

IRONGATE OFFICE SUITE



2425 E. Bakerview Rd, Bellingham, WA
Scott Walker, Broker
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OVERVIEW



Suite 101: 5,400 SF

Base Rent: \$16 SF/Y

Est. NNN: \$3.00 SF/Y

Base Rent + NNN = \$8,550 Per Month

This modern office space in the highly sought after Irongate Industrial area consists of two conference rooms, reception spaces and 10 offices. With both offices and conferences up and down stairs. On the second story there is large kitchen and breakroom, and plenty of storage. Two bathrooms one on each floor and 4 built work stations throughout the suite.

Specs:

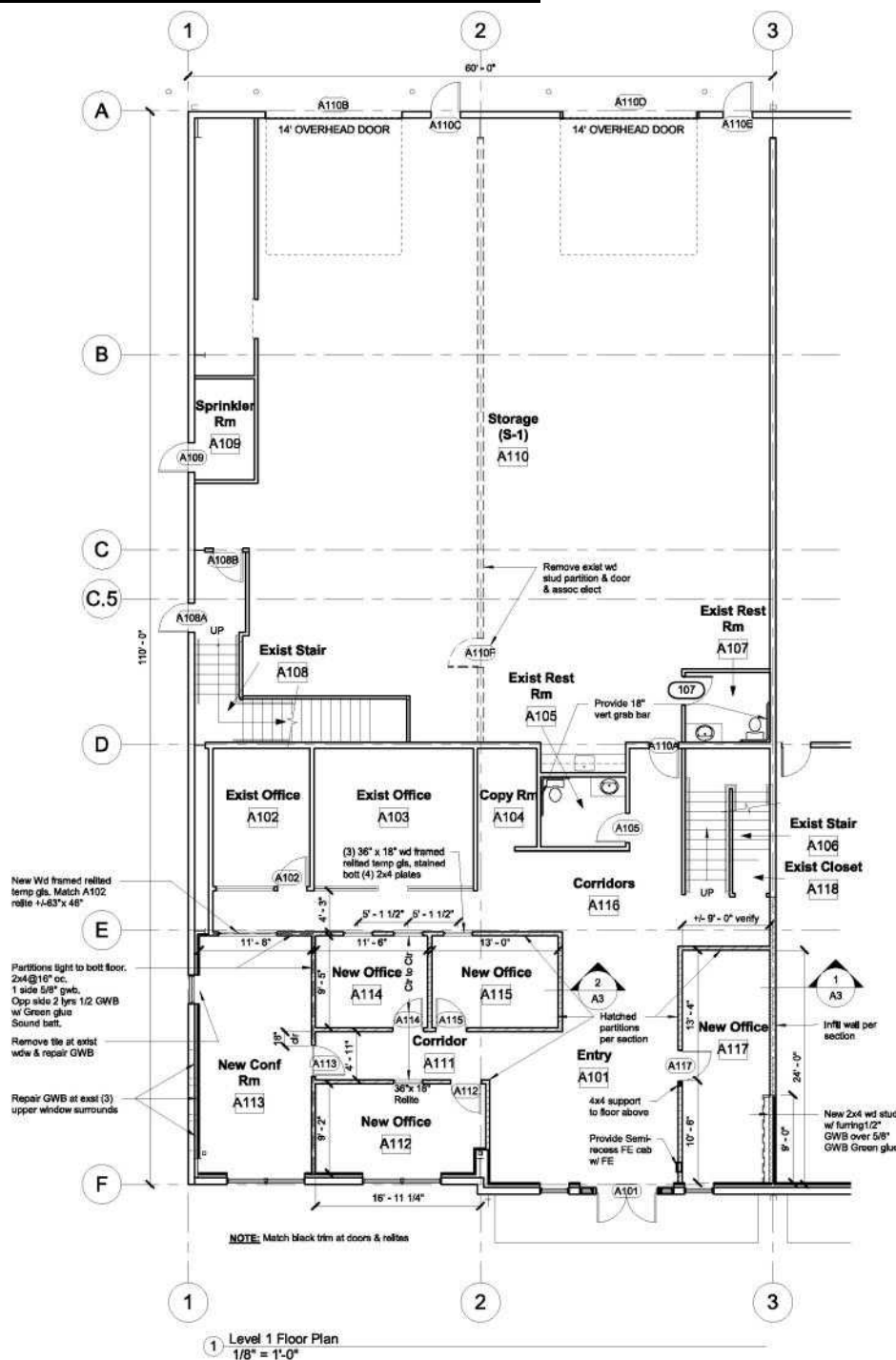
- Full HVAC
- Security – monitored
- Fire – monitored
- Fully sprinklered
- 3-phase power, 200 amps
- Natural Gas

