

LUTHER BUILDING

115 W. Magnolia St., Bellingham, WA 98225



Pete Wasley, Broker

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

OVERVIEW



Suite 204: 244 Square Feet
Monthly Gross Lease: \$425.00
CBA #: 39643913

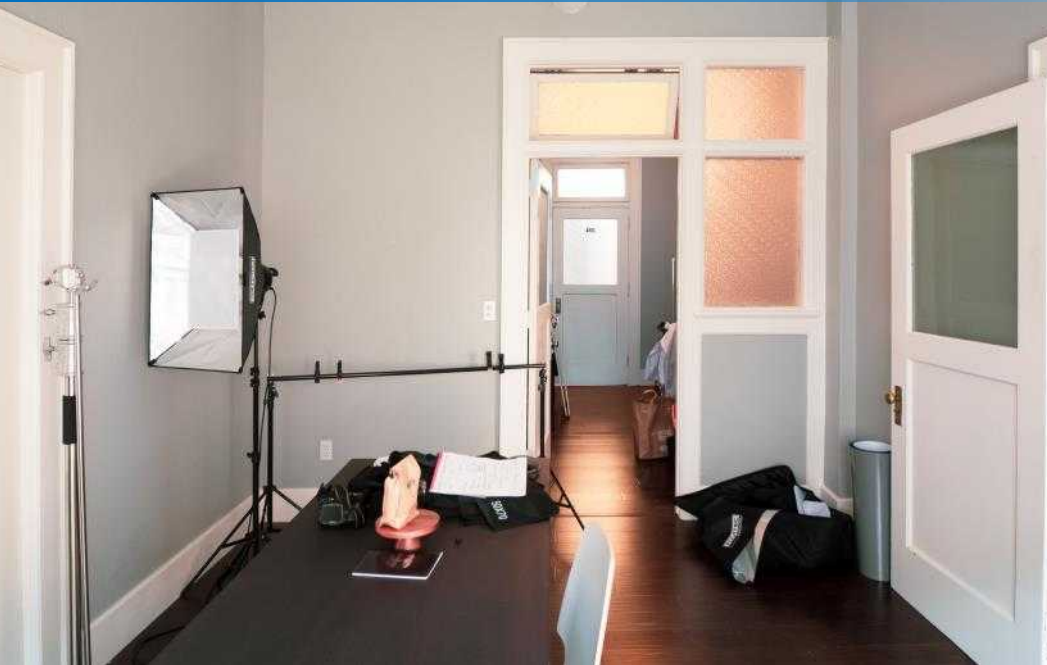
Suite 206: 289 Square Feet
Monthly Gross Lease: \$450.00
CBA #: 39643921

The Luther Building is in the heart of Bellingham's central business district. Next to the building is the Commercial Street Parking Garage, as well as plenty of street parking providing easy access for you, your employees and clients. The suites are a two room layout with a door that separates each room. Perfect for anyone looking for a quiet office space in the middle of downtown Bellingham.

The office suites are nearby to the city, county, and federal buildings. Steps away there are abundant shopping and dining opportunities as well as hundreds of services to support your business needs! Across the street is the property management office, available to help with your needs.

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.

SUITE 204




SUITE 206



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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

	 <u>Population</u>	 <u>Average HH Income</u>	 <u>Median Age</u>
<u>Whatcom County:</u>	230,077	\$80,569	39
<u>Bellingham:</u>	93,910	\$80,709	37.5

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