

# IRONGATE OFFICE SUITE



2425 E. Bakerview Rd, Bellingham, WA  
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# OVERVIEW

Suite 101: 9,150 SF

Base Rent: \$14 SF/Y

Est. NNN: \$3.00 SF/Y

Base Rent + NNN = \$12,963 Per Month

This high-quality suite consists of 5,400 sf of excellent office space (11 offices, 2 conf., kitchen, 2 bathrooms & more) plus 3,750 sf of high-quality warehouse w/ workstation & bathroom (2 OH/3 pedestrian doors), 25'+ clear height. Fully sprinklered, security & fire monitored, 3-phase power, HVAC. Flexible zoning, excellent visibility, access & parking. One block from Hannegan, next to Cruisin' Coffee & McDonald's & close to commercial, financial, retail and industrial sites.

## Suite consists of:

- 10 offices
- 2 conference or training rooms
- 4 built-in workstations room
- Kitchen/staff room
- IT room
- 2 bathrooms
- Copier room
- Storage

## Parking:

- 15 parking spaces in front of Suite 101
- Parking behind building, but keep clearance path for semis

## 3,900 SF Warehouse:

- 22' at eaves; 30.5' at peak
- 25' approx. clear height
- Two—14' grade level OH doors (powered)
- Three pedestrian doors
- Workstation
- Bathroom
- Storage

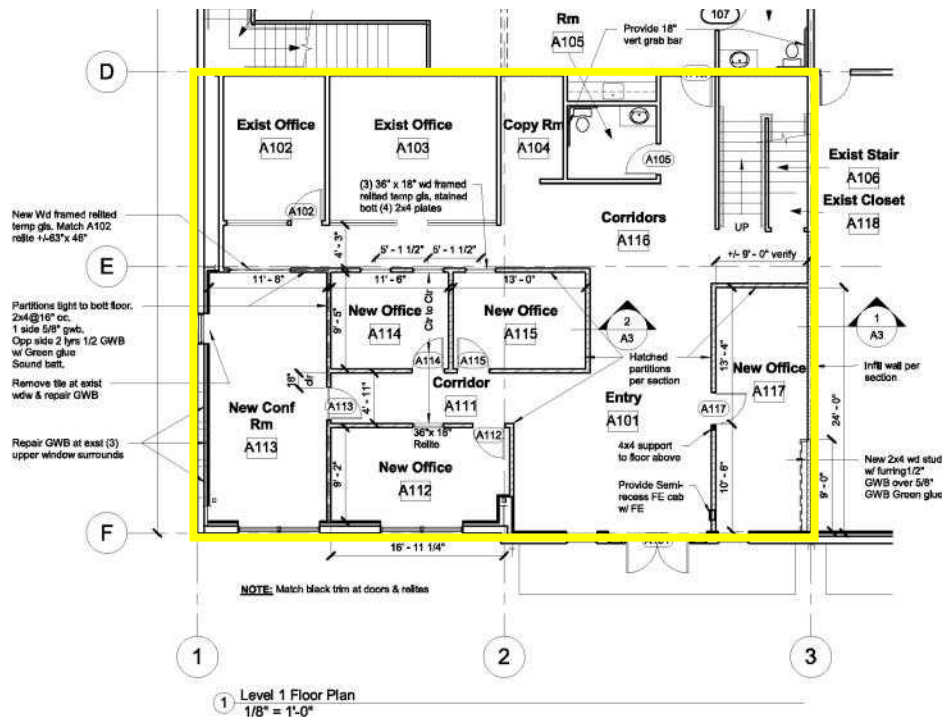
## Specs:

