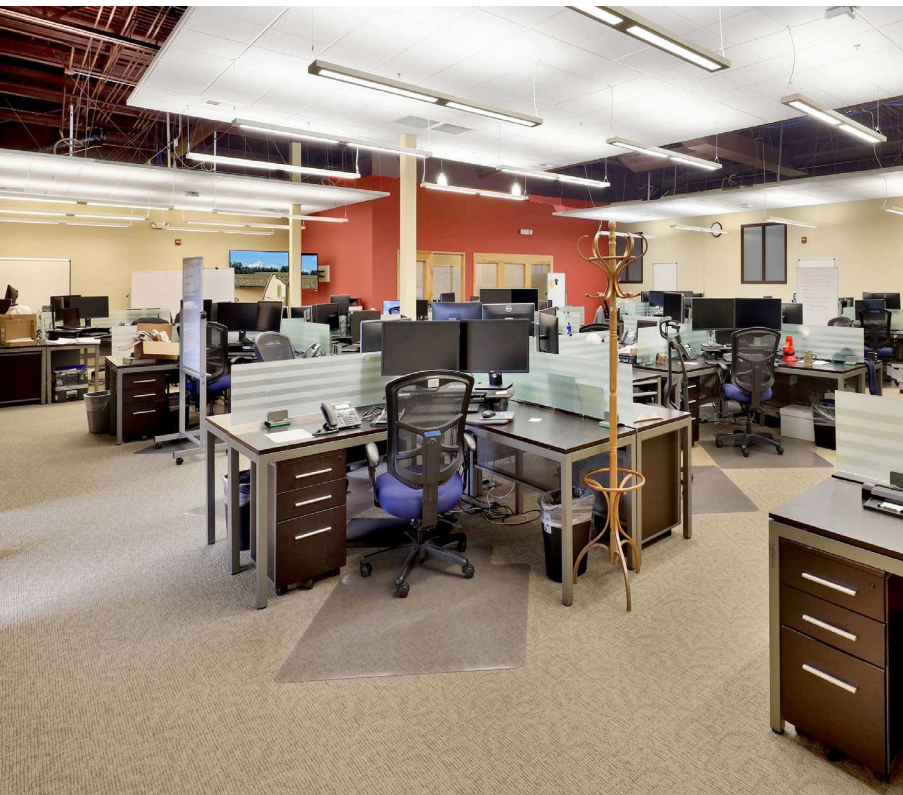
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# INTERIOR PHOTOS: SUITE 200



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# SUITE 200 FLOOR PLAN



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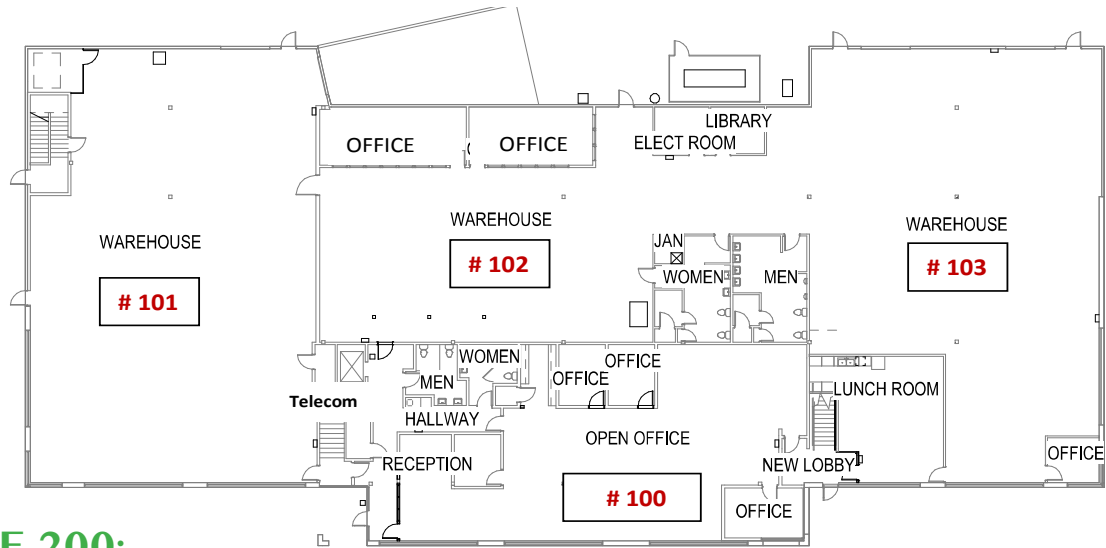
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# BUILDING FLOOR PLAN



