

# IOWA BUSINESS PARK

1700-1780 Iowa St., Bellingham, WA 98225



Noah Carlson, Property Asset Manager

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Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://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



Suite 1740: 1,722 SF

Base Rent: \$18.00 SF/Y

Est. NNN: \$5.96 SF/Y

Base Rent + NNN = \$3,438.26 / Per Month

Opportunity to lease a suite at Iowa Business Center! The business center is minutes from I-5 North and South entrances and has ample parking outside of each suite. Iowa St. contains a majority of Bellingham's auto dealerships as well as being one of the main roads connecting the east part of Bellingham to downtown.

Suite 1740 is an open floor plan suite. Large windows at the entrance for lots of natural light, storage room and plenty of parking right in front of the space.

# SURROUNDING AREA



Downtown Bellingham

I-5 Freeway

Suite 1740

Iowa Business Center

# SUITE 1740



# 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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