

PROFESSIONAL OFFICE SUITES

4340 Pacific Highway, Bellingham, WA



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

OVERVIEW



Suite 102-B: 1,422 SF Square Feet

Base Rent: \$20 Square Foot / Year

Base Rent = \$2,370 Gross / Per Month

CBA #: 40581954

Suite 102-A: 913 SF Square Feet

Base Rent: \$22 Square Foot / Year

Base Rent = \$1,674 Gross / Per Month

CBA #: 40819103

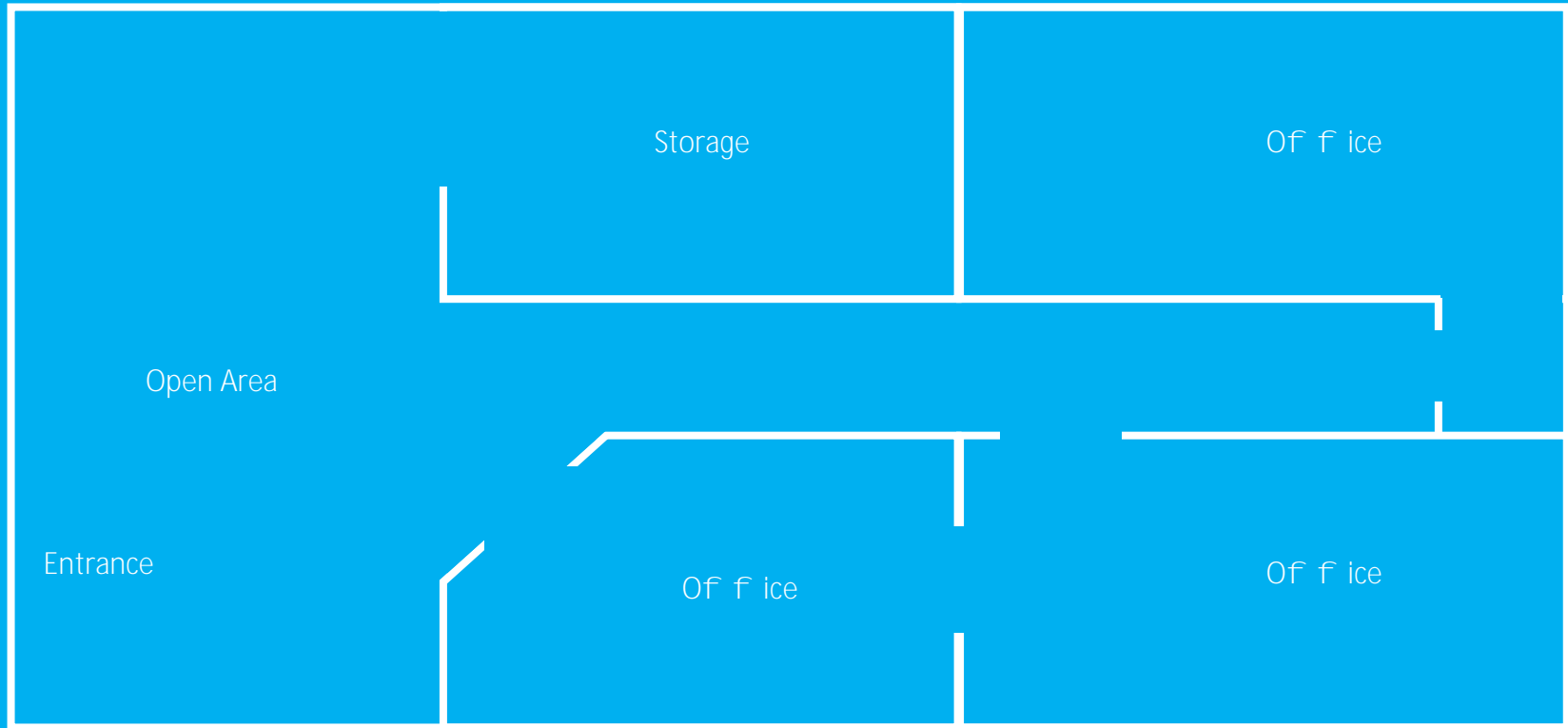
The light and bright first floor office space of suite 102-A is currently set up as a chiropractic office. With exam rooms and a front reception area. Able to be used for a variety of different office uses. The spacious first-floor suite 102-B has an open reception and a large main area that is perfectly suited for a collaboration work setting. There is a large private office big enough for shared work stations, with tons of windows and southern exposure.

The professional office building comes with an ample amount of parking as well as available large signage. Its located right on the edge of northern Bellingham, minutes from the Bakerview Fred Meyer and Costco. It is also very close to the airport, with easy access to the I-5 freeway heading both North and South.

SUITE 102-A



FLOOR PLAN



SUITE 102-B



FLOOR PLAN

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graph TD; Entrance[Entrance] --- OpenWorkSpace[Open Work Space]; OpenWorkSpace --- Storage[Storage]; Storage --- PrivateOffice[Private Office];
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The floor plan is contained within a large white rectangular border. At the top left, the text 'FLOOR PLAN' is written in a large, white, serif font. Below this, the layout is defined by white lines on a black background. An 'Entrance' is located at the top left. A large 'Open Work Space' occupies the central and left portions of the plan. A smaller 'Storage' area is situated at the bottom center, adjacent to the Open Work Space. To the right of the Storage area is a 'Private Office'.

Entrance

Open Work Space

Storage

Private Office

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

\$56,198

37.5

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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.