**SUITE 200:  
AVAILABLE NOW**

**ENTIRE BUILDING:  
AVAILABLE JAN 1, 2024**

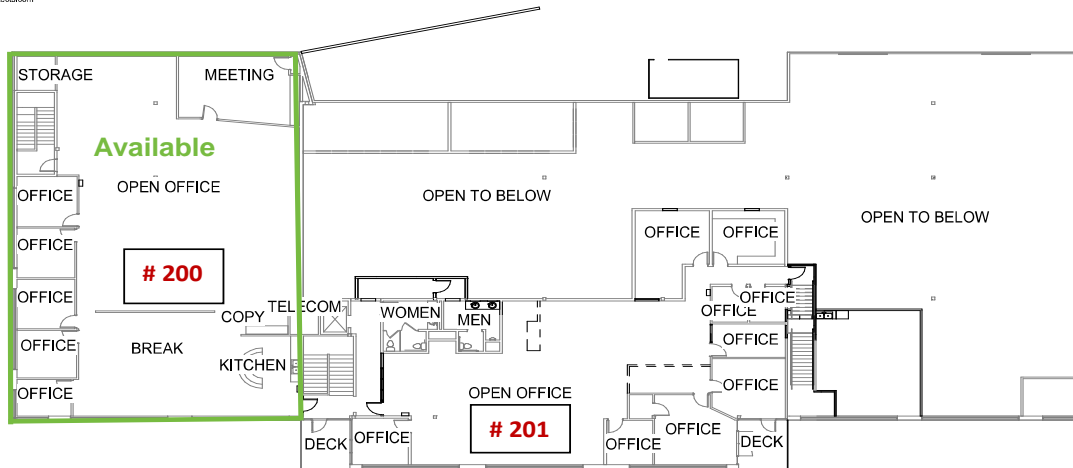
Ground Floor Plan



**RMC** ARCHITECTS

RMC Architects, PLLC • 1223 Railroad Avenue • Bellingham, WA 98225  
P: 360.876.7733 • F: 360.738.0445 • rmc@rmcarchitects.com

