

RENOVATED DOWNTOWN OFFICE

1313 Commercial St., Bellingham, WA 98225



KC Coonc, Designated Broker
(360) 305-9977 | KC@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.

THE OFFERING



Building: 19,156 SF

Base Rent: \$18 SF/Y

Est NNN: \$5.00

Base Rent + Est. NNN = \$36,715.67

CBA #: 39123139

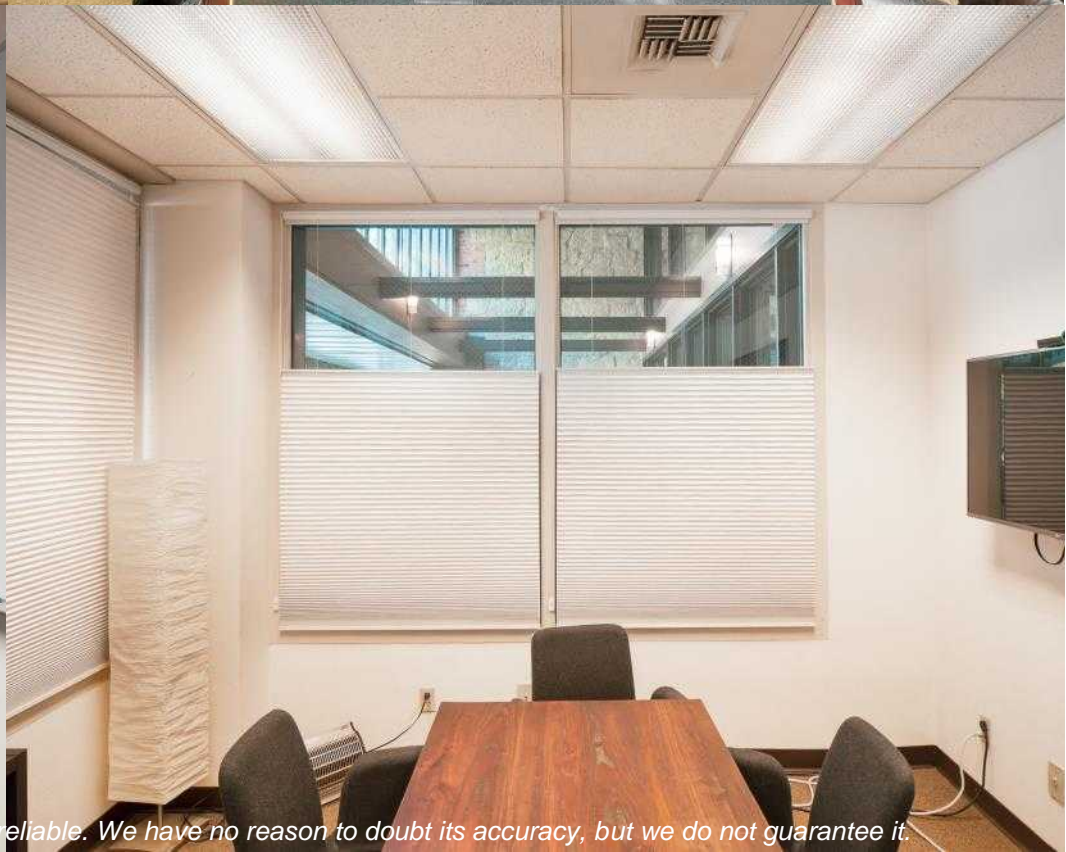
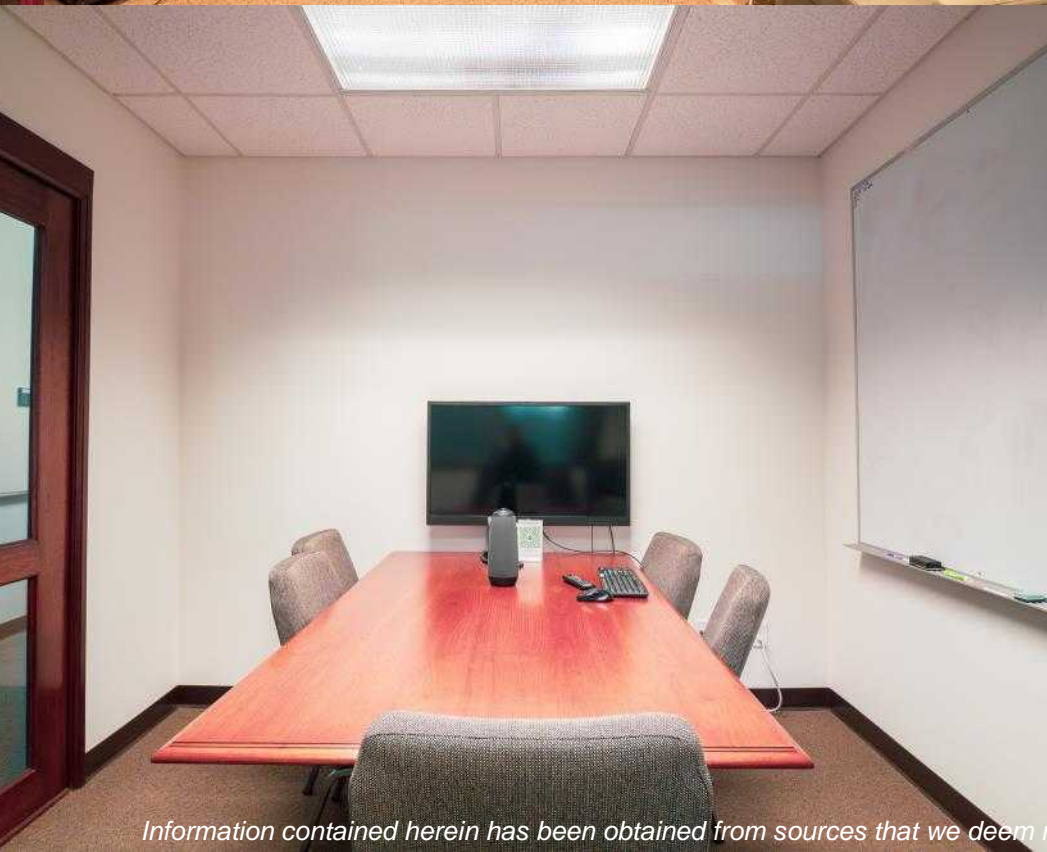
Beautifully renovated and turn key office space in the heart of Downtown available now. Situated across from the Commercial Street parking garage and adjacent to the Arts District, this location gives employees the opportunity to enjoy restaurants, shopping and entertainment just steps from work. With a combination of open floor space and private office, this building is sure to cover all the needs of an evolving business. A large conference room, exercise room, large kitchen and reception fulfills all possible needs. The building has both street and alley access, as well as, skylights for lots of natural light. This is a great opportunity for an expanding local company or a company relocating from out of town.

