

BEAUTIFULLY FINISHED MEDICAL SPACE

1151 Ellis St, Suite 202, Bellingham WA 98225



FOR LEASE
\$28/ SF + NNN

- 2,870 RSF AVAILABLE.
- HIGH END FINISHES THROUGHOUT
- AMPLE PARKING ~ 59 UNCOVERED PARKING SPACES.
- COMPLETE REMODEL IN 2015.



PROPERTY SUMMARY

SECOND FLOOR MEDICAL SPACE

Completely custom built for the previous tenant in 2015, featuring beautiful modern finishes throughout. Space previously operated as Dermatology Clinic, and is operational for similar medical practice in its current state. Includes Reception/ Client Waiting area, 5 Exam Rooms, Lab room, 2 Offices, Staff Bathroom and Breakroom. Space is located on the second floor, with elevator or stair access. Shared Restrooms for clients located in hallway outside space.

Available: January 1st, 2025

PROPERTY HIGHLIGHTS

Premier Location – Ellis Station is centrally located in Bellingham, offering easy access to I-5, Downtown Bellingham, & Western Washington University. The building has frontage on Ellis Street and is highly visible and offers onsite parking for its Tenant's and visitors.

Transformational Remodel– Remodeled in 2015 and upgraded with modern, clean finishes. Usage of large windows throughout offers incredible natural light.

Finishes – Clean, modern office finished with extra sound insulation in between (including ceiling, floor, and each office walls) offices and suites. Usage of large windows throughout offers lots of natural light for tenants.

Floor Plan– Two levels both with common area lobbies. The second floor is accessed via elevator and stairs. The design allows for tenant flexibility to expand within the Building as their business grows.

Parking– Ample Parking for Tenant Use with 59 uncovered spaces (Resealed & Restriped in 2021). Covered Bike Parking available.

Visibility – Located on Ellis St, the Building is centrally in Bellingham on a busy thoroughfare and offers traffic to Downtown Bellingham & Western Washington University alike. The access to I-5 is extremely convenient as you are minutes away from 2 separate access ramps.

Signage – The property has signage on the building made up of 2 lit box signs, and individual space signage.

Accessibility – Access WSDOT Transit from directly behind the building, plus walk/ bike to Sehome Hill Arboretum or Downtown in minutes.

PROPERTY OVERVIEW

Address: 1151 Ellis St, #202
Bellingham, WA 98225

APN: 3803313774380000,
380331365423, 380331368427,
380331372431

Total Available SF: 2,870

Site Area: 0.74 Acres (32,630 SF)

Year Built: 1945
Effective Year built: 2015

No. of Floors: 2 (Elevator Access)

Elevator: Yes (Medical Gurney Access)

Market: Bellingham

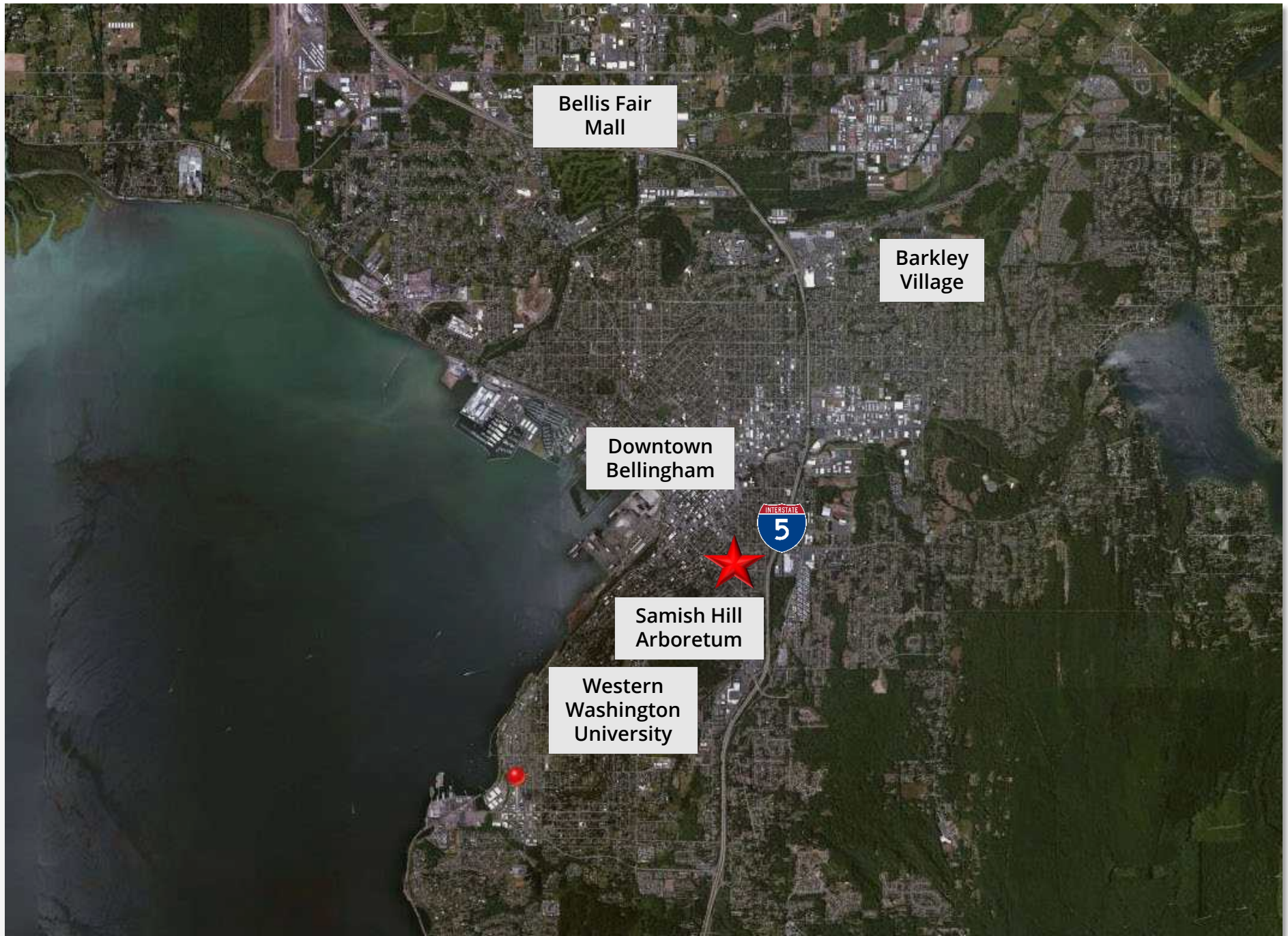
HVAC: Mini Split in each Suite.

