

# BEAUTIFUL MODERN OFFICE SPACE IN FAIRHAVEN

1108 11<sup>th</sup> St, Bellingham WA 98225



**FOR LEASE**  
**\$20/ SF + NNN**

- 1,856 SF AVAILABLE
- ELEVATOR ACCESSIBLE
- FAIRHAVEN HISTORIC DISTRICT

# PROPERTY SUMMARY

## HAUTER-SIMS BUILDING

Featuring a fantastic location in Fairhaven, the Hauter-Sims building utilizes modern amenities combined with rustic charm to create the perfect location to house your business. Admire the beautiful brick façade as you step inside to elevator access. Modern, clean finished throughout, and windows that open to let in the fresh bay breeze. Shared restrooms and reception area. Easy access to Fairhaven Historic District, Taylor Docks, and a short drive to Downtown Bellingham or I-5.

## PROPERTY HIGHLIGHTS

**Premier Location** – Located in the heart of Fairhaven Historic District, the Hauter-Sims building offers an easily accessible location for visitation by car or foot.

**Floor Plan** – Beautifully built out space: 3 offices total, full reception. kitchenette in unit, plus extra storage/ server room. Access to shared restrooms and lobby area. Elevator access.

**Parking** – Parking via Fairhaven Parking District. Metered parking.

**Finishes** – Beautiful brick façade opening up into bright & modern individual offices. Rear access to Fairhaven waterfront & walking trails.

**Elevator** – Access from sidewalk brings you to the second floor, and elevator access is provided to access all three floors of the building. Stair access is provided from 11<sup>th</sup> st as well.

**Accessibility** – Access WSDOT Transit from 150 feet away, plus walk seconds into Fairhaven. Short bike ride to Downtown Bellingham.

**Signage** – The tenant has access to signage on the building made up of hanging fascia signage.

**Visibility** – Building fronts on 11th St. Highly visible. The Building is centrally located in the Bellingham submarket of Fairhaven on a busy thoroughfare and offers traffic to Downtown Bellingham & Western Washington University alike.

