

# LINCOLN PROFESSIONAL CENTER

3800 Byron Ave., Bellingham, WA 98225



Scott Walker, Broker

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



# OVERVIEW



## Suite 140: 1,940 SF

Base Rent: \$27.25 SF/Y

Est. NNN: \$5.25 SF/Y

Base Rent + NNN = \$5,250 Per Month

## Suite 132: 1,100 SF

Base Rent: \$28.25 SF/Y

Est. NNN: \$5.25 SF/Y

Base Rent + NNN = \$3,070 Per Month

Center offers excellent free parking options for both your staff and clients (over 100 spots). The Center is also situated in a great location, positioned next to Exit 252 off Interstate 5. This location is a short drive to PeaceHealth St. Joseph's Hospital, downtown Bellingham and Fairhaven.

Not only will choosing this site for your business provide excellent exposure and convenience for your customers and employees, but your business will also be close to a central hub for public transportation, WTA's Lincoln Street Park and Ride, directly across Byron Avenue. The center is also close to Whole Foods, Fred Meyer, Sehome Village Mall and many other conveniences.

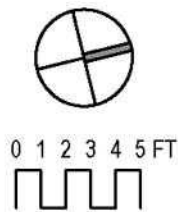
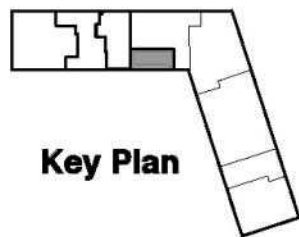
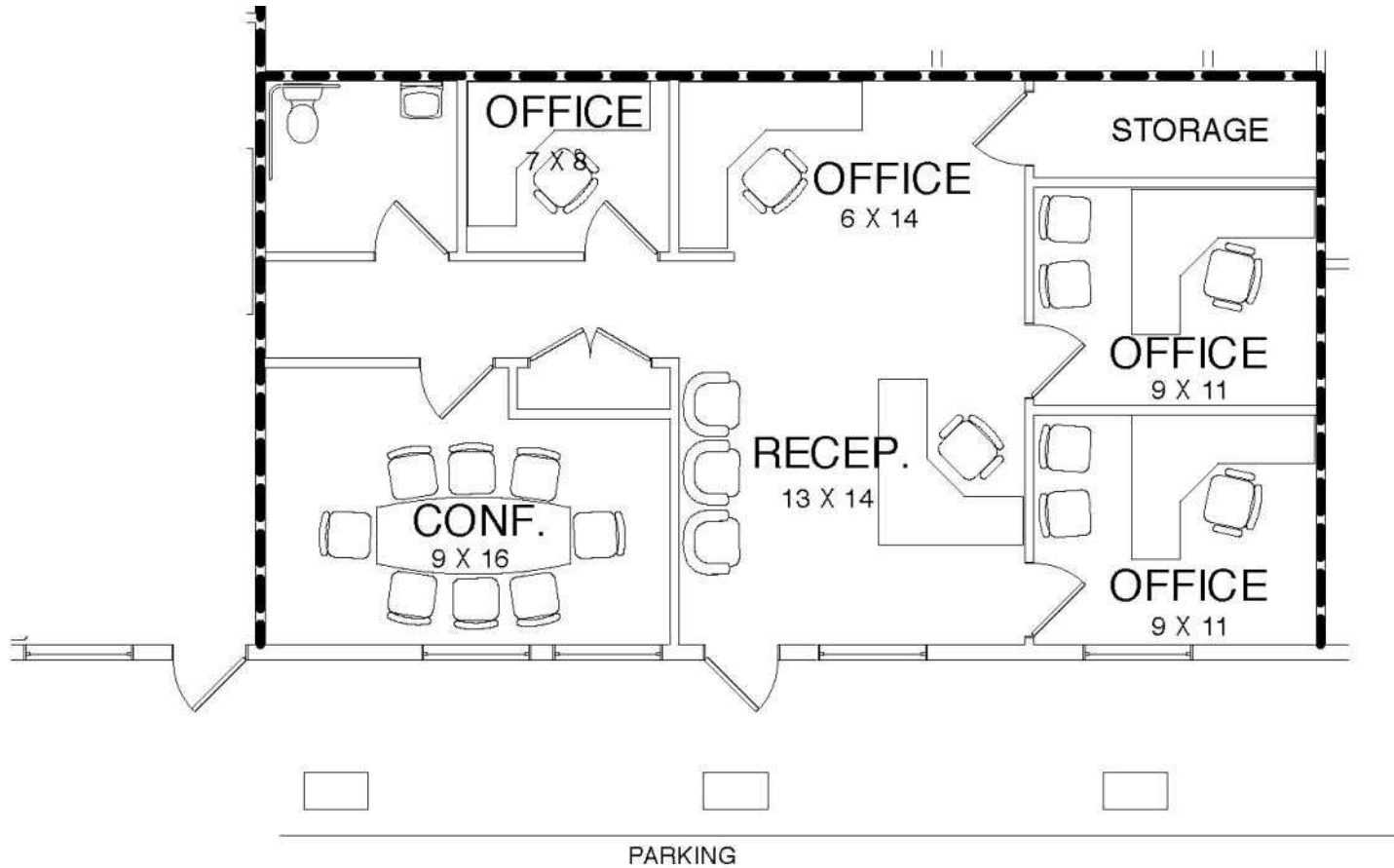
Lincoln Professional Center was built to allow fast and inexpensive additions of plumbing, electrical and telecommunication features. The center has low NNN costs, and there is zero load factor (addition of common area).



