FOR SALE & LEASE

OFFERING MEMORANDUM

CLINIC & AMBULATORY SURGERY CENTER

340 BIRCHWOOD AVE
BELLINGHAM, WA

GREG MARTINEAU, CCIM
BROKER/ OWNER
GREG@GAGECRE.COM
(360) 820-4645

TRACY CARPENTER
BROKER/ OWNER
TRACY@GAGECRE.COM
(360) 303-2608

GAGE
COMMERCIAL REAL ESTATE

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By accepting this Memorandum, you agree to the above terms and conditions.

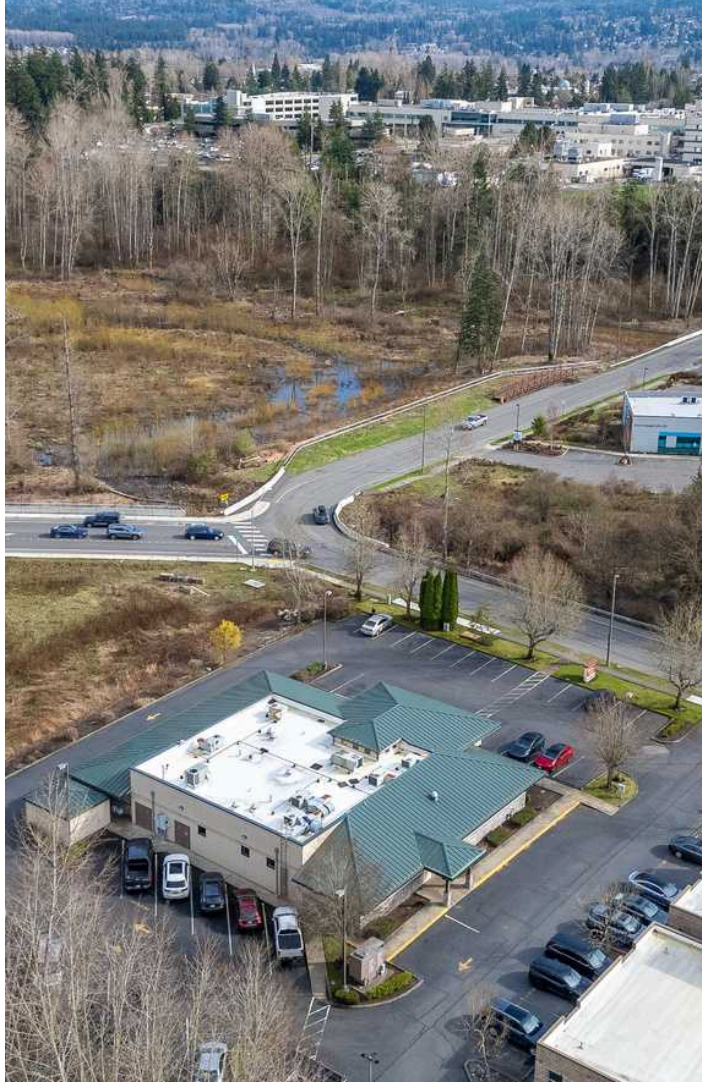
THE OFFERING

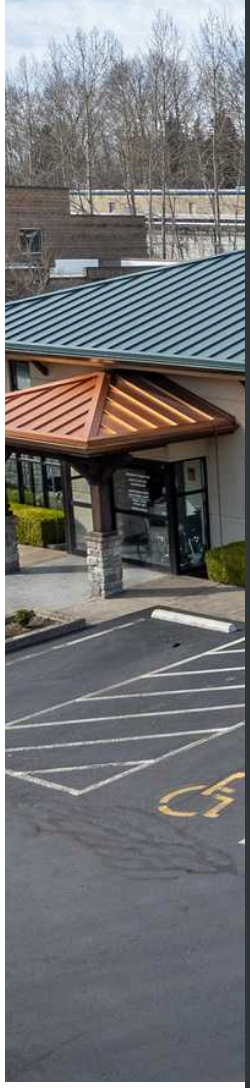
7,516 SF | STAND ALONE MEDICAL FACILITY WITH EXCEPTIONAL HOSPITAL PROXIMITY

Rare offering of Stand-Alone medical building equipped with a fully compliant General Ambulatory Surgery Center (ASC) and two additional Operatory Rooms. Built on slab. The building was designed for and has housed services for Bellingham Urology since 2001.
Easement for ingress & egress, shared with neighboring Kidney Center. Monument Signage facing Birchwood Ave.

Upon entering the building through the double sliding doors, you arrive in a spacious waiting area. A large reception desk and two-checkout stations serve patients on either side of the exam rooms. The building was thoughtfully designed for efficiency and to enhance the patient experience.

PROPERTY ADDRESS	340 Birchwood Ave Bellingham WA 98225
SQUARE FEET	7,516 SF
LOT SIZE	0.82 Ac. (35,719 SF)
PARCEL NUMBER	3803182450850000
ASKING PRICE	$5,800,000
LEASE RATE	$45/ SF/ YR + NNN





PROPERTY SUMMARY

Building is in excellent condition with a regular maintenance program.