4600 Ryzex Way



Upper Floor Plan



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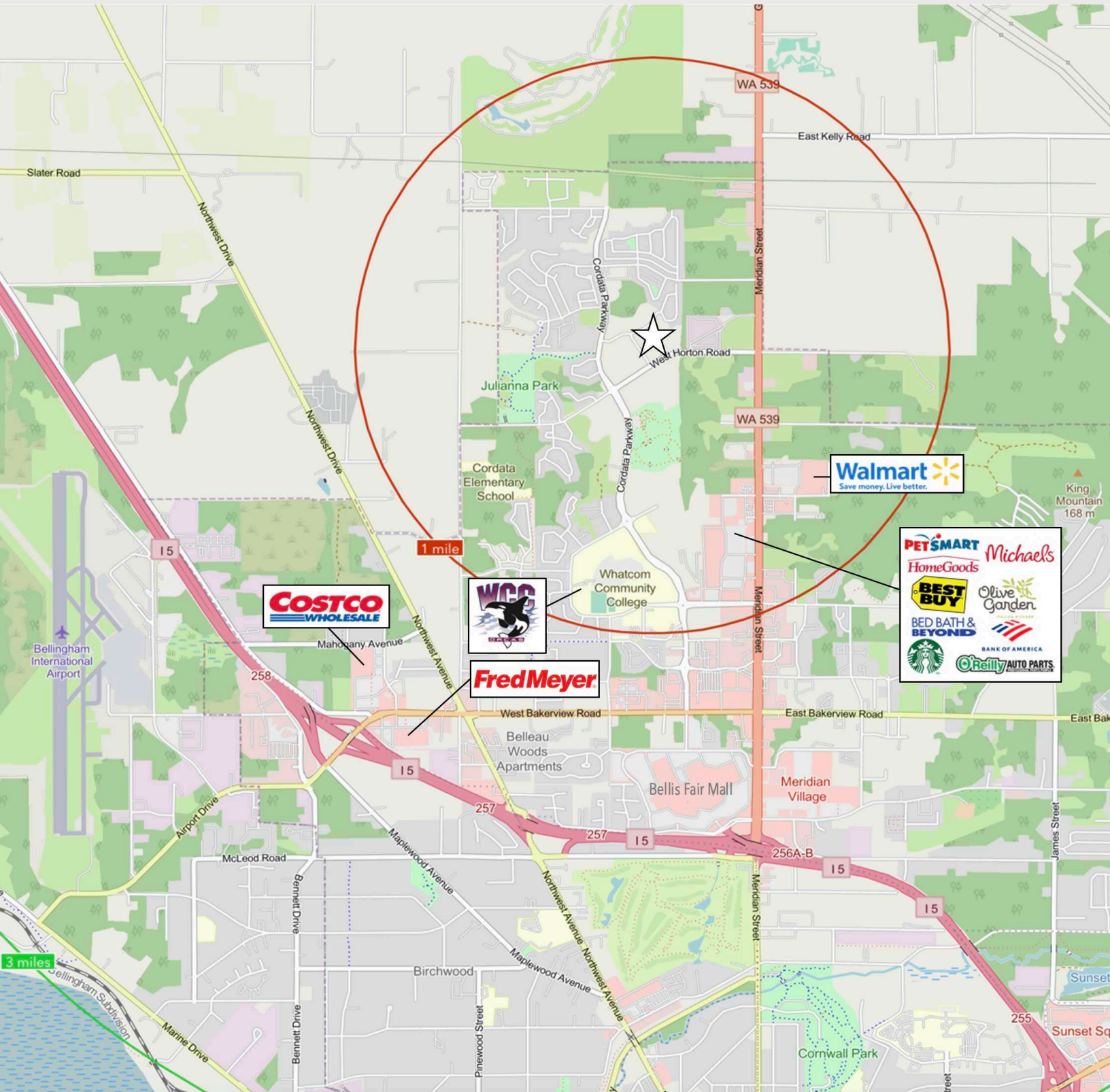
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# BUSINESSES NEARBY



