

1235 CORNWALL AVENUE, BELLINGHAM

FOR LEASE



FOR LEASE: **\$16/SF + NNN**

- GENERAL INFORMATION
- PHOTOS/FLOORPLANS
- AREA DEMOGRAPHICS



PRESENTED BY:  
**DAVID HOVDE**

Managing Broker, CRS, CCIM  
dhovde@windermere.com  
360.920.3283  
www.wrecommercial.com



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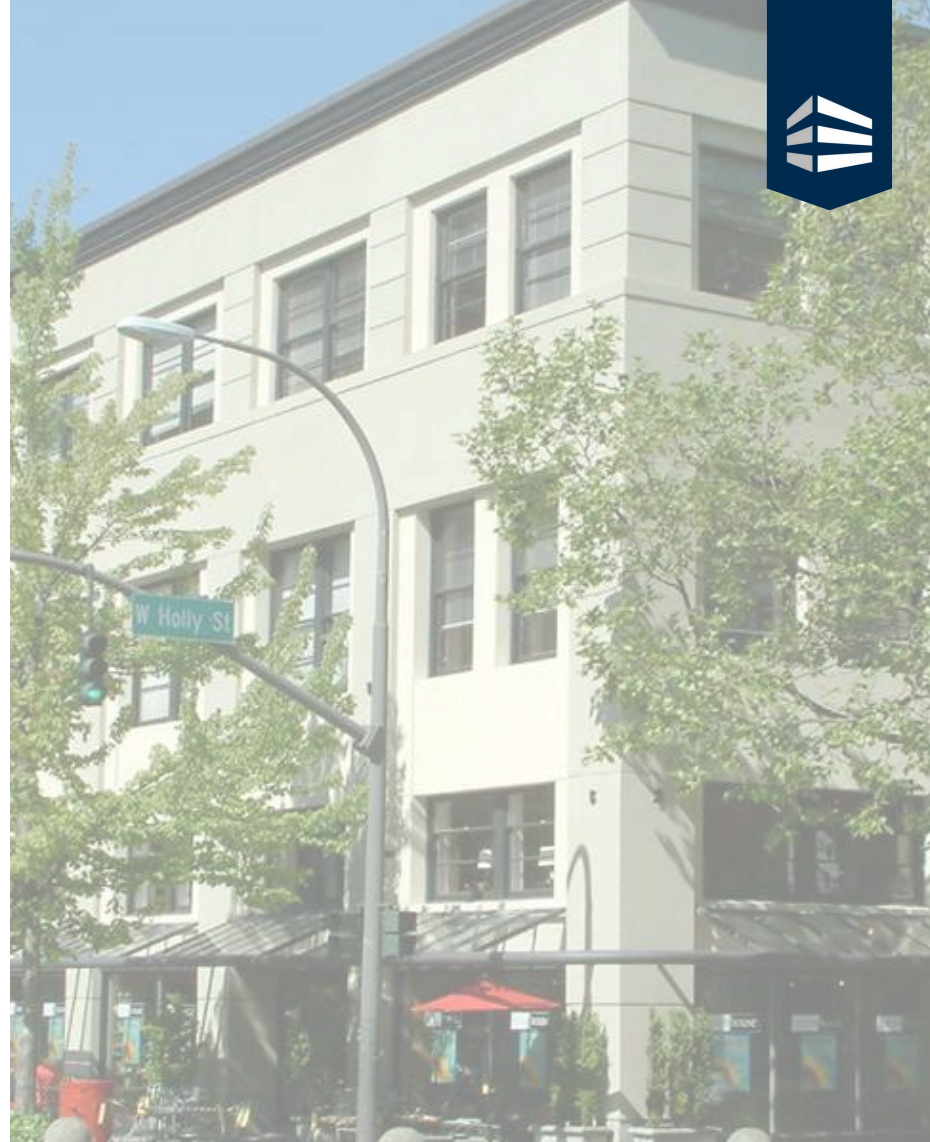
## Prime Downtown Bellingham Corner Available for Lease!

Unlock an incredible opportunity to establish your business at one of the most visible and high-traffic corners in Downtown Bellingham. This expansive 10,800 SF space spans two floors, offering flexibility and potential for a wide range of uses.

