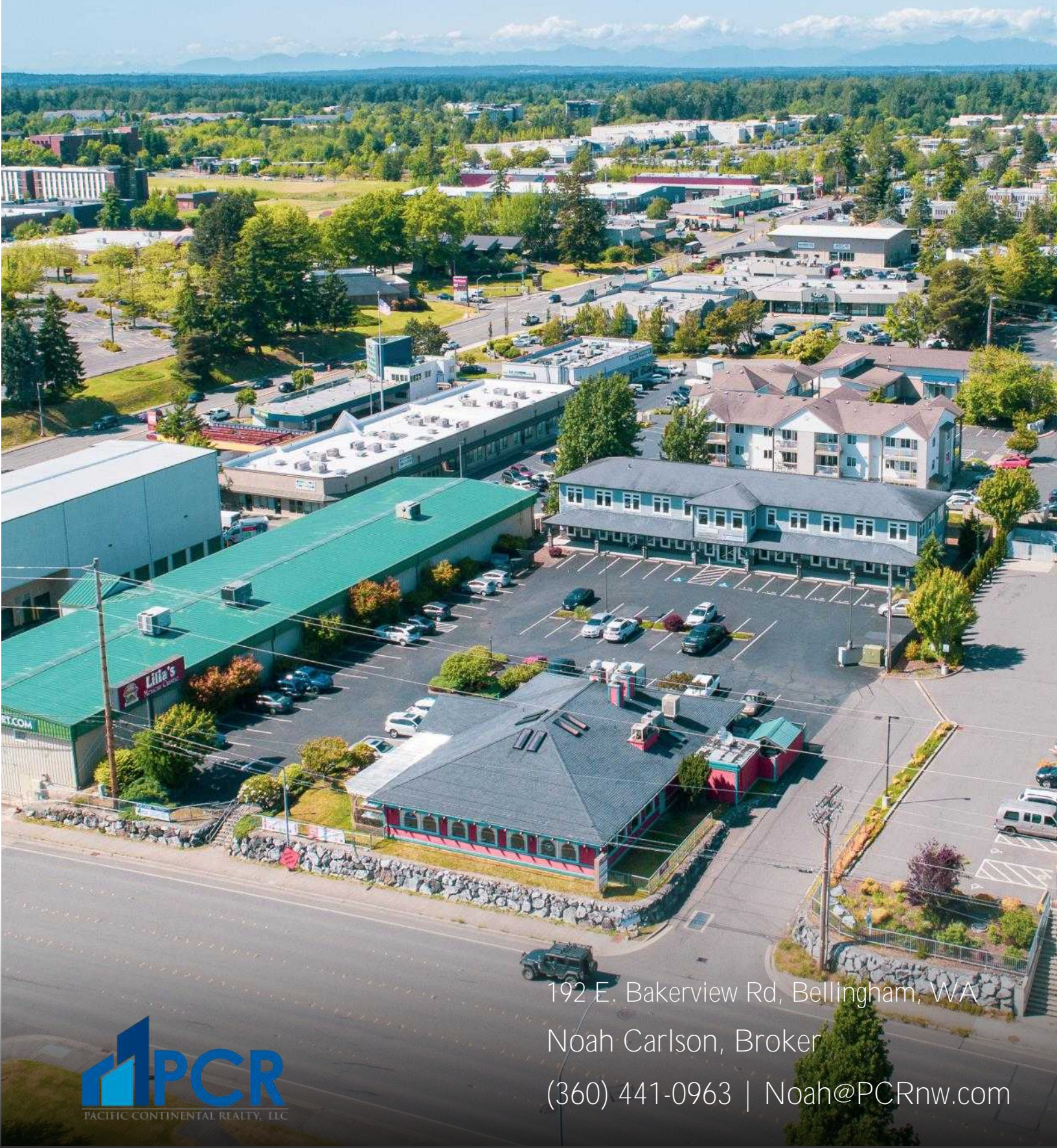


# BAKERVIEV OFFICE BUILDING



192 E. Bakerview Rd, Bellingham, WA

Noah Carlson, Broker

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





# OFFERING



Suite 101: 2,377 SF

Base Rent: \$22 SF/Y

Est. NNN: \$8.17 SF/Y

Base Rent + Est. NNN = \$5,976.17 Per Month

CBA #: 42732930

Suite 202: 2,519 SF

Base Rent: \$15 SF/Y

Est. NNN: \$8.17 SF/Y

Base Rent + Est. NNN = \$4,863.73 Per Month

CBA #: 42732953

Well-maintained Class A office spaces available.