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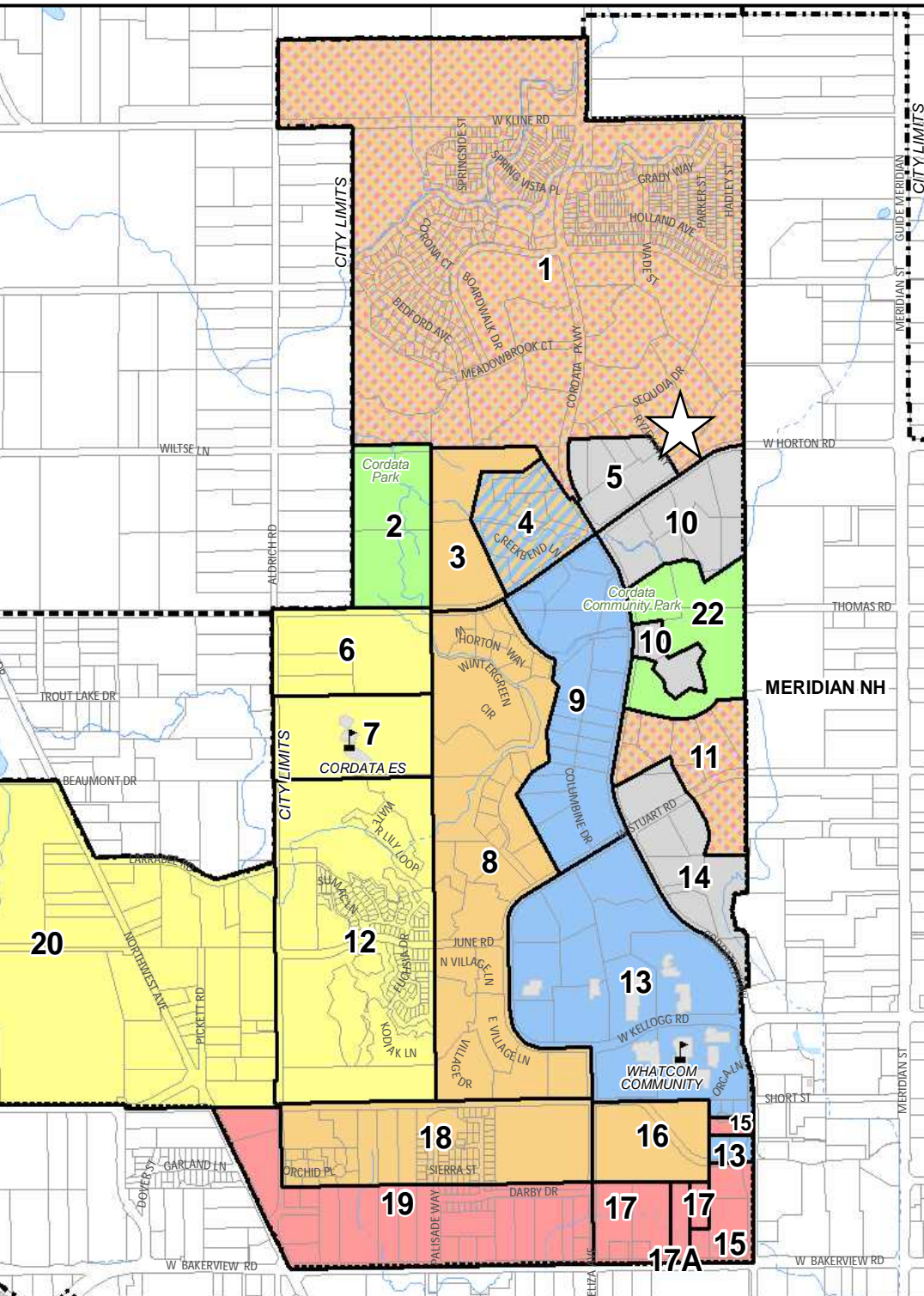
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# ZONING MAP



## CORDATA NEIGHBORHOOD ZONING

AREA	ZONING DESIGNATION
1	Comm./Indus./Residential Multi, Planned
2	Public, Park
3	Residential Multi, Planned
4	Institutional/Residential Multi, Planned
5	Industrial, Light/Planned
6	Residential Single
7	Residential Single
8	Residential Multi, Planned
9	Institutional, Planned
10	Industrial, Light/Planned
11	Comm./Indus./Residential Multi, Mixed/Planned
12	Residential Single
13	Institutional, Whatcom Community College
14	Industrial, Light/Planned
15	Commercial, Planned
16	Residential Multi, Planned
17	Commercial, Planned
17A	Commercial, Planned
18	Residential Multi, Planned
19	Commercial, Planned
20	Residential Single
21	Industrial, Planned
22	Public, Park



0 610 1,220 1,830 2,440 Feet

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11/17/2017, kn

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# DEMOGRAPHICS

BELLINGHAM, WA



## Location

Bellingham is the most populous city in Whatcom County and holds the county seat. Convenient access to the area and surrounding markets contributes to Bellingham's diverse economy. Vancouver, B.C. is located 52 miles north of Bellingham, and Seattle is 90 miles south.

## Education & Employment

Education is a hallmark of the community and adds to a skilled labor force. Western Washington University, Whatcom Community College, Bellingham Technical College, and NW Indian College call Bellingham home. Other major employers include St. Joseph's hospital and BP Cherry Point.

## Natural & Historical Beauty

Mount Baker and the San Juan Islands are the backdrop to a vibrant recreational community and tourism sector. Visitors are attracted to Bellingham's natural beauty and historical preservation.

91K



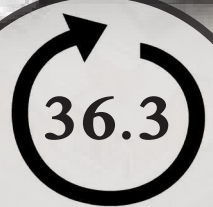
Population

\$58K

Median  
Household  
Income



44%  
Bachelor's  
Degree or  
higher



Median Age

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