

# WATERFRONT

## condominium

### OFFERING MEMORANDUM

1025 Granary Ave  
Bellingham, WA 98225

8,527 total commercial square footage

Lease Price: Modified Gross Lease, \$30 per square footage + HOA Fees

Sale Price: \$400 per square footage; grey shell

#### **Marketing Remarks:**

Prime Waterfront Retail Space on Bellingham Bay. Discover a premier 4 Class A commercial retail spaces located at the heart of Bellingham's dynamic waterfront, just steps from downtown. Situated ground level below 103 luxury waterfront condominiums, this high-traffic area offers unparalleled visibility and foot traffic, making it an ideal location for your business. This modern building boasts exceptional craftsmanship with concrete, steel, and glass construction, is energy efficient and built for sustainability. Nestled in a lively community hub, you'll be at the center of local events, races, concerts, and other exciting festivities, providing a vibrant atmosphere for business growth. Position your business in Bellingham's most sought-after up-and-coming waterfront district for commerce, residents, and recreation. Flexible lease terms available—don't miss out on this prime opportunity!

#### **Listing Broker Information:**

Christopher Erdmann  
blu.ink | eXp Commercial  
P: 360.739.4236  
E: [christopher@blu.ink](mailto:christopher@blu.ink)  
W: [waterfrontlivingcondos.com](http://waterfrontlivingcondos.com)

#### **Property Overview**

**Building Name:** 1025 Waterfront Condominium

**Total Commercial Space:** 8,206

**Year Built:** 2025

**Zoning:** Commercial Retail

**Building Class:** A

**Number of Floors:** Building is 5 Floors. Commercial is ground floor only.

**Parking:** Secured parking garage. (Negotiable)

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**Nearby Businesses & Developments:**

Mercato Delle Bonta, Honey Salon, Bellingham Yoga Collective, Kulshan Trackside & Container Village.

**Property Features & Highlights:**

**Building Features:** Modern finishes, historic charm, large windows and high ceilings.

**Utilities & Infrastructure:** HVAC, power capacity and fiber internet.

**Amenities:** Elevators, Secured Garage for Tenants, Location to high traffic area.

**Expansion Potential:** With the completion of Building B and Building C the project will bring more 150+ people to the area.

**Walkability & Transit Access:** 93/100 walk score | 98/100 bike score

**Proximity:** 10 minutes from Bellingham International Airport, 10 minutes to entrance to I-5 International HWY, 2 minute walk from Downtown Bellingham

**Financial Information:**

**Sale Price:** \$400+ / psf

**Lease Price:** Modified Gross Lease, \$30+ / psf annually +HOA fees

**Lease Terms:** 5+ year terms / negotiable

**Lease Expirations & Renewal Options:** Negotiable

Tenant pays their share of utilities and HOA dues of \$335 - \$1,000 +/- per month (Based on unit & sq ft)

**Site & Floor Plans:**

**Building Layout & Floor Plans:** See marketing packet

**Available Spaces:** 101, 102, 103 & 104 (see marketing packet for more information)

**Renderings & blueprints:** Upon request.

**Offering Process & Next Steps**

**Submission Requirements:** LOI and Proof of Funds / Financial Review

**Broker Contact Info:**

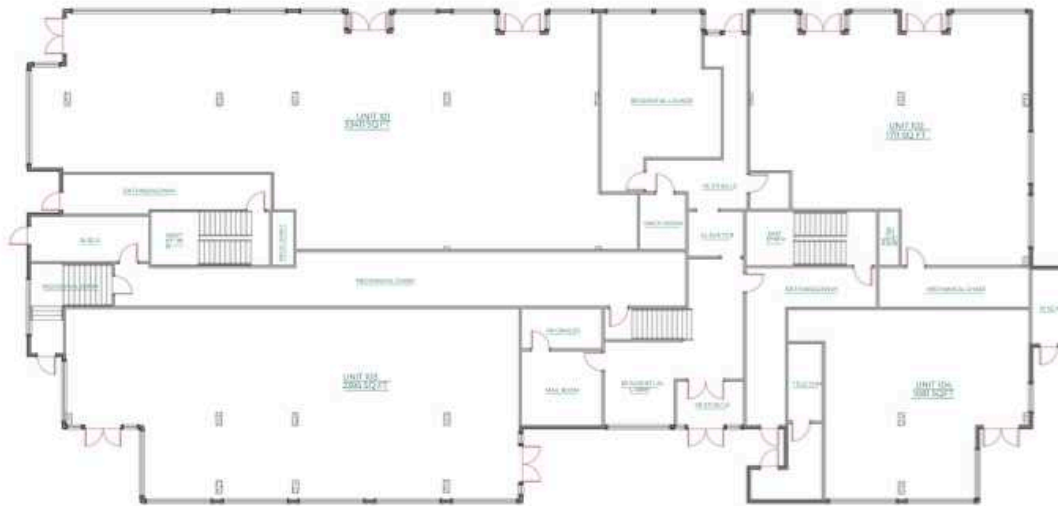
Christopher Erdmann, [blu.ink](https://blu.ink) / eXp Realty  
360.739.4236 | [Christopher@blu.ink](mailto:Christopher@blu.ink)

*Disclaimer: Information herein is deemed reliable but not guaranteed. All terms in contract will supersede all and any marketing information.*