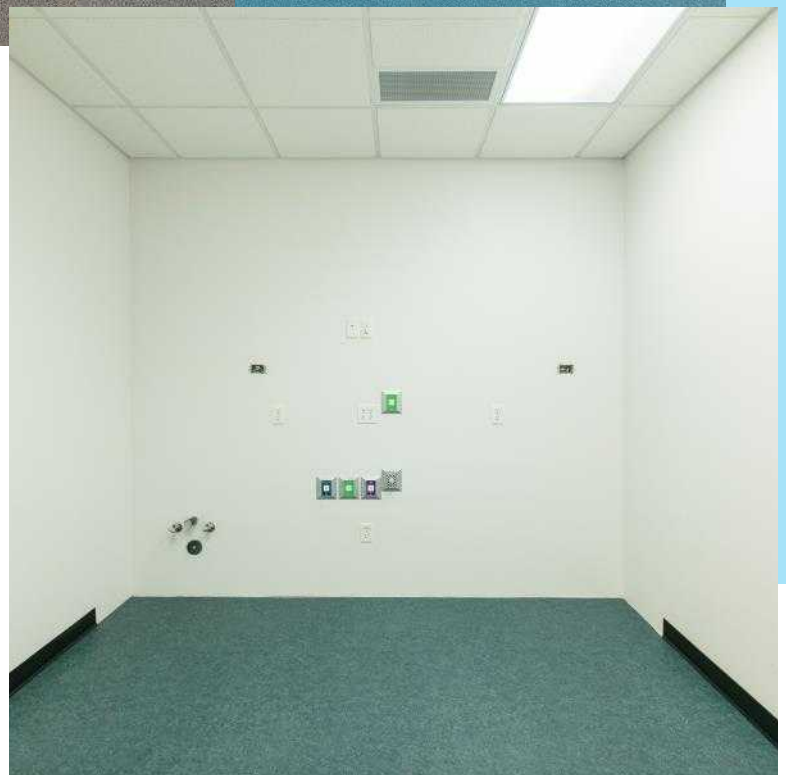
Suite 101 is a first floor office suite with a wonderful waiting area accompanied with a large front desk. Six private offices, two restrooms and lots of storage make this suite a desirable location for any business. Suite 202 is a second floor open office plan, which is suitable for a range of needs. The suite has a large waiting area, six offices, a break room, and bathroom. Former use was oral surgeon with four of the rooms previously use as operator.

Quiet, convenient location set back from the noise but still close to I-5 and other local businesses. Abundant parking is available on-site, providing low stress for your customers and employees

