

**5977 GUIDE  
MERIDIAN**

**FOR LEASE**



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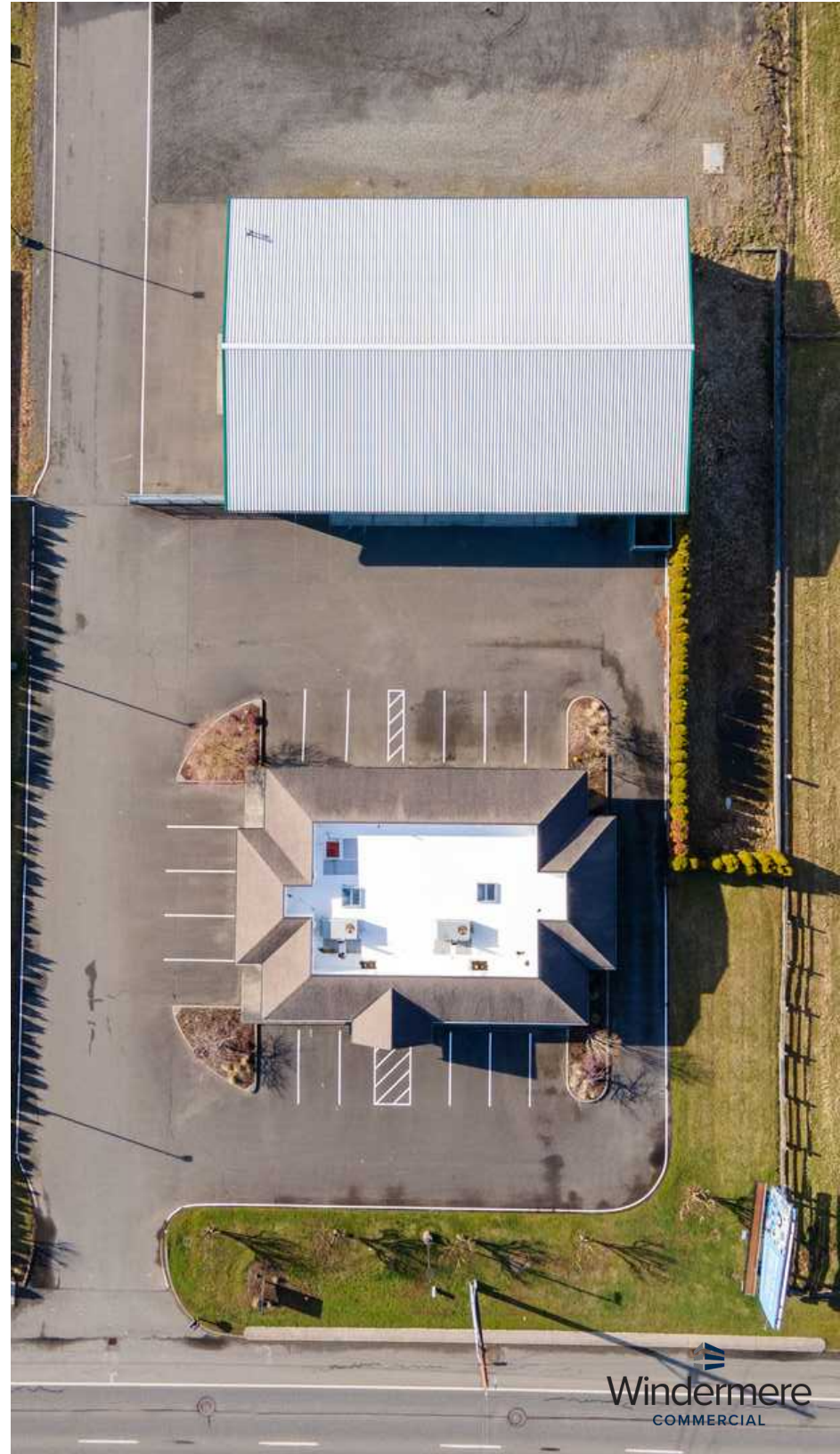


# BUILDING INFORMATION

LOT SIZE	55,757 SQFT
OFFICE SQFT	2,870 SQFT
PRIVATE OFFICE SPACES	9
WAREHOUSE SQFT	6,000 SQFT
EXTERIOR STORAGE / PARKING / EQUIPMENT YARD AREA	12,640 SQFT
YEAR BUILT	1999
TOTAL MONTHLY RENT	\$8,500.00
LEASE TERM	5 YEAR
OPERATING EXPENSES	TBD

5977 Guide Meridian Street offers a unique opportunity to lease a fantastic 2,870 SQFT office building along with an 8,000 SQFT warehouse. This property has fantastic visibility along Guide Meridian with easy ingress/egress access and plenty of parking. The office building offers a fantastic layout with 9 large private office, conference room, reception area, and 2 bathrooms.