Property Highlights:

- **Unmatched Exposure:** Located at the prominent corner of Holly Street and Cornwall Avenue
- **Street Frontage:** 50' on Holly Street + 75' on Cornwall Avenue = 125 feet of premium street presence
- **Parking Convenience:** Ample metered street parking, directly across from the 500+ stall Parkade
- **Owner-Managed:** Responsive and local management ensures ease and efficiency

This is a rare opportunity to lease a cornerstone property in the heart of downtown. Schedule your private tour today!



## QUICK FACTS:

- **Price: \$16/SF + NNN**
- Zoning: CBD
- 10,800 Total SqFt
  - 4,000 SF Main Floor
  - 5,300 SF Second Floor
  - 1,500 SF Basement
  - Additional 1,540 SF of Storage
- Uses: Retail, Office
- Basement Includes:
  - Sales/Gift Wrapping Area
  - Storage
  - Employee Lunch Room w/kitchen and lockers



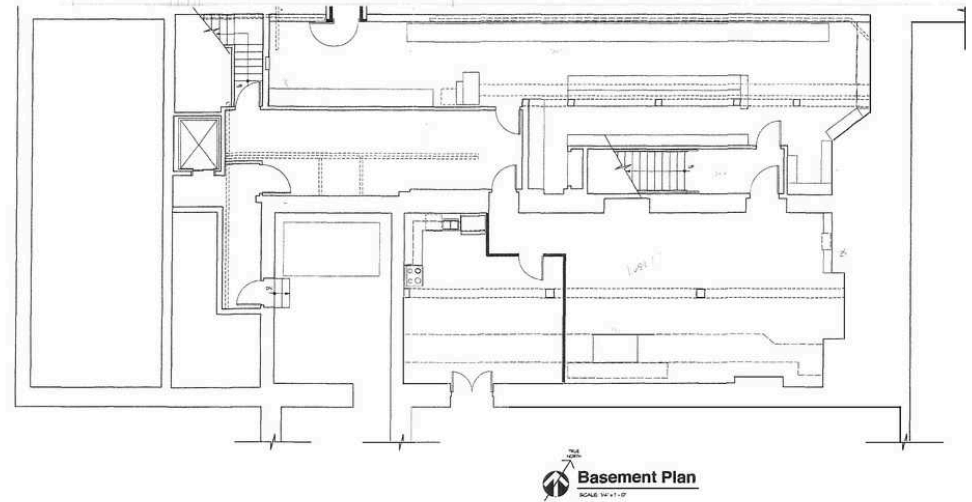
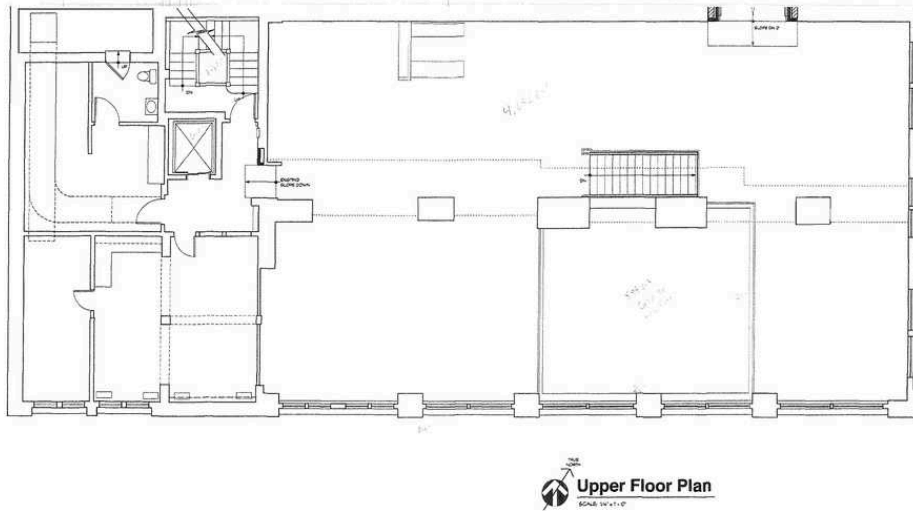
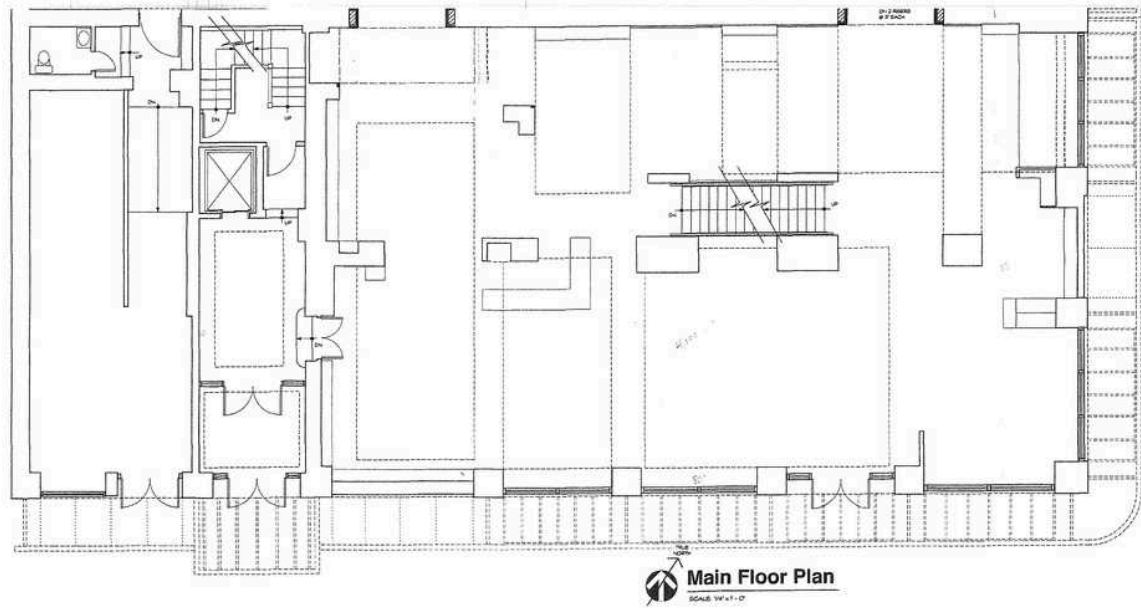
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# LOCATION & DEMOGRAPHICS