Parking:

- 15 Parking Spaces in the front of Suite 101
- Parking behind building, but delivery semis need clear path

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.

FLOOR PLAN



NOTE: THE BUILDING'S ITEM LOCATIONS & DIMENSIONS SHOWN IN THESE DRAWINGS ARE NOT GUARANTEED ACCURATE. FIELD VERIFY EACH EXISTING ITEM AND BRING VARIATIONS AND CONFLICTS TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

Date		Road-IQ Office T.I.	
Description		2420 E. Bakewell Road Bellevue, WA 98009	
No.		Marcus M. Johnson Architects Commercial Tenant Improvements office medical dental process high tech 2020 11400 1st Ave SE, Suite 1000 98078-4545 mjohn@mmj.com	
2027		Floor Plans Project Number A1731 Date 7-23-17 Sheet No. A2 Scale As indicated	

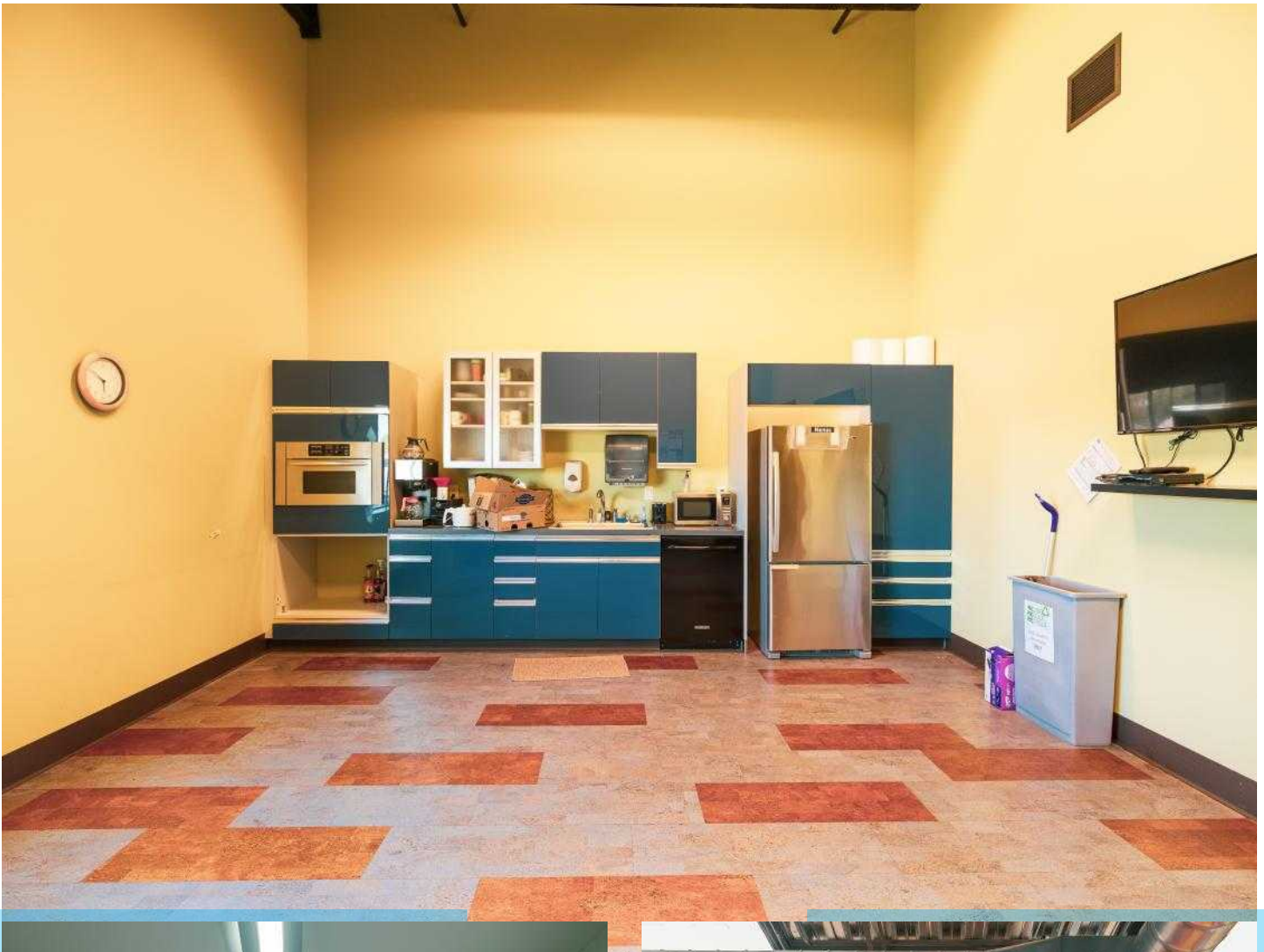
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PHOTOS



