

CROWN PLAZA BUILDING

114 W. Magnolia St., Bellingham, WA 98225



Heather Baker, Broker

(360) 927-0639 | HB@PCRnw.com

Commercial Sales | Leasing | Management
114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com

OVERVIEW



The opportunity is to be able to work in one of the top five largest historical buildings in Bellingham, WA. Crown Plaza is a tenanted, stabilized, and iconic building in the core of downtown Bellingham. Built-in 1927, this Neoclassical-style building is five stories with a mechanical basement.

Use of four fully furnished conference rooms, furnished reception and waiting area, complimentary guest parking adjacent to the building, office furniture in every suite, full kitchen/break room, signage on the door of your suite and in the Crown Plaza Building's first-floor directory, freight elevator, fully air-conditioned, 24-hour access to your office.

The Crown Plaza's fourth floor operates as executive office suites with in-house staff. The entire building is currently managed and maintained on-site by Pacific Continental Realty, LLC.



Building History

This building was initially known as the Montague & McHugh building, built on the corner of Magnolia and Commercial streets. Famous for its Neoclassical Commercial design, the five story structure was created with reinforced concrete covered in terra cotta. The terra cotta itself is glazed in a faux marble gray-pink that gives the building its distinctive look.

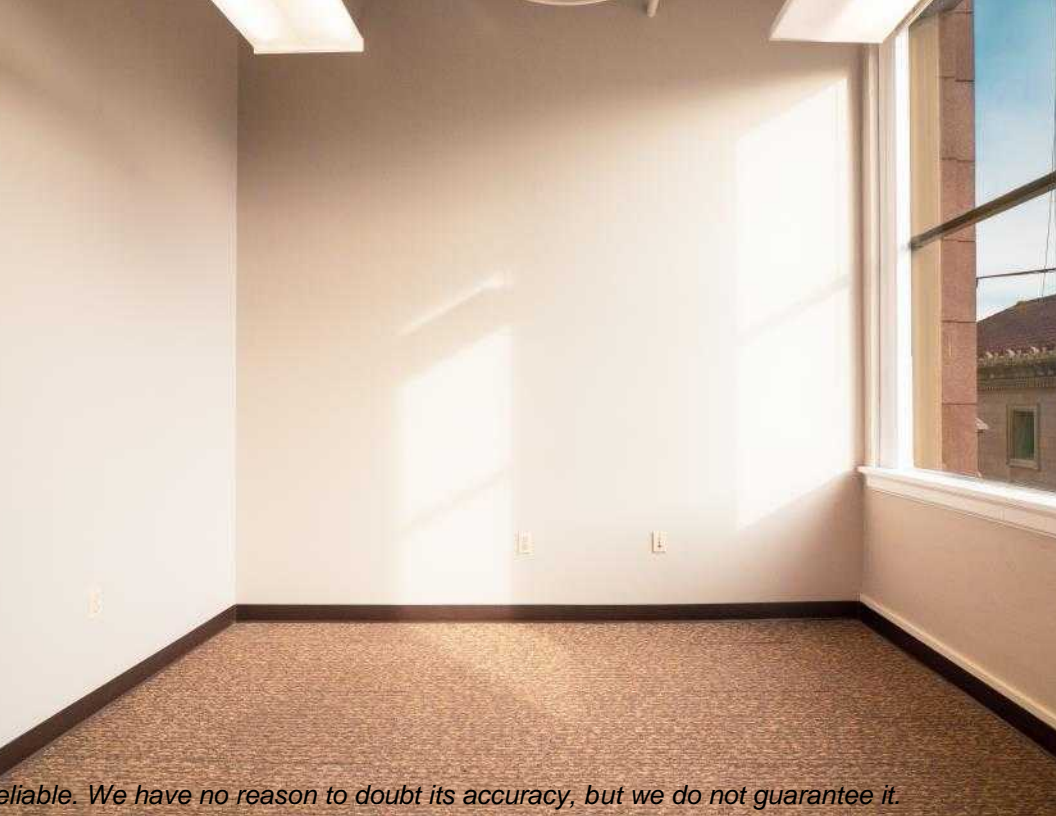
The building is almost square, 125 feet by 110 feet. Graham created a symmetrical appearance by adjusting the spacing of the features to keep things in proportion. There are rounded pediment arches, an ornamental frieze, spiral columns with finials, and rising fluted pilasters. The ornamentation of the outside of the building, particularly the first and second floors, is an astonishing amount of detail work. Within each pediment is a cartouche flanked by floral panels. Graham used friezes, vertical piers, and urn finials, as well as a projecting cornice with overhanging dentils in his work. The parapet has a floral cresting rising over a foot above it.

The third and fourth floors are less ornamental, but the windows and vertical elements continue in the same pattern for continuity. There are still architectural elements such as fluted pilasters, spandrels, and medallions. The ornate features of the building helped it stand out as downtown grew around it.

Details

- Scenic views of the Bellingham waterfront, Mt. Baker, and beautiful downtown Bellingham
- Outstanding natural light
- Property management company on-site
- UPS & FedEx drop boxes in lobby
- Client parking available
- Ample foot traffic and easy access for customers
- Central Bellingham location that provides easy access to Interstate-5 and all areas
- Current tenants include government offices, attorneys, NGOs, NPOs, financial services, IT professionals, website design & graphics, marketing professionals, café, and salon

OFFICE EXAMPLES





422

THE EXECUTIVE FLOOR

- SINGLE ROOM OFFICES AT 150 SF AND UP
- MONTHLY RENTS STARTING AT \$450/ PER MONTH
- DOWNTOWN PARKING AVAILABLE - VISITOR PARKING FOR CLIENTS
- CONFERENCE ROOM ACCESS
- RECEPTION SERVICES
- XEROX PRINTING, COPYING, AND SCANNING
- FIBER INTERNET AND PHONE INCLUDED
- 24-HOUR ACCESS TO THE BUILDING
- FULL KITCHEN/BREAK ROOM

VIRTUAL TENANTS

Some tenants may need the components of an office (mailing address, phone number) but travel too much to make a physical location make sense. Our virtual tenants have access to three plans that provide differing levels of support.

Level 1 - Mail Service

- Mailing Address in Downtown Bellingham
- Additional Support Available

Level 2 - Phone, Mail, Conference Room

- Mailing Address in Downtown Bellingham
- Phone Number and Voicemail Box
- Additional Support Available

Level 3 - Phone w/ Live Reception, Mail, Conference Room

- Level 2 Support Options and;
- Personalized Telephone Answering
- Incoming Voicemail Notifications
- 6 Hours of Conference Room Use Per Month
- Additional Reception Support

Additional Services For Virtual Tenants Include:

- Mail Forwarding: Cost + 25%
- Mail Scanning & Emailing: \$5 - Up to 10 Pieces a Month Additional Quantities Available
- Notary Services: \$3.00 Per Document, \$.50 for Additional Stamps on Same Document
- Conference Rooms: \$25 Per Hour
- Printer Copying: B&W at \$.09 Per Page, Color at \$.40 Per Page
- Word Processing: \$25.00 Per Hour, 15 Minute Minimum.



MARKET AREA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides an essential middle point for those looking to operate within both expanding districts.



HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.

DEMOGRAPHICS



Population

230,077



Average HH Income

\$80,569



Median Age

39

Whatcom County:

Bellingham:

93,910

\$80,709

37.5

CROWN PLAZA BUILDING

114 W. Magnolia St., Bellingham, WA 98225

Heather Baker, Broker

(360) 927-0639 | HB@PCRnw.com



Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.