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## COMMERCIAL SPACE



GROUND FLOOR SPACES



ADDRESS: 1025 GRANARY AVENUE, BELLINGHAM, WA 98225

### Square foot and price:

101: 3,220 sq ft

102: 1,605 sq ft

103: 2,288 sq ft

104: 1,093 sq ft

8,206 total commercial square footage

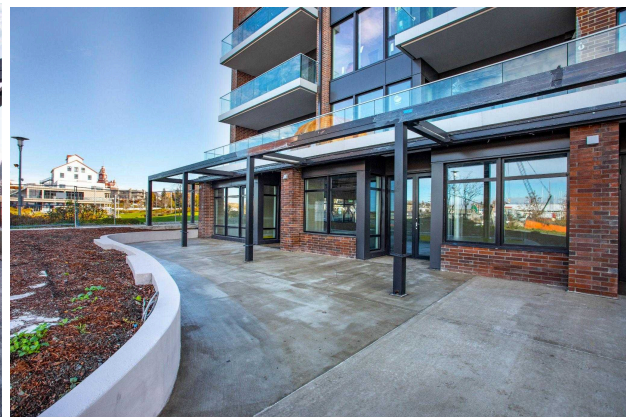
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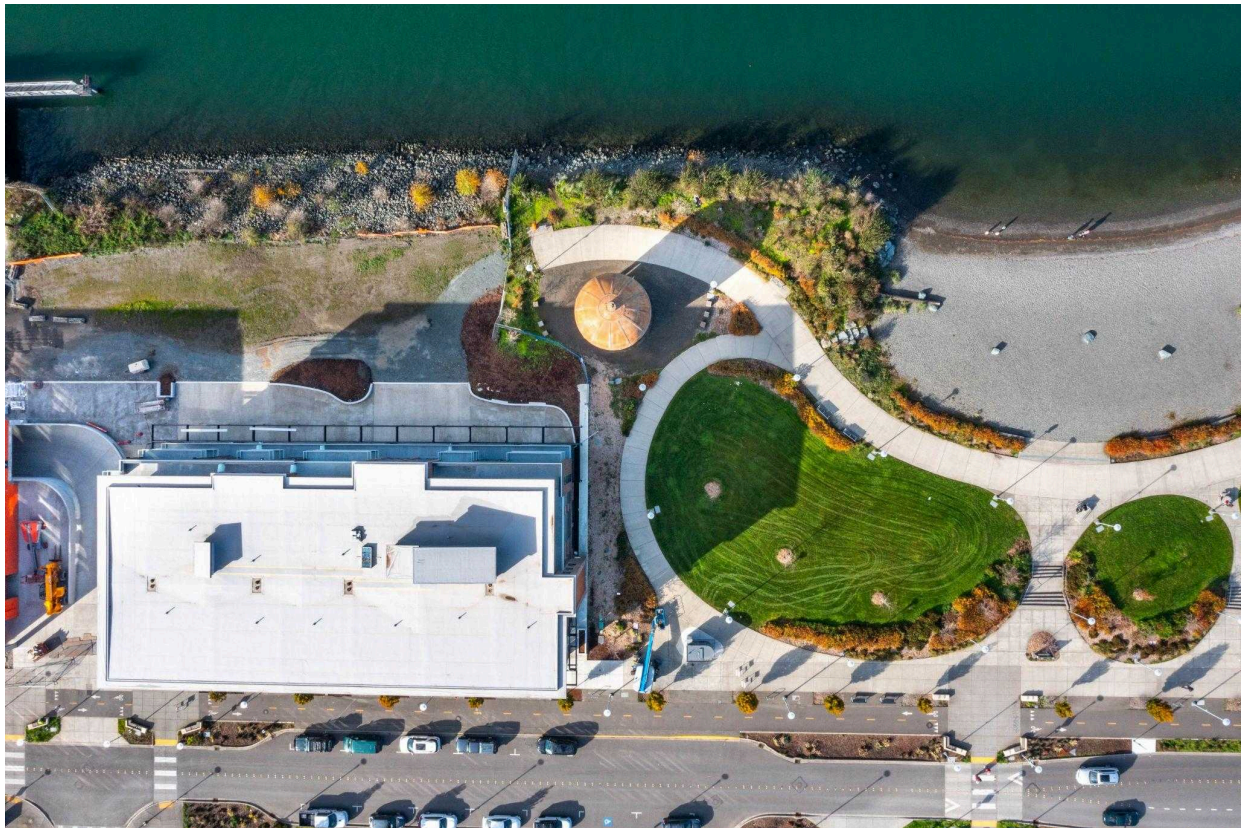
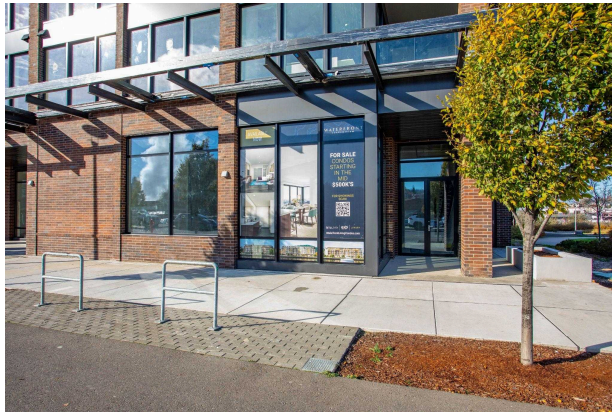
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