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

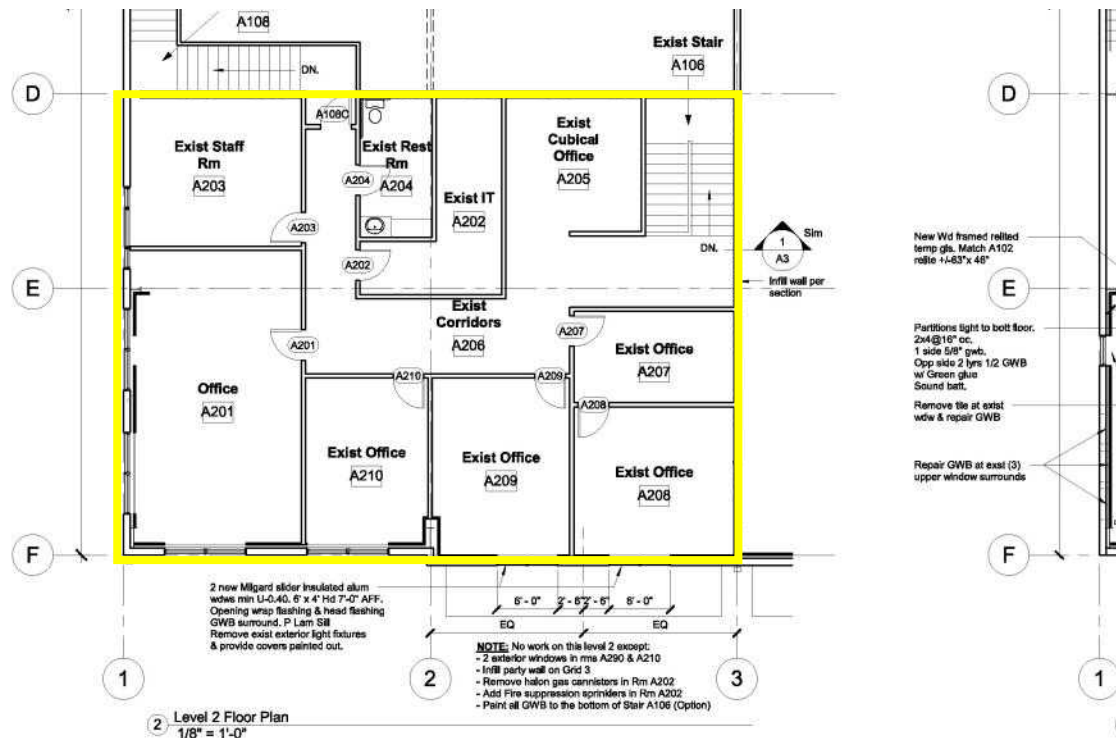


# FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR





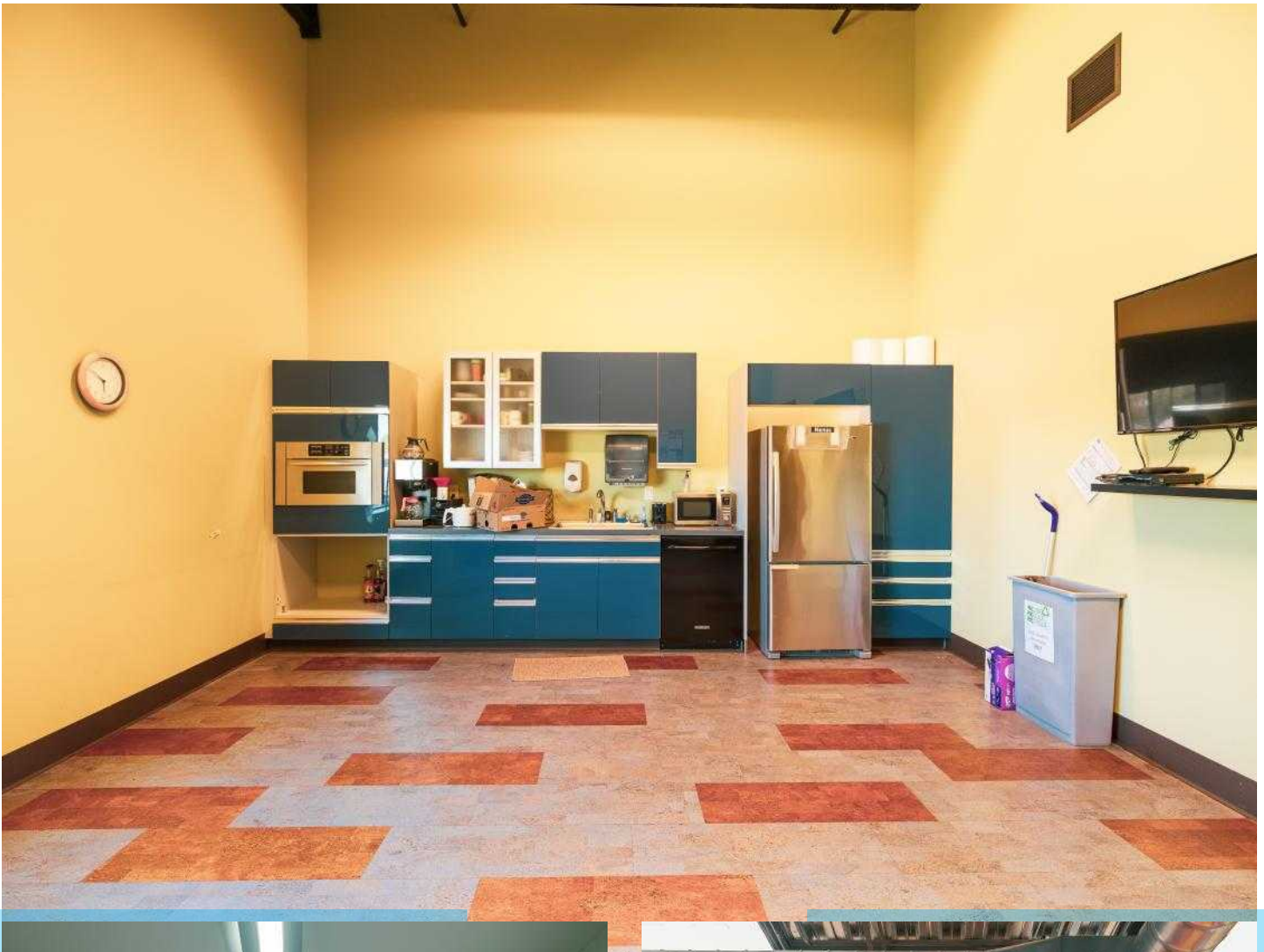
# PHOTOS



*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.*



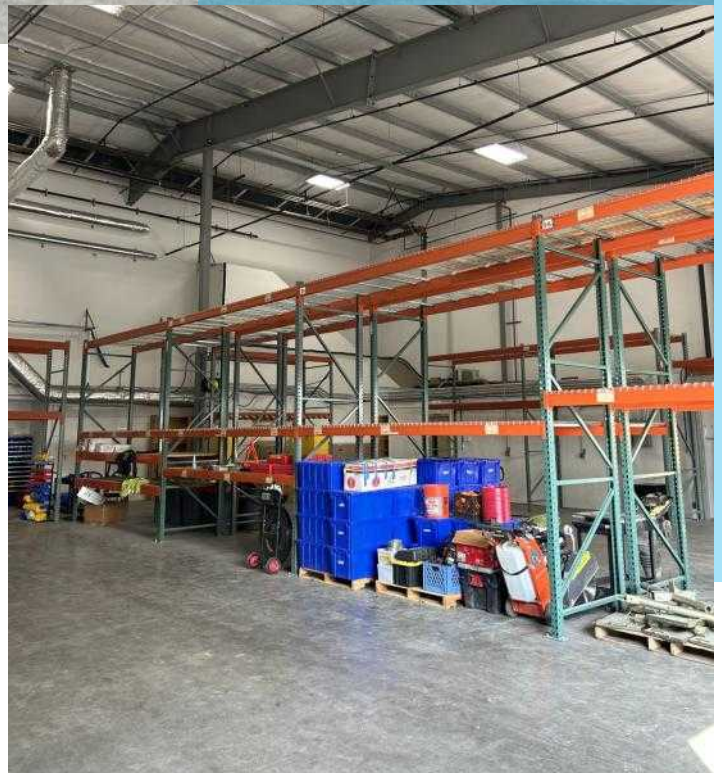
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# PHOTOS—WAREHOUSE



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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



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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