*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.*

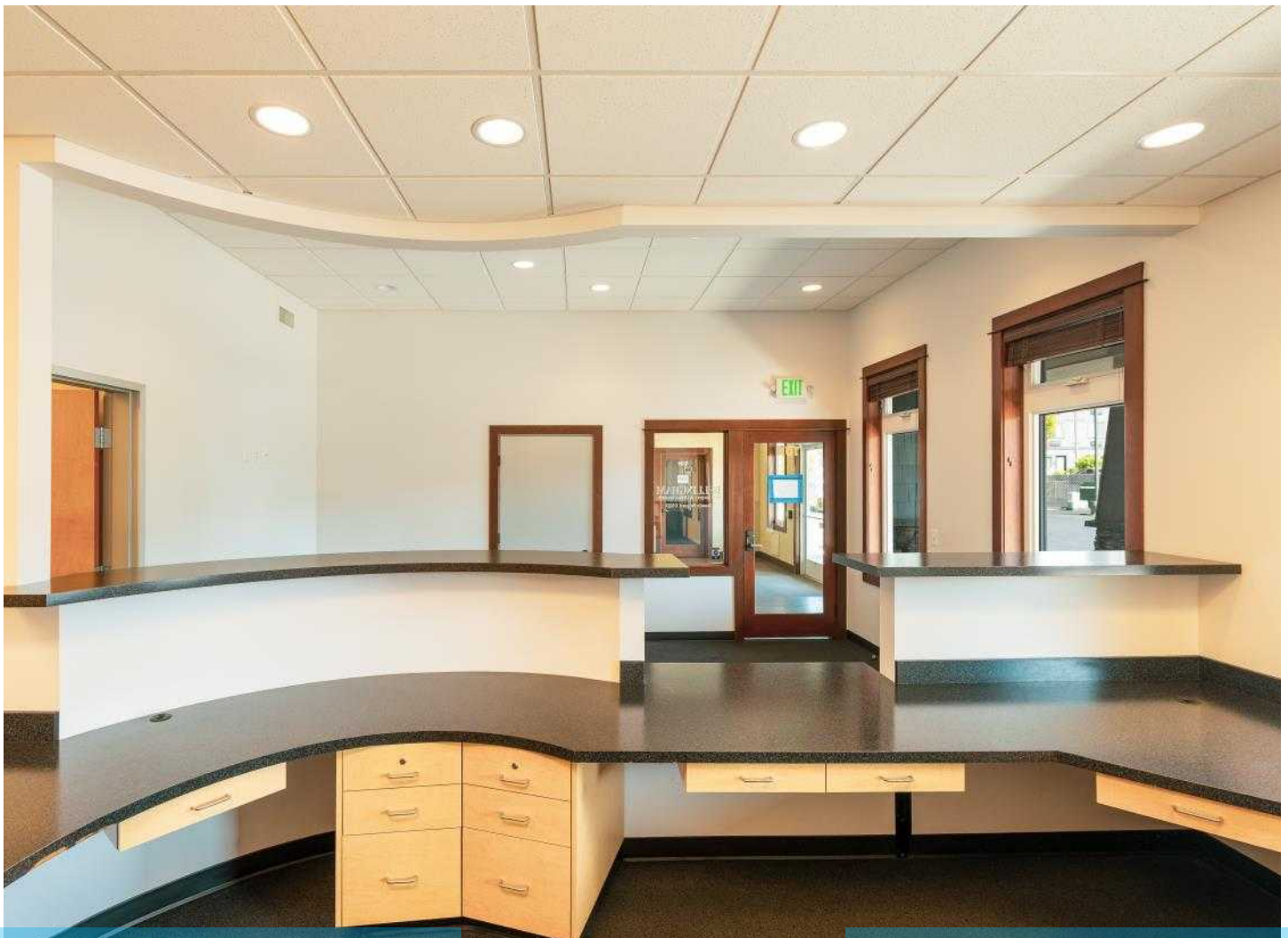


# PHOTOS SUITE 101



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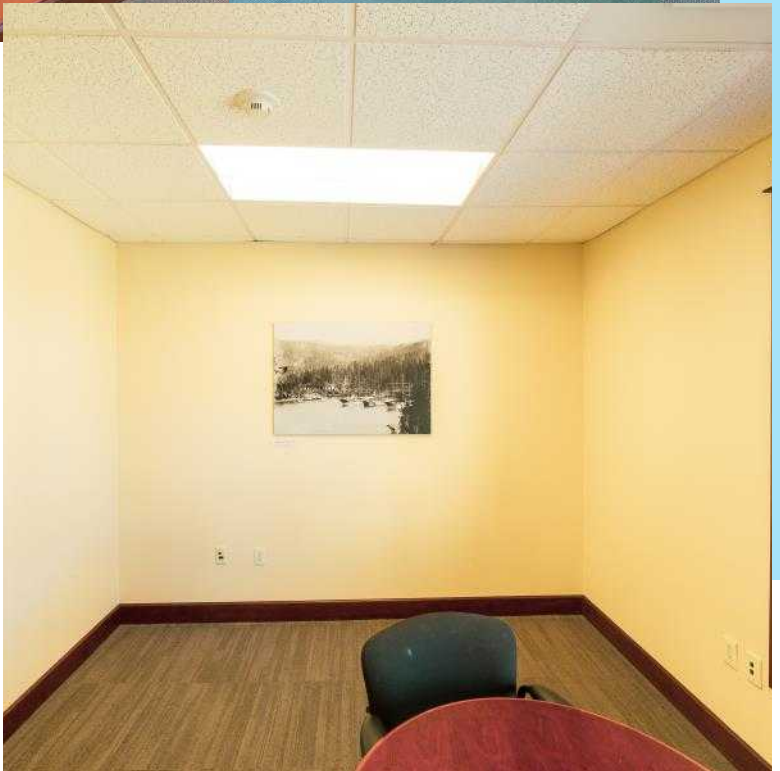
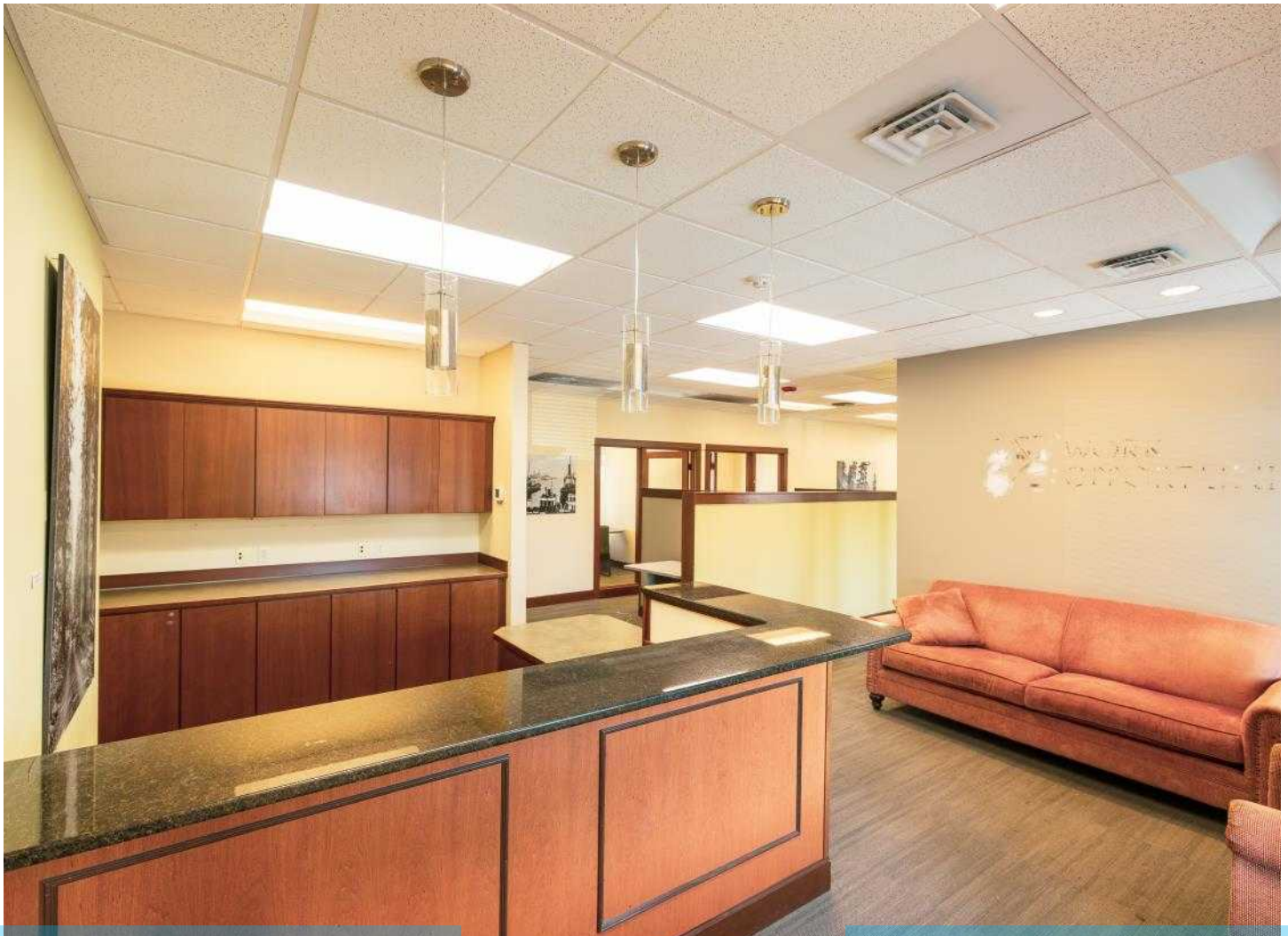
# PHOTOS SUITE 101



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# PHOTOS SUITE 202



*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



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# LOCATION



## Canadian International Border

23 minutes

21 miles

I-5 Exits 256

5 minutes

1 mile

5 Mile Ring

Population: 107,720

Households: 45,399

Median Age: 34.9



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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