

# BIRCHWOOD MEDICAL CENTER

500 Birchwood Ave., Bellingham, WA 98226



Noah Carlson, Property Asset Manager

(360) 441-0963 | [Noah@PCRnw.com](mailto:Noah@PCRnw.com)

Commercial Sales | Leasing | Management  
114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://www.PacificContinentalRealty.com)



# OVERVIEW



## Suite 500C: 2,145 Square Feet

Base Rent: \$30 Square Foot / Year

Est. NNN: \$8.67 Square Foot / Year

Base Rent + NNN = \$6,912.26 / Per Month

CBA #: 39003821

## Suite 500B: 1,135 Square Feet

Base Rent: \$30 Square Foot / Year

Est. NNN: \$8.67 Square Foot / Year

Base Rent + NNN = \$3,657.54 / Per Month

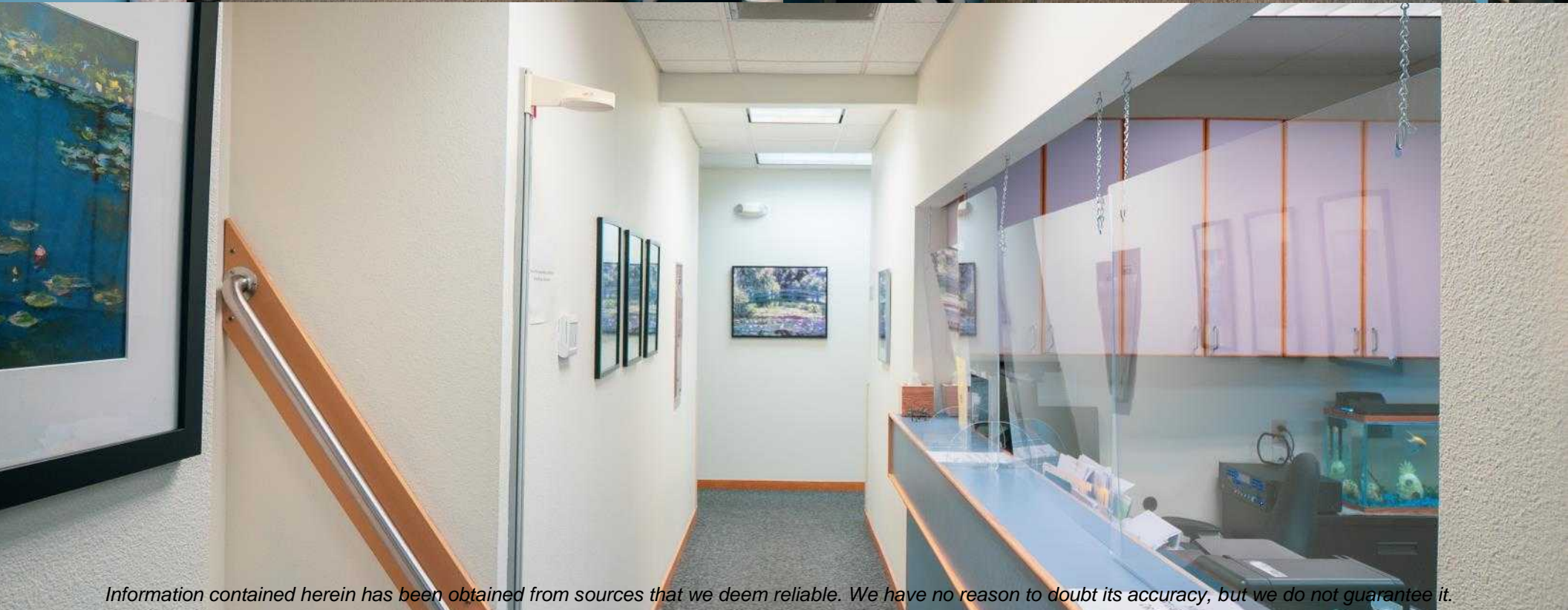
CBA #: 40729311

Suite 500C has multiple examination rooms, private offices, a break room, multiple places for storage. Upon entering the suite you walk into a large waiting room area, with plenty of space for the receptionists. Further back is the examination rooms, and on the left side of the entrance is a large open space that can be used to meet patients or can be converted for multiple different uses. Suite 500B is an interior suite with a large waiting area and front desk office. The office also contains a private office, a private restroom and organizational storage areas with built in shelves for all your business's needs.