## PROPERTY OVERVIEW

**Address:** 1108 11<sup>th</sup> St,  
Bellingham, WA 98225

**APN:** 3702011031620000

**Total Building SF:** 8,795

**Year Built:** 2004

**No. of Floors:** 3 (Elevator Access)

**Market:** Bellingham

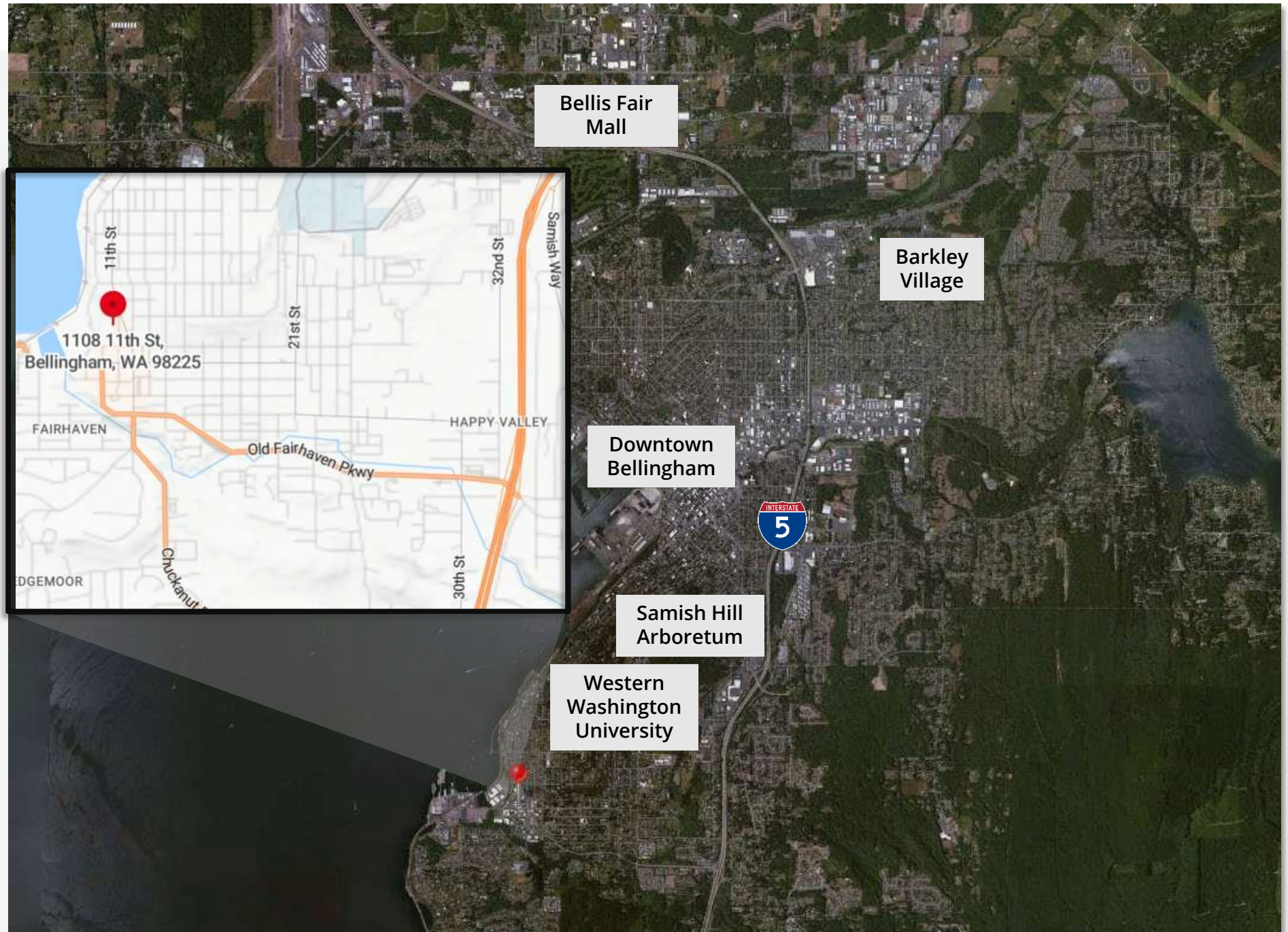
**HVAC:** Roof Mounted Forced Air

# AVAILABLE SPACES

SUITE (Expenses include NNN + Janitorial. Gas/ Electric billed back by Landlord monthly.)				
THIRD FLOOR	RENTABLE SF	BASE RENT	EXPENSES	MONTHLY TOTAL
305	1,856	\$3,093.33 (\$20/ SF/ YR)	\$638.77 \$4.13/ SF/ YR	\$3,732.10
DIVISIBLE SUITES – CALL BROKER TO INQUIRE				
THIRD FLOOR	RENTABLE SF	BASE RENT	EXPENSES	MONTHLY TOTAL
305A	704	Call Listing Broker		
305B	1,152	Call Listing Broker		



