

WATERFRONT DEVELOPMENT



40 Bellwether Way, Bellingham, WA
KC Coonc, Designated Broker
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OVERVIEW



Suite 104:

Base Rent: \$25 SF/Y + \$25 T.I Allowance

Est. NNN: \$6.20 SF/Y

Suite 105:

Base Rent: \$27 SF/Y + \$25 T.I Allowance

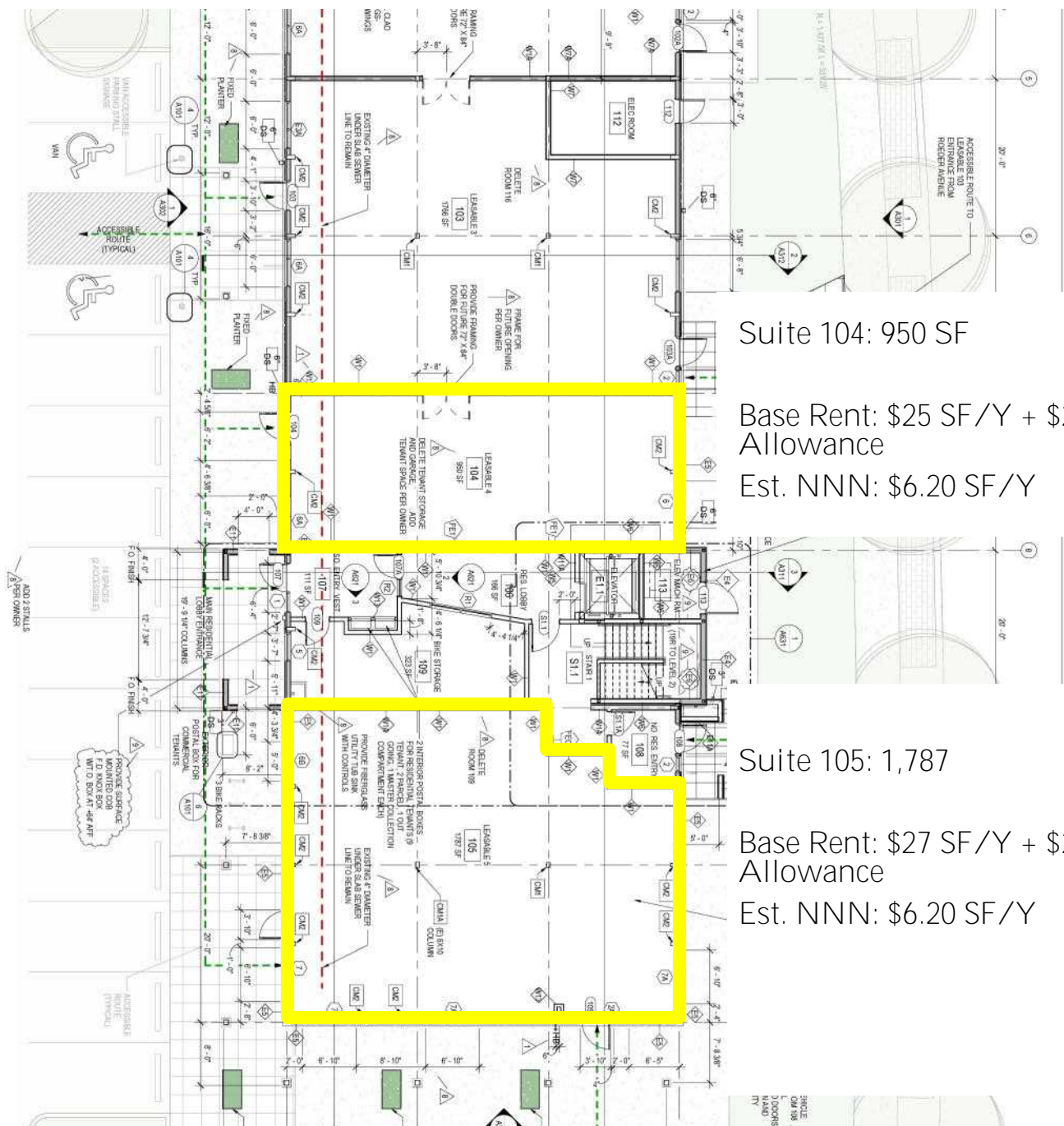
Est. NNN: \$6.20 SF/Y

CBA #: 41765013

New commercial suites at the entrance to Bellwether Way in the Central Marina District, Port of Bellingham. This location provides synergy with financial institutions, upscale restaurants, hospitality, and other professional office and retail uses. Warm shell delivery to be completed in the Spring of 2025 and ready for tenant improvements. Broad retail/commercial permitted uses with lots of easy access to parking. Suites 103, 104, & 105 are available from 950 sq ft up to 4,503 sq ft.