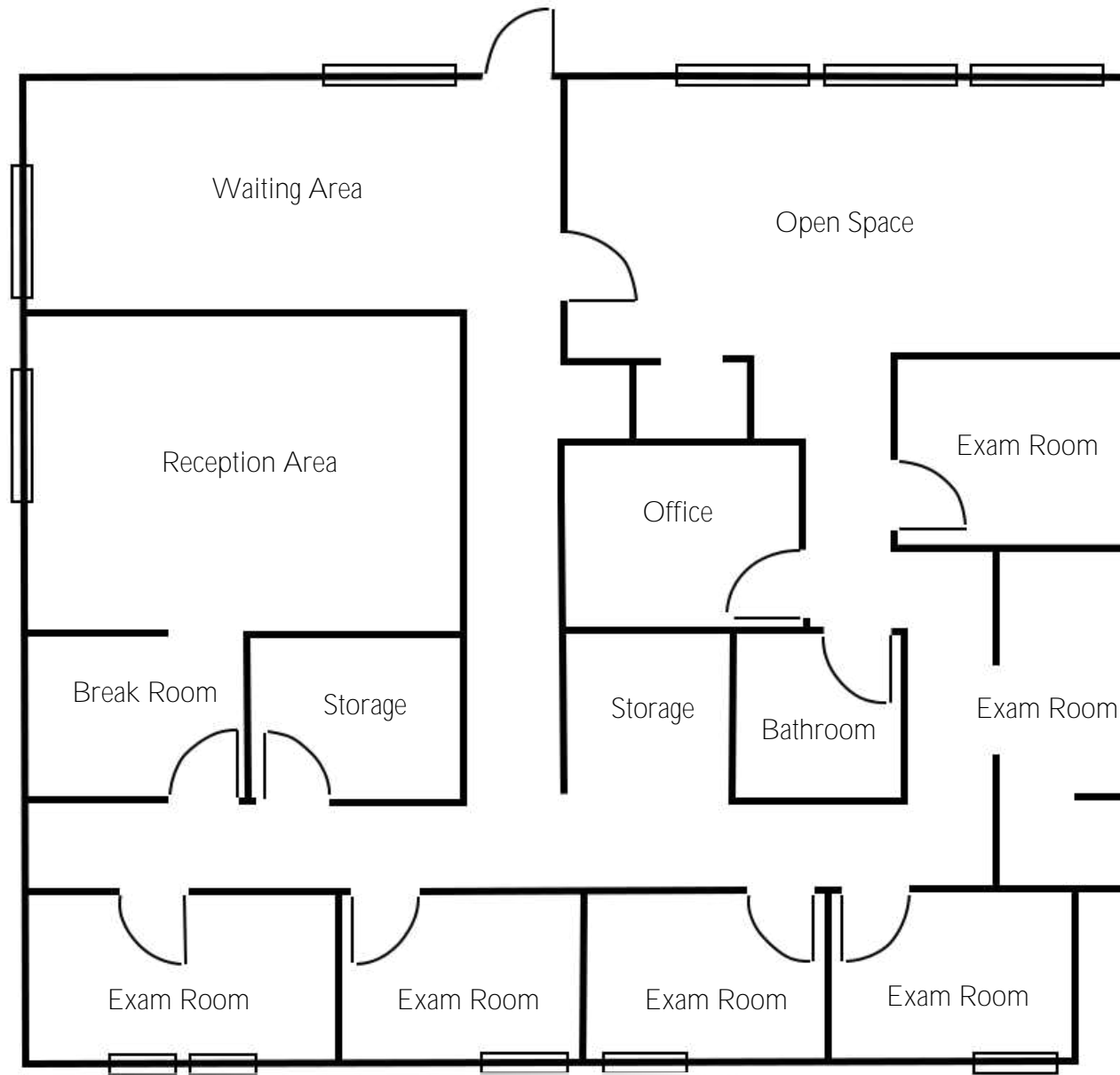
Birchwood Medical is located less than half a mile from the local hospital and minutes from the I-5 freeway. It's convenient location creates an easy way for any of your patients to go to and from your business. The medical center has plenty of parking and can be accessed easily from all areas of Bellingham.