## BELLINGHAM, WA

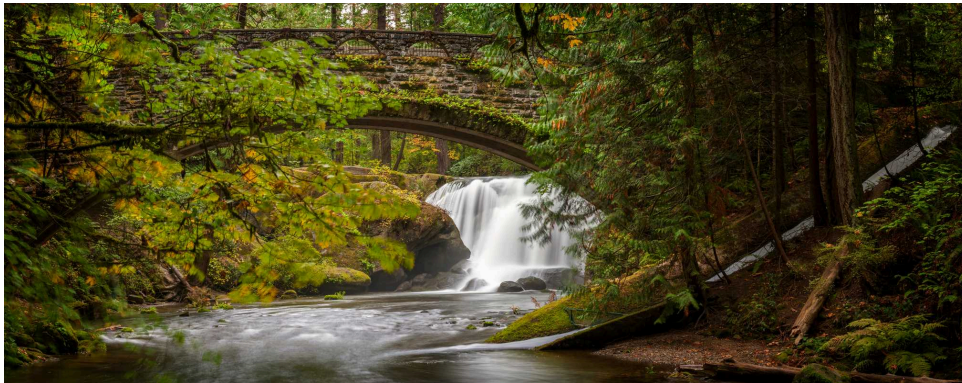
Poised between Seattle and Vancouver, BC, Bellingham and its surrounding cities are booming with commerce and industry. As the northern-most continental region on the west coast, Whatcom County provides key transportation amenities to the greater northwest area. Interstate 5, the main north-south roadway between Mexico and Canada, runs through the center, leading to four border crossings into Canada, the outset of the Mount Baker Highway, the departure port of the Alaska State Ferry, and Bellingham International Airport. Whatcom County's natural beauty, prime location, and diverse population are a great attraction for business and leisure.

Bellingham has a population of approximately 94,000 residents, and the greater Whatcom County population is about 232,000. Western Washington University, Whatcom Community College, and Bellingham Technical college provide a wide range of continuing education opportunities and attract students from near and far.