# SUITE 132 PHOTOS



# FLOOR PLAN – 1,100 SF



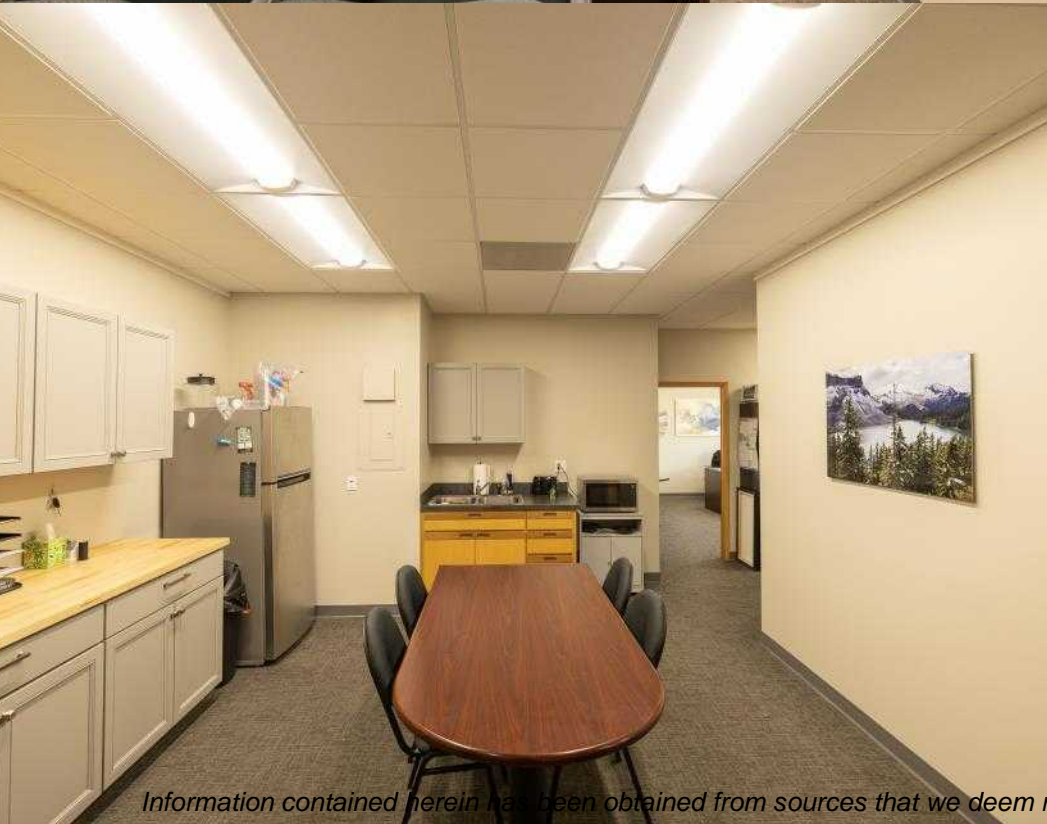
**SUITE 132**

**Lincoln Professional Center**

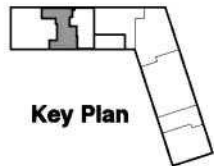
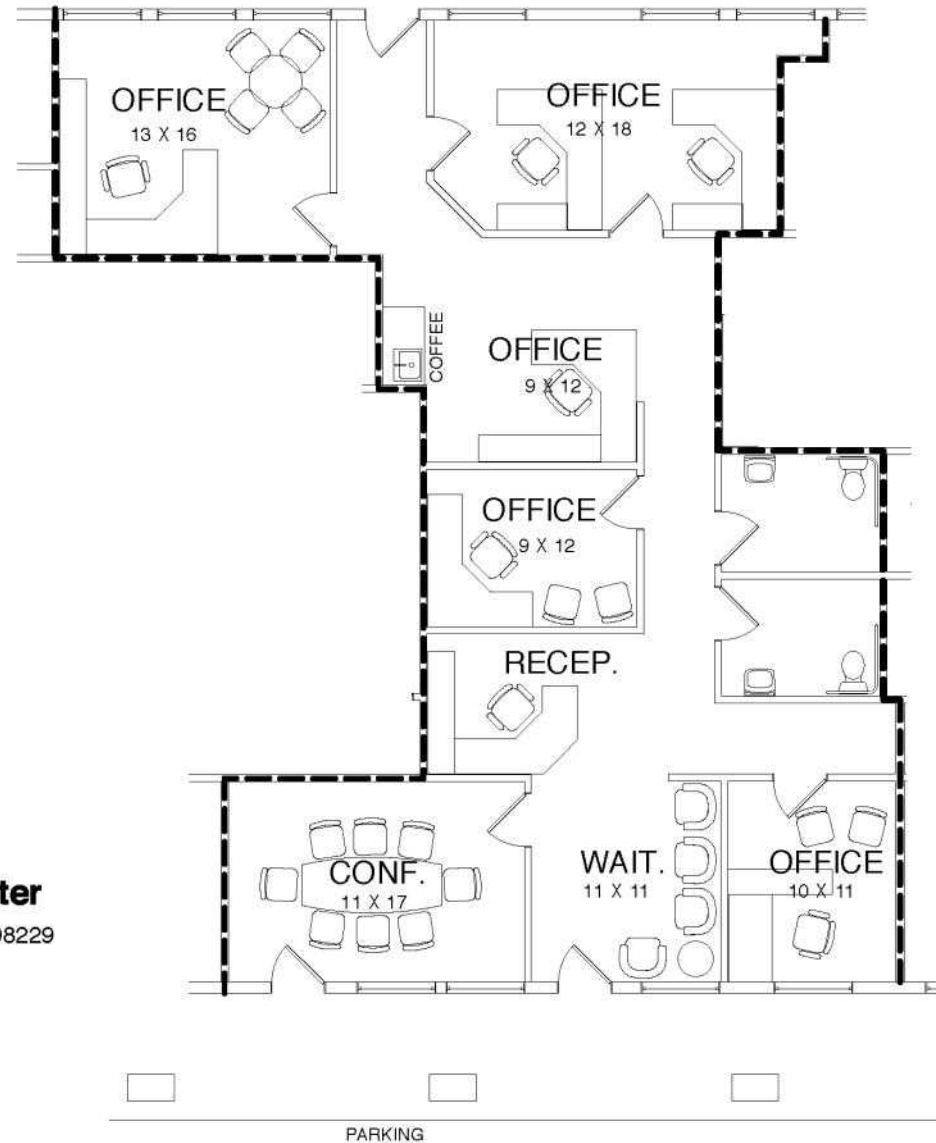
3800 Byron Avenue Bellingham WA 98229



# SUITE 140 PHOTOS



# FLOOR PLAN – 1,940 SF



**SUITE 140**  
**Lincoln Professional Center**  
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# SURROUNDING AREA





# 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

33.5



# PROFESSIONAL OFFICE SPACE

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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.*