Bonus: Bike Parking, Covered Picnic Area, Tenant ADA Shower, Located on WSDOT Bus Line (Stop #3181). Fiber to building.

AVAILABLE SPACES

| SUITE | | | | |
|--------------|-------|---------------------------------|---------------------------------|---------------|
| SECOND FLOOR | SF | BASE RENT | EXPENSES | MONTHLY TOTAL |
| 202 - | 2,870 | \$6,696.67 (\$28/ SF/ YR) | \$1,148.00 \$4.80/ SF/ YR | \$7,844.67 |

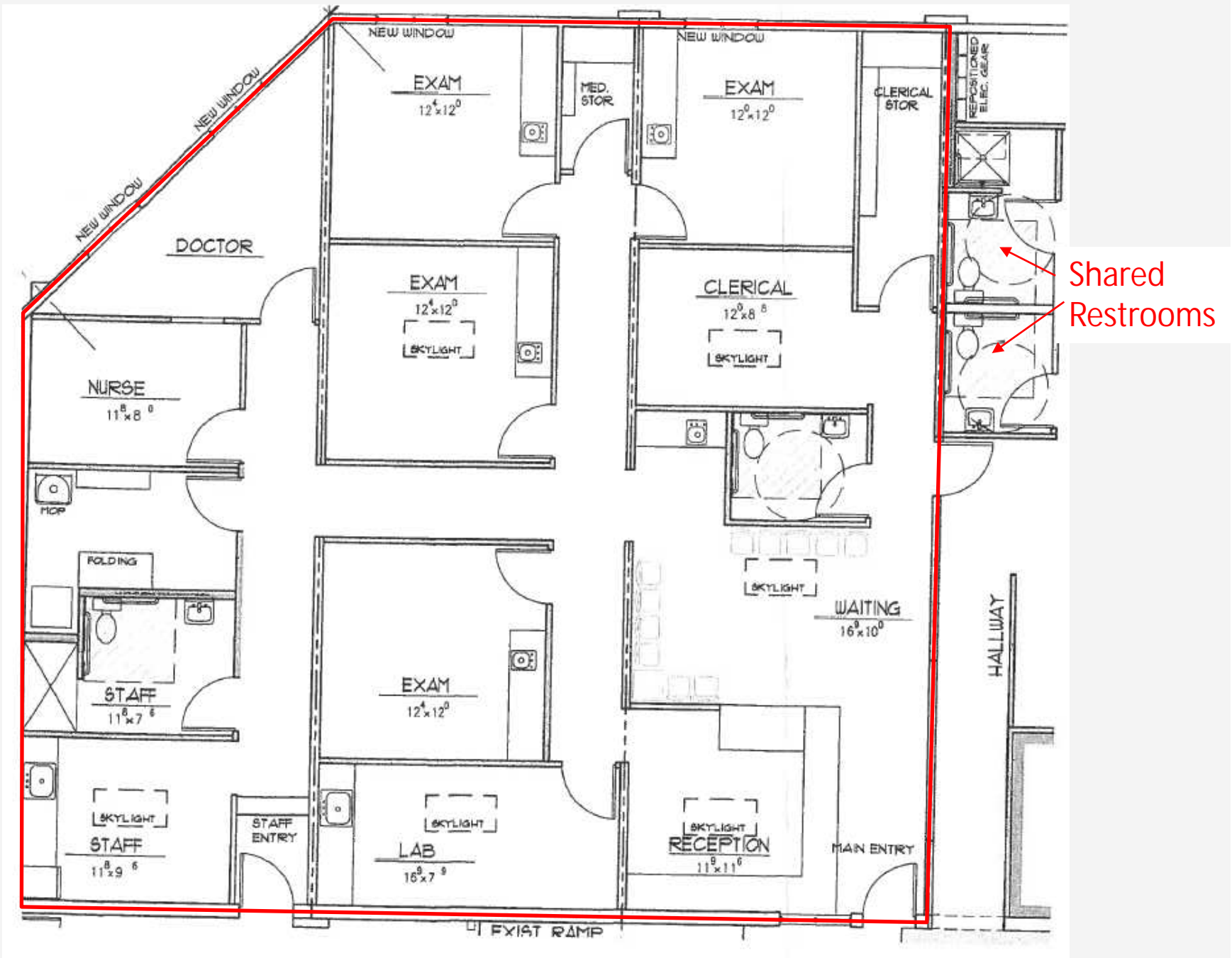
MAP



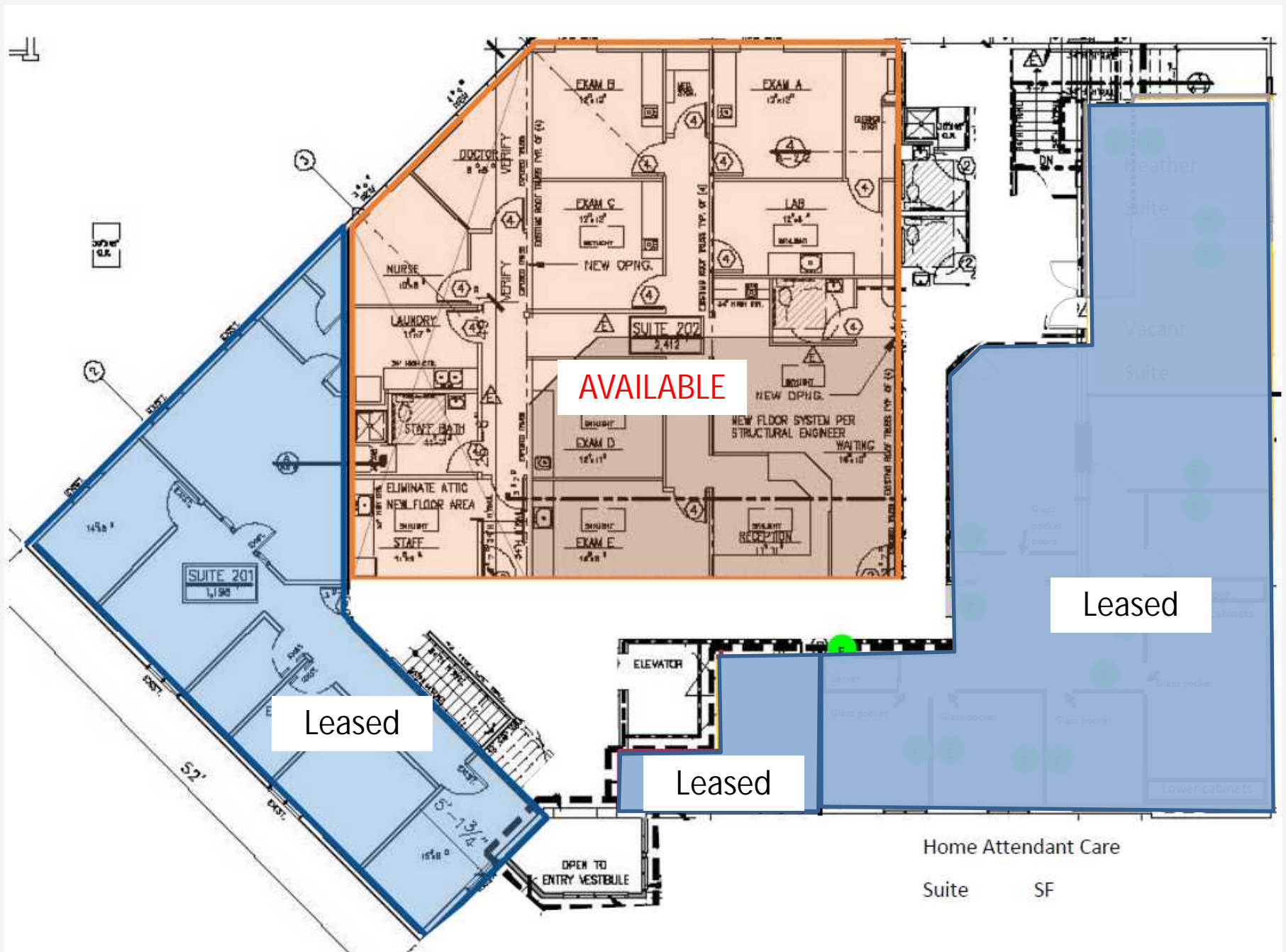


SITE PLAN & FLOOR PLANS

SPACE PLAN



FLOOR PLAN- GROUND FLOOR





PROPERTY PHOTOS

MAP



EXTERIOR PHOTOS





FOR MORE INFORMATION

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