Retail, agriculture, manufacturing, medical, education, transportation, and technology industries are all firmly rooted and growing in Bellingham. Due to its close proximity to both Seattle and Vancouver, paired with generally lower overhead costs, Whatcom County is a haven for new businesses and those looking to expand into new markets. Featuring an international airport, deep water marine port, railway line, and Interstate 5, Bellingham is an excellent place to start, continue, and grow a business, whatever industry it may be.



Located on Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. It's 85 miles north of Seattle and 50 miles south of Vancouver, B.C. Named a "Best Place To Play Year Round" and "Adventure Town USA," Bellingham is best known for its outdoor recreation (from the Cascade Mountains to the Salish Sea), world-class brews, and a community that favors locally sourced entertainment, food, and experiences.

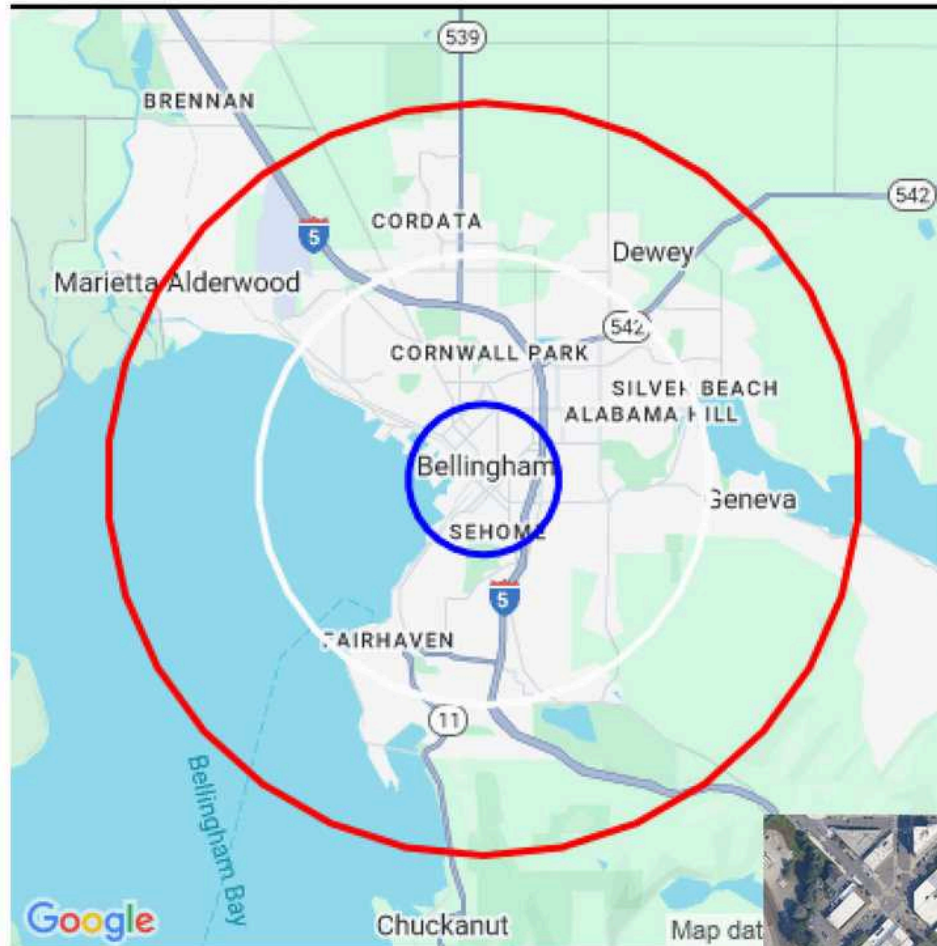


### Nearby Attractions:

- Galbraith Mountain
- Ski to Sea
- Downtown Bellingham
- Bellingham Farmer's Market
- Historic Fairhaven
- Boulevard Park
- 70 Miles of Parks and Trails
- Bellingham Bay
- Lake Padden
- Chuckanut Drive
- Mount Baker
- Vancouver, B.C.

# LOCATION & DEMOGRAPHICS

## Demographic Report



## Mt. Baker Professional Building

### Population

Distance	Male	Female	Total
1- Mile	4,405	4,325	8,730
3- Mile	23,913	25,720	49,632
5- Mile	41,197	44,275	85,472