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LOCATION



Canadian International Border

25 minutes

17 miles

Bellingham International Airport

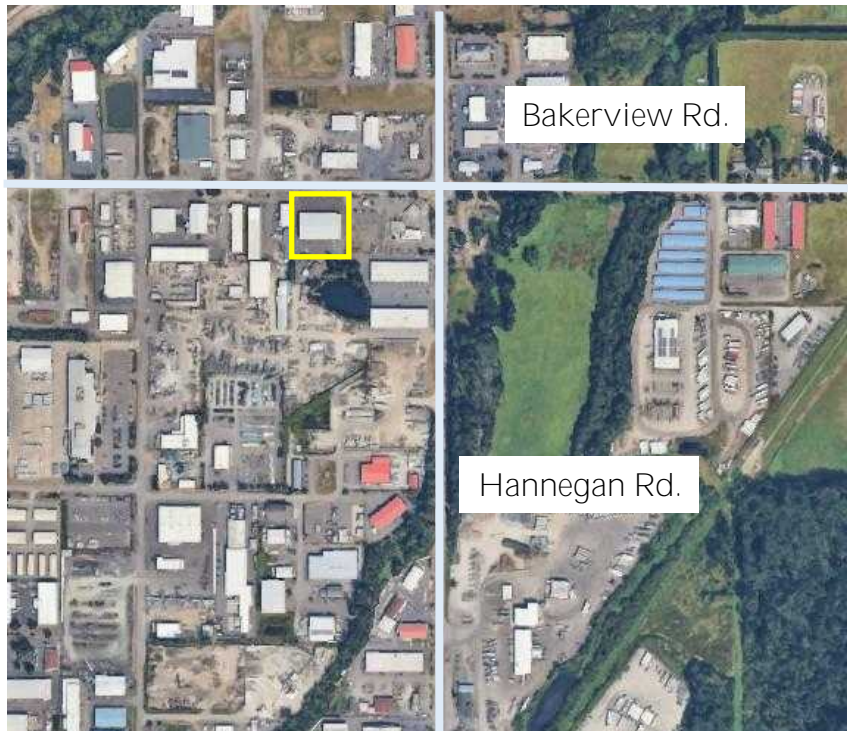
15 minutes

5.1 miles

I-5 Exits 255

10 minutes

2.2 miles



Bakerview Rd.

Hannegan Rd.

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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

Whatcom County: 230,077

Bellingham: 93,910



Average HH Income

Whatcom County: \$80,569

Bellingham: \$80,709



Median Age

Whatcom County: 39

Bellingham: 37.5