The 6,000 SQFT warehouse is divided into 2 spaces to allow for versatility for use. It offers 16-24' ceilings, a total of 7 roll-up doors, storage space, a mezzanine, and 200 AMP power per side.





# OFFICE BUILDING



# OFFICE SPACE COMPARABLES



**2200 RIMLAND DRIVE SUITE 301  
BELLINGHAM, WA 98226**

OFFICE SQFT: 3,254 SF

LEASE TYPE: NNN

ASKING RATE: \$24.00/SF/YEAR

MONTHLY RATE: \$6,508.00 + NNN



**1130 N STATE STREET  
BELLINGHAM, WA 98225**

OFFICE SQFT: 2,869 SF

LEASE TYPE: NNN

ASKING RATE: \$18.00/SF/YEAR

MONTHLY RATE: \$4,304.00 + NNN



**1605 CORNWALL AVENUE  
BELLINGHAM, WA 98225**

OFFICE SQFT: 6,500 SF

LEASE TYPE: NNN

ASKING RATE: \$18.00/SF/YEAR

MONTHLY RATE: \$9,750.00 + NNN



# WAREHOUSE



# WAREHOUSE SPACE COMPARABLES



**3161-3167 MERCER AVENUE  
BELLINGHAM, WA 98226**

WAREHOUSE SQFT: 21,000 SF

LEASE TYPE: DIRECT

MONTHLY RATE: \$.90/SF/MONTH



**1616 N STATE STREET  
BELLINGHAM, WA 98225**

WAREHOUSE SQFT: 7,395 SF

LEASE TYPE: NNN

MONTHLY RATE: \$.90/SF/MONTH  
+ NNN



**2227 MIDWAY LANE  
BELLINGHAM, WA 98226**

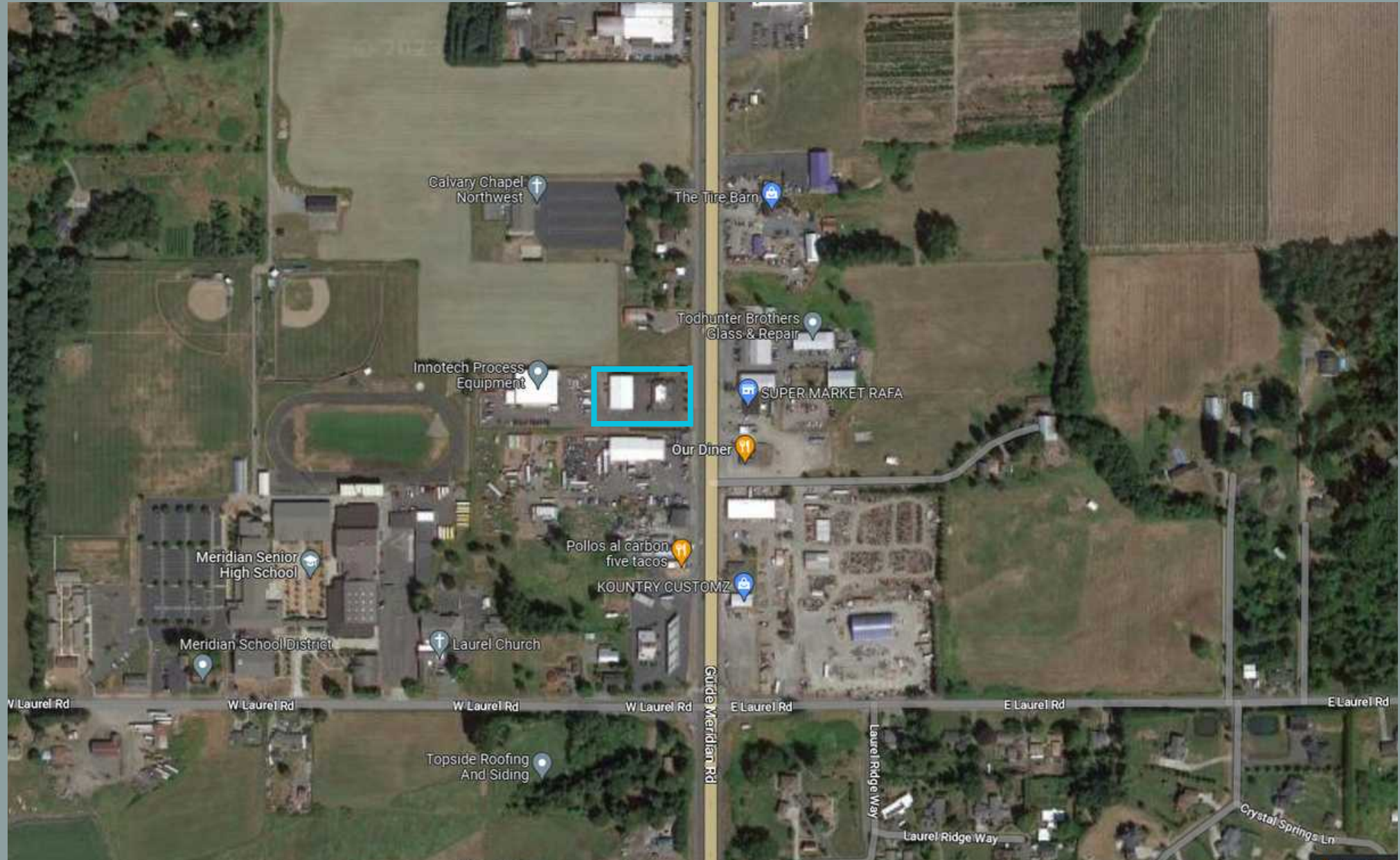
WAREHOUSE SQFT: 17,574 SF

LEASE TYPE: NNN

MONTHLY RATE: \$.95/SF/MONTH  
+ NNN



# AERIAL

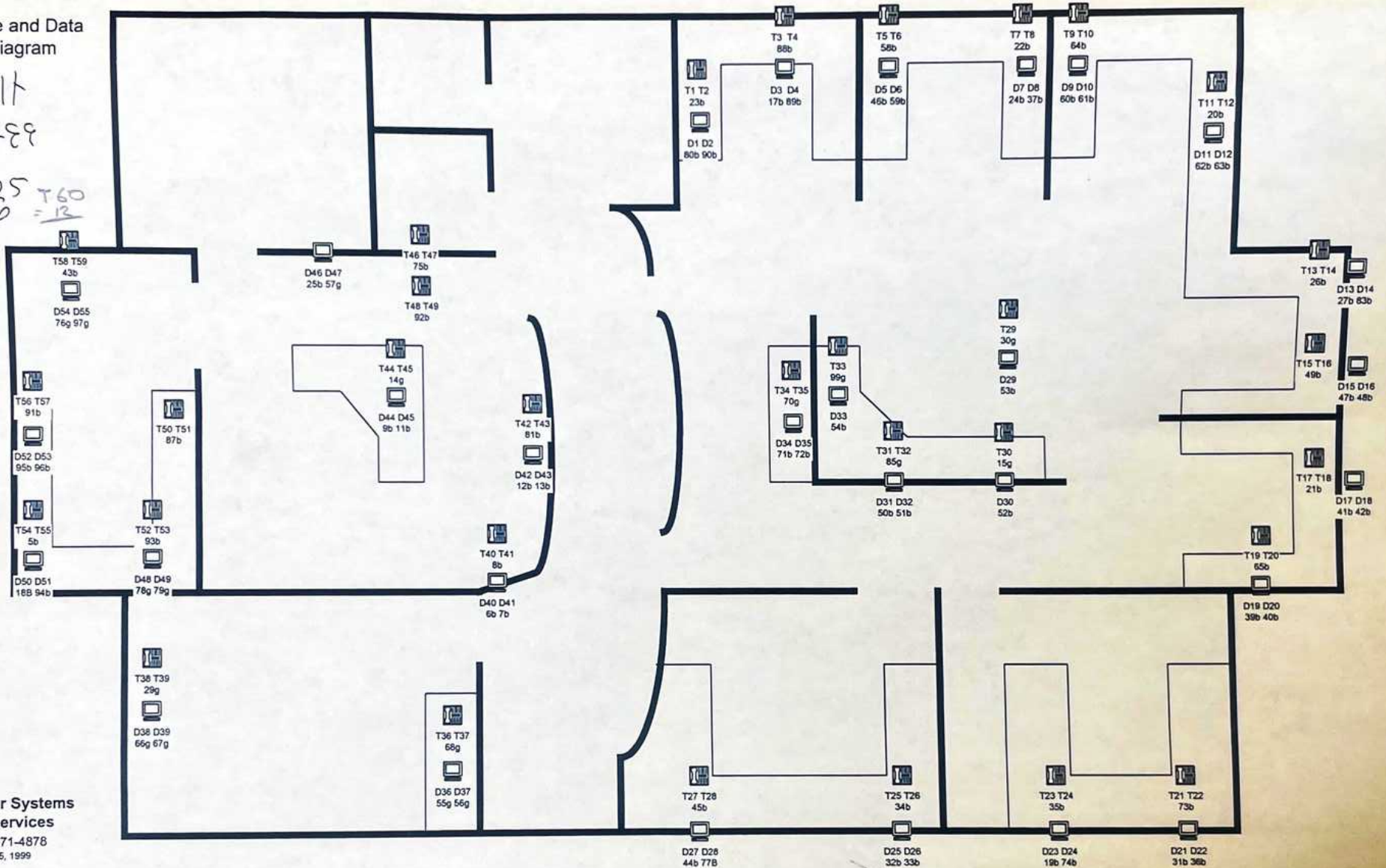


# OFFICE BUILDING

## Roosendaal - Honcoop Construction

Telephone and Data  
Jack Diagram

45 Built  
6-6-88  
- Ext 25  
Stop = 12



Computer Systems  
and Services  
(360) 671-4878  
June 5, 1999





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