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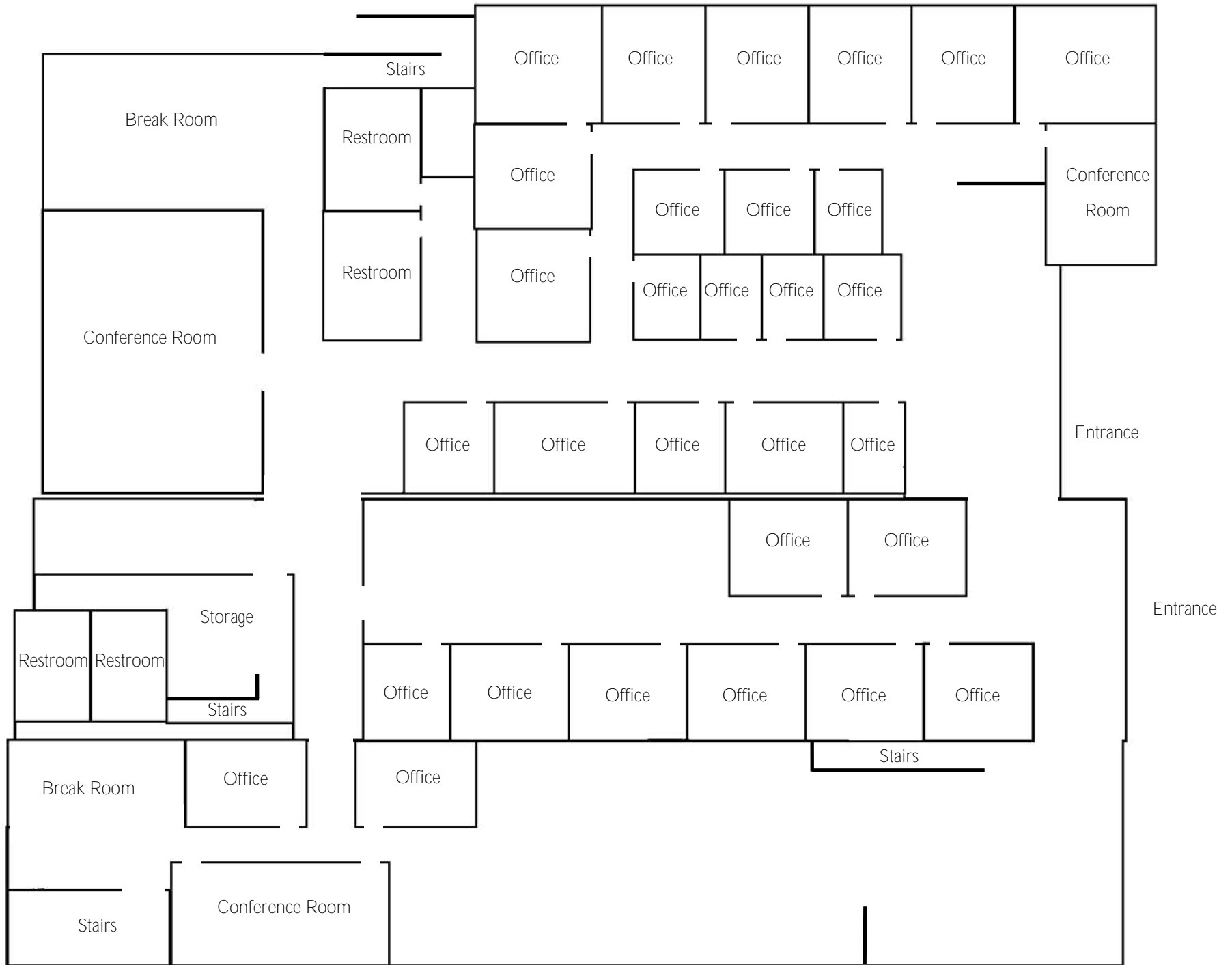
PHOTOS