FLOOR 1 LAYOUT

- * Demising walls to be insulated, sheet-rocked, and fire taped.
- * Internal walls a tenant cost
- * 200 amp panel in the space not distributed
- * Bathroom in a location where plumbing exists. If tenant wanted a different location they pay for under slab work.
- * DOAS system installed but not distributed.
- * HVAC unit 1 ton per 1000sf not distributed.



Suite 104: 950 SF

Base Rent: \$25 SF/Y + \$25 T.I
Allowance

Est. NNN: \$6.20 SF/Y

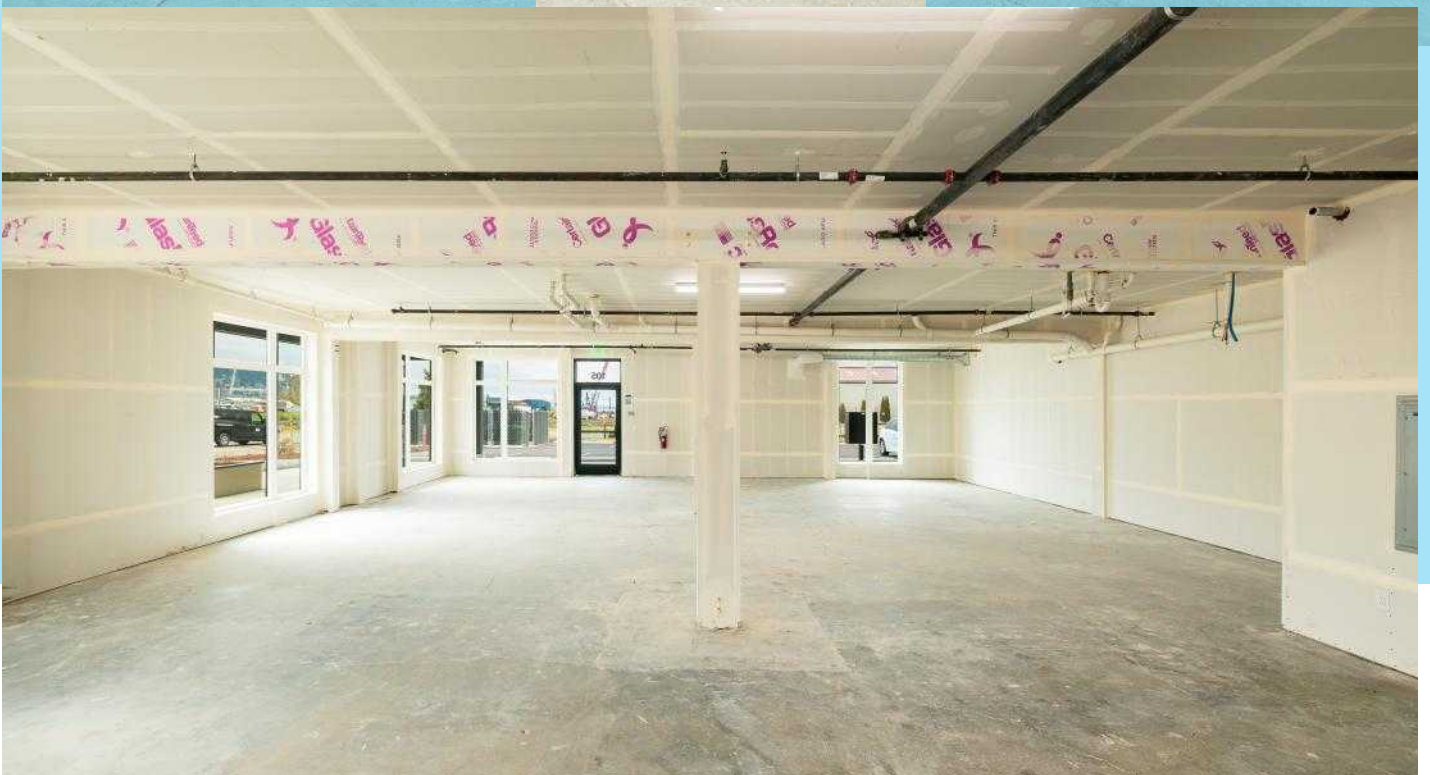
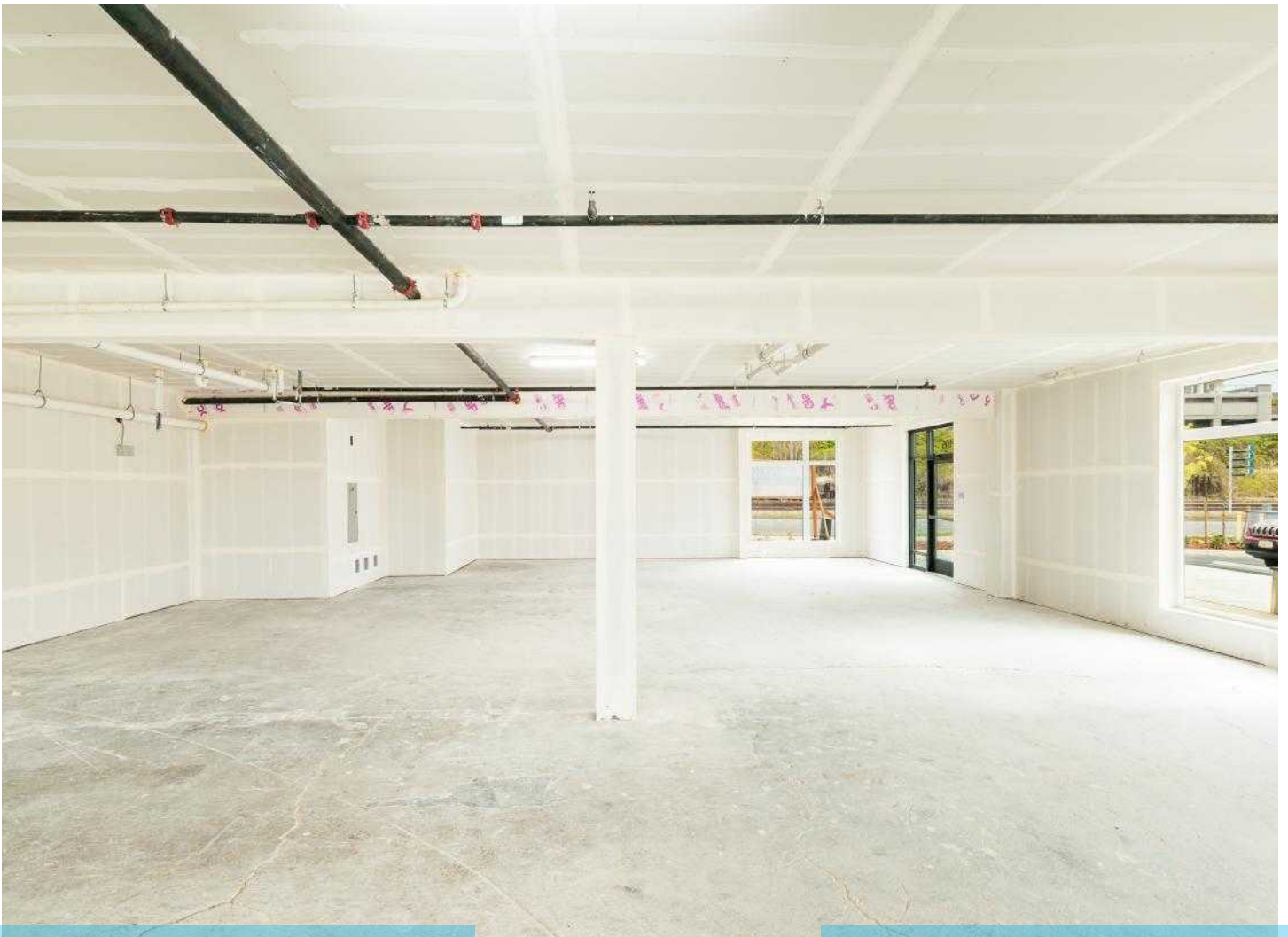
Suite 105: 1,787