# MAP

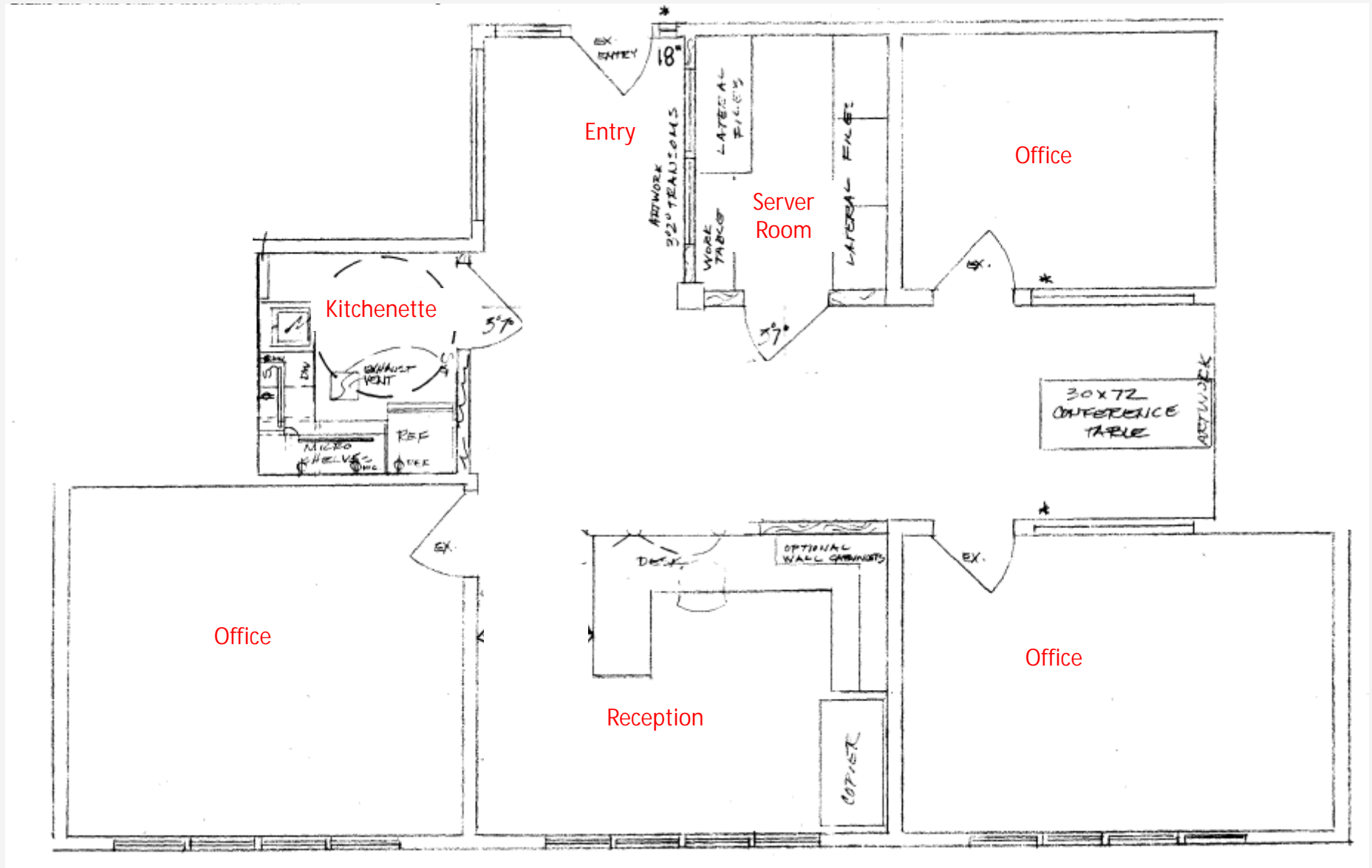




## **FLOOR PLANS**

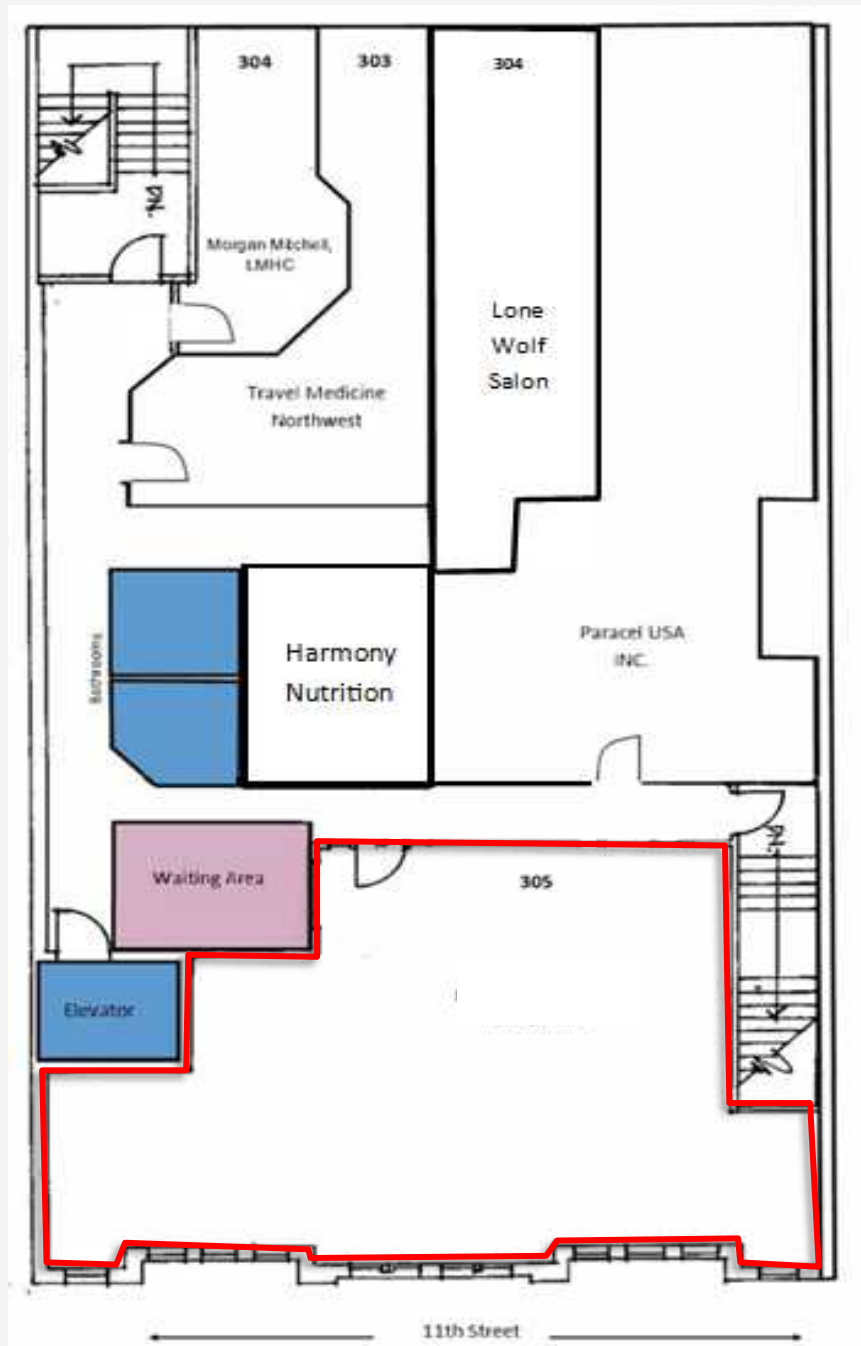
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# FLOOR PLAN – AS BUILT SPACE DETAILS