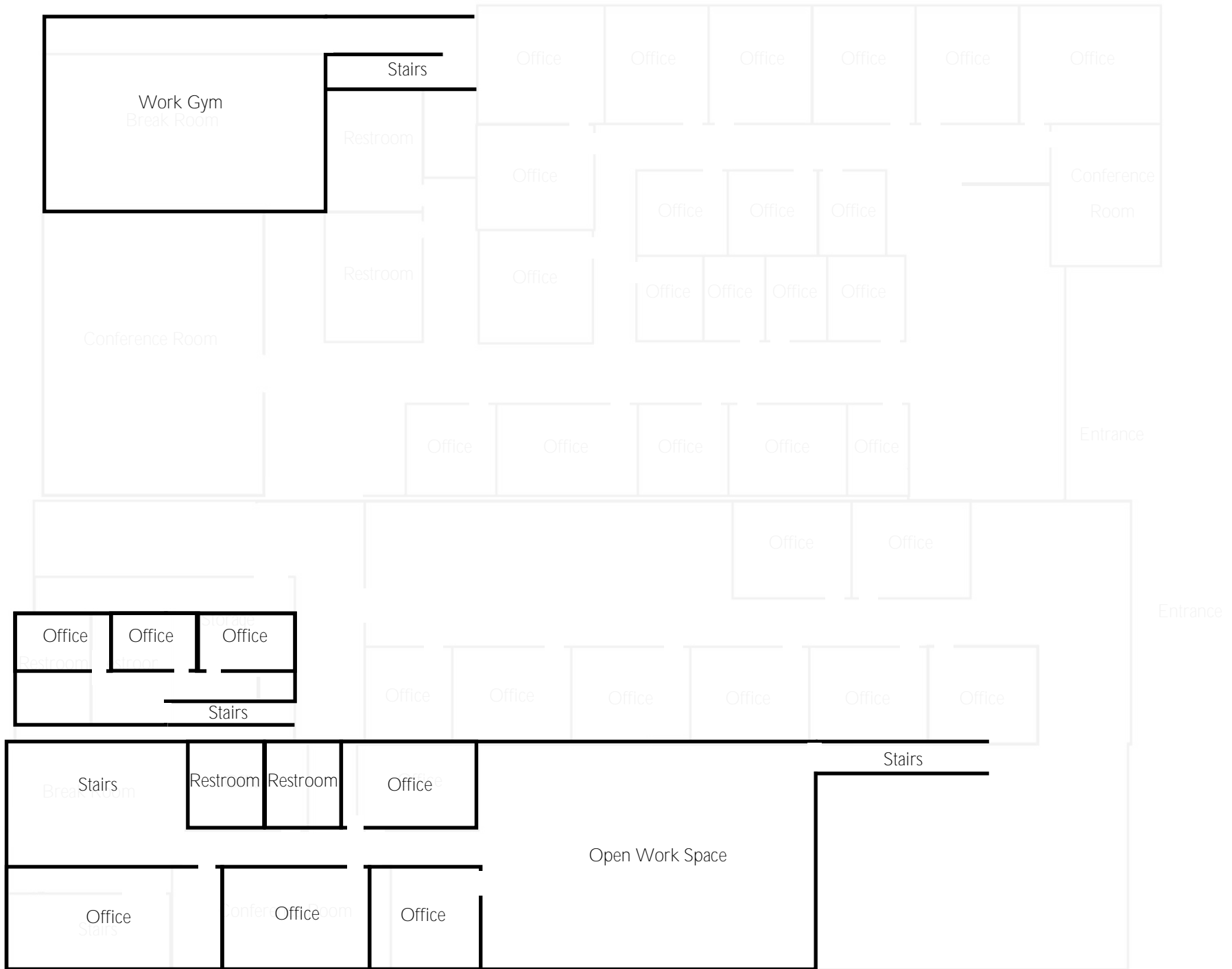
PHOTOS



FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR



SURROUNDING AREA



WWU

Bellingham Herald

Farmers Market

YMCA

Railroad Avenue

Leopold Hotel

Black Sheep

1313 Commercial St.

Camber

Pickford Theater

Mt. Baker Theater

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

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