Base Rent: \$27 SF/Y + \$25 T.I.
Allowance

Est. NNN: \$6.20 SF/Y

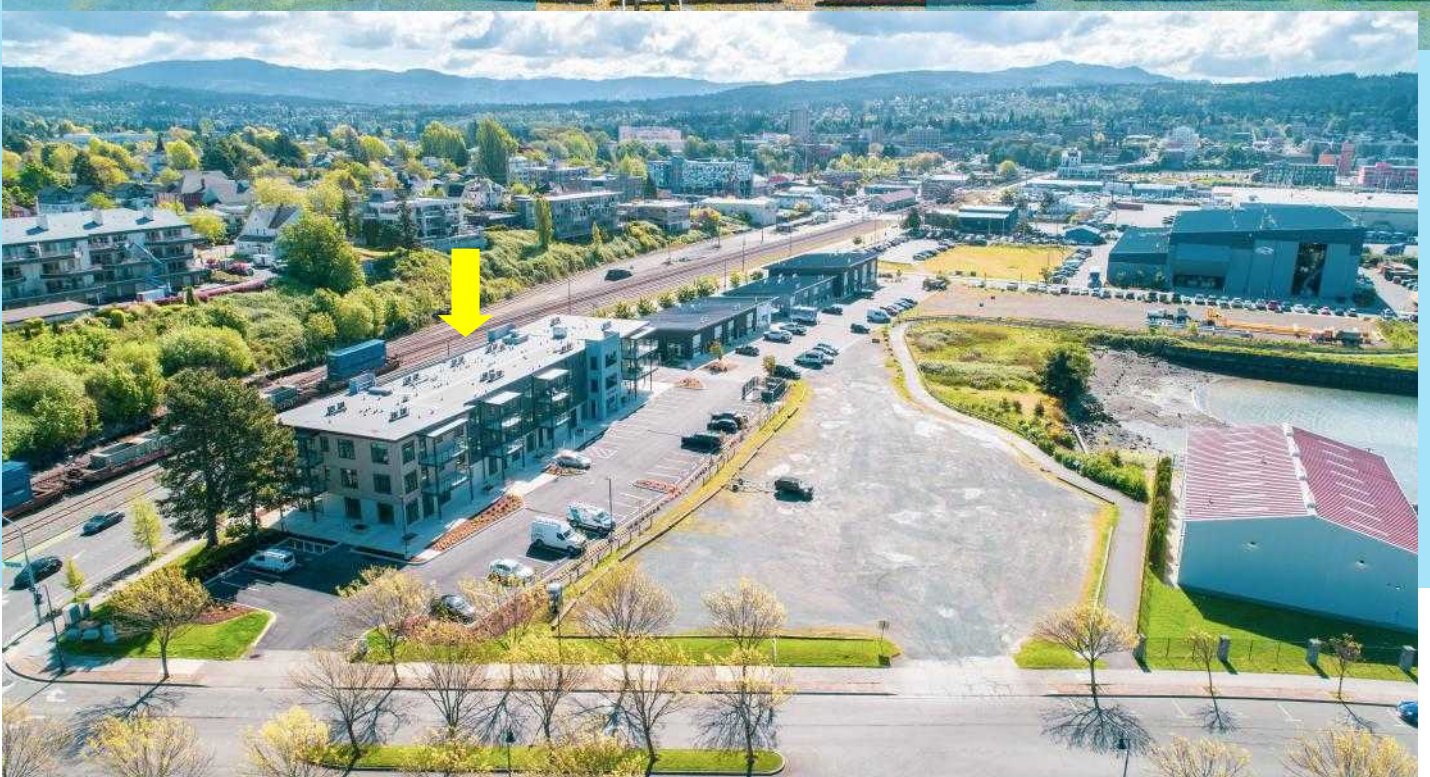
Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

PHOTOS SUITE 105



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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