## FLOOR PLAN – 3<sup>rd</sup> Floor



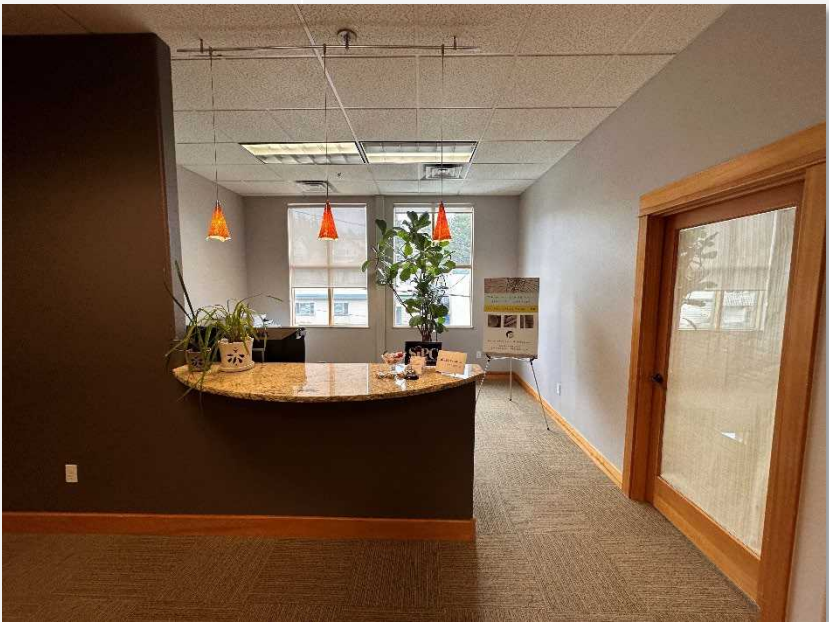
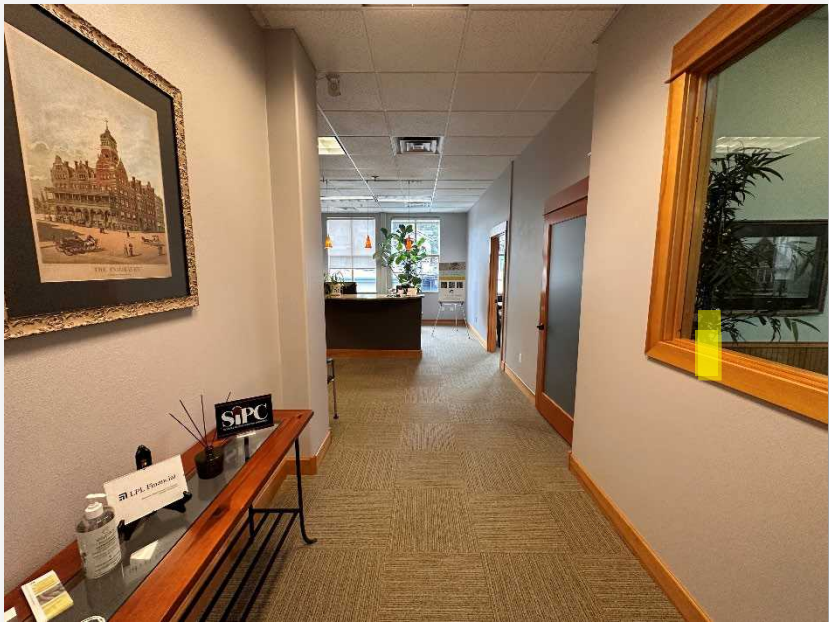


**PROPERTY PHOTOS**

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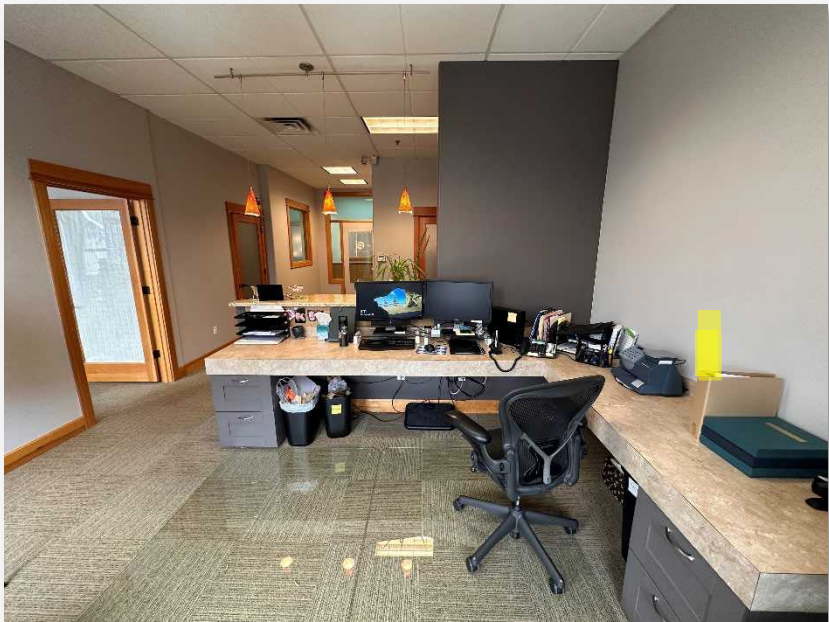