# SUITE 500C



# SUITE 500C – 2,145 SF

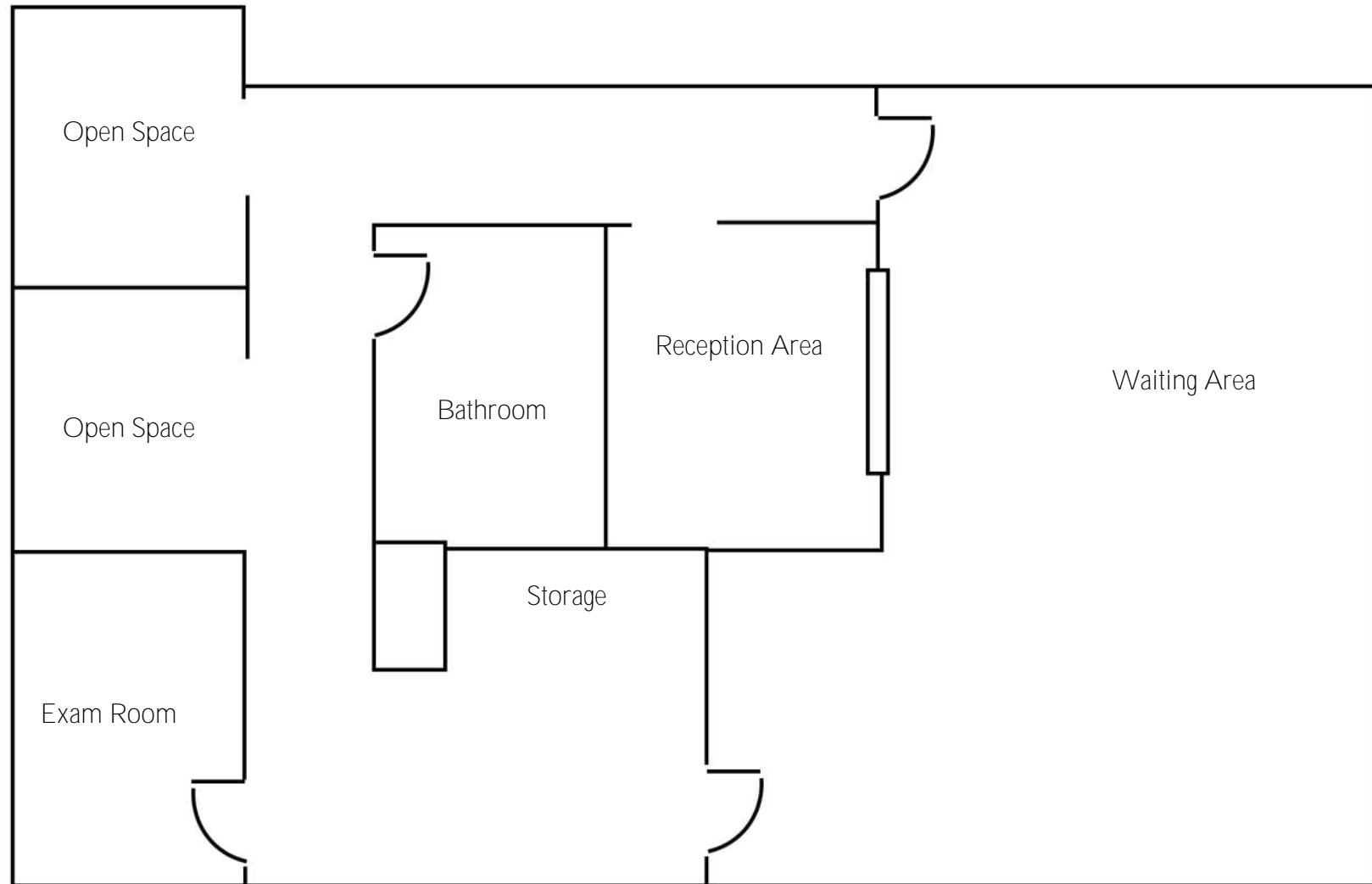




# SUITE 500B




# SUITE 500B - 1,135




# 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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*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.*