# SUITE PHOTOS



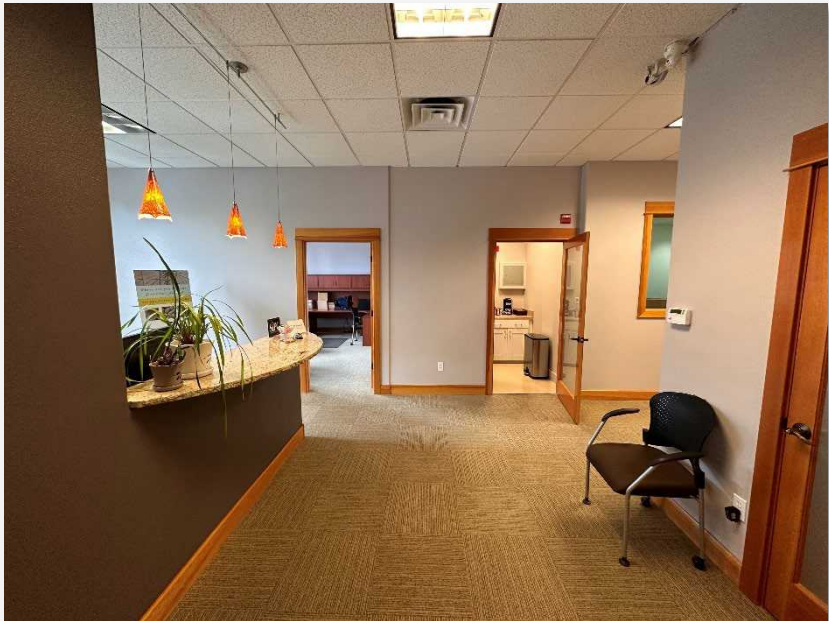


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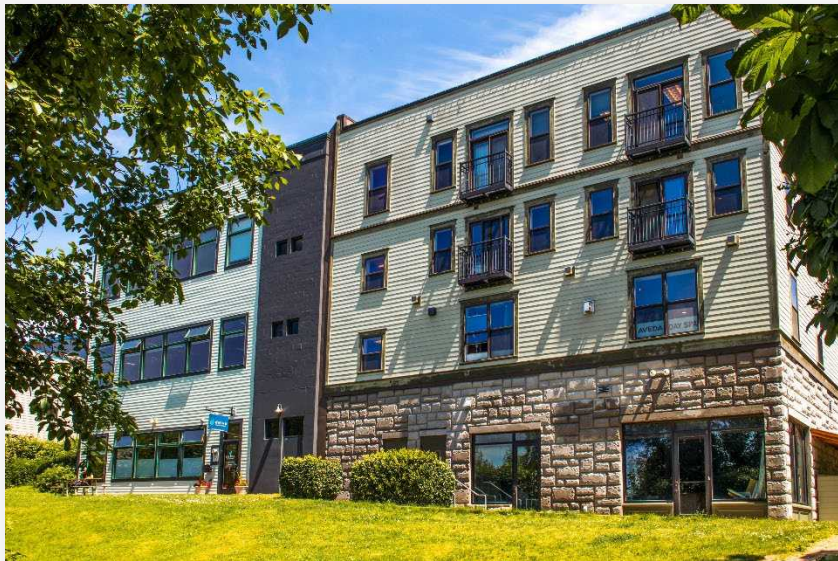


# SUITE PHOTOS





## EXTERIOR PHOTOS





FOR MORE INFORMATION

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