- .4 Mi. Proximity to Peacehealth St. Joseph Hospital Campus
- Air exchange systems meet ANSI Standard 170 for ASC surgery rooms.
- Back up generator
- Siding
- Metal/ TPO (flat section only) roof - New TPO in 2024
- Parking lot resealed & patched in 2023 (37 parking spaces)

MATTERPORT 3D TOUR: HTTPS://MY.MATTERPORT.COM/SHOW/?M=Q4SIMKEGYVM

HIGHLIGHTS

General Facilities

- Onsite Parking
- Lobby/ Reception (with dedicated check-in/ out areas)
- 8 exam rooms
- 4 restrooms
- Lab
- 2 Nurse Stations
- 4 Doctors Offices
- Manager Office
- Supply Storage
- 2 Staff Showers/ Changing Areas
- Break Room
- Bookkeeping Office
- Elec./ Phone Room
- Back-up Generator

ASC Surgery Facilities

- Full Surgery Room
- Clean & Dirty Utility (Seperate)
- ASC Restroom
- Pre-Opp
- Post-Opp

Operatory Rooms

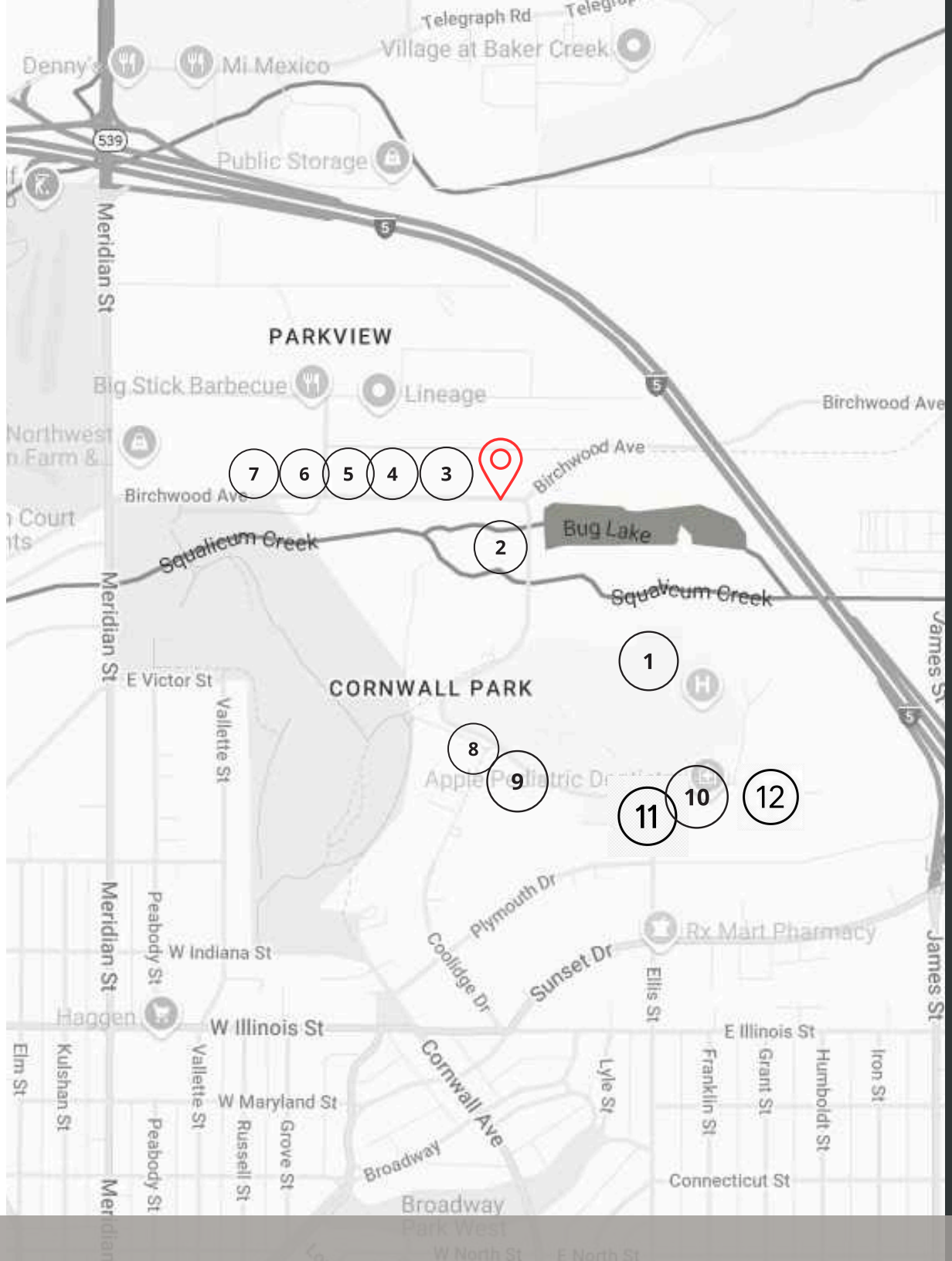
- Two

F, F & E

Negotiable

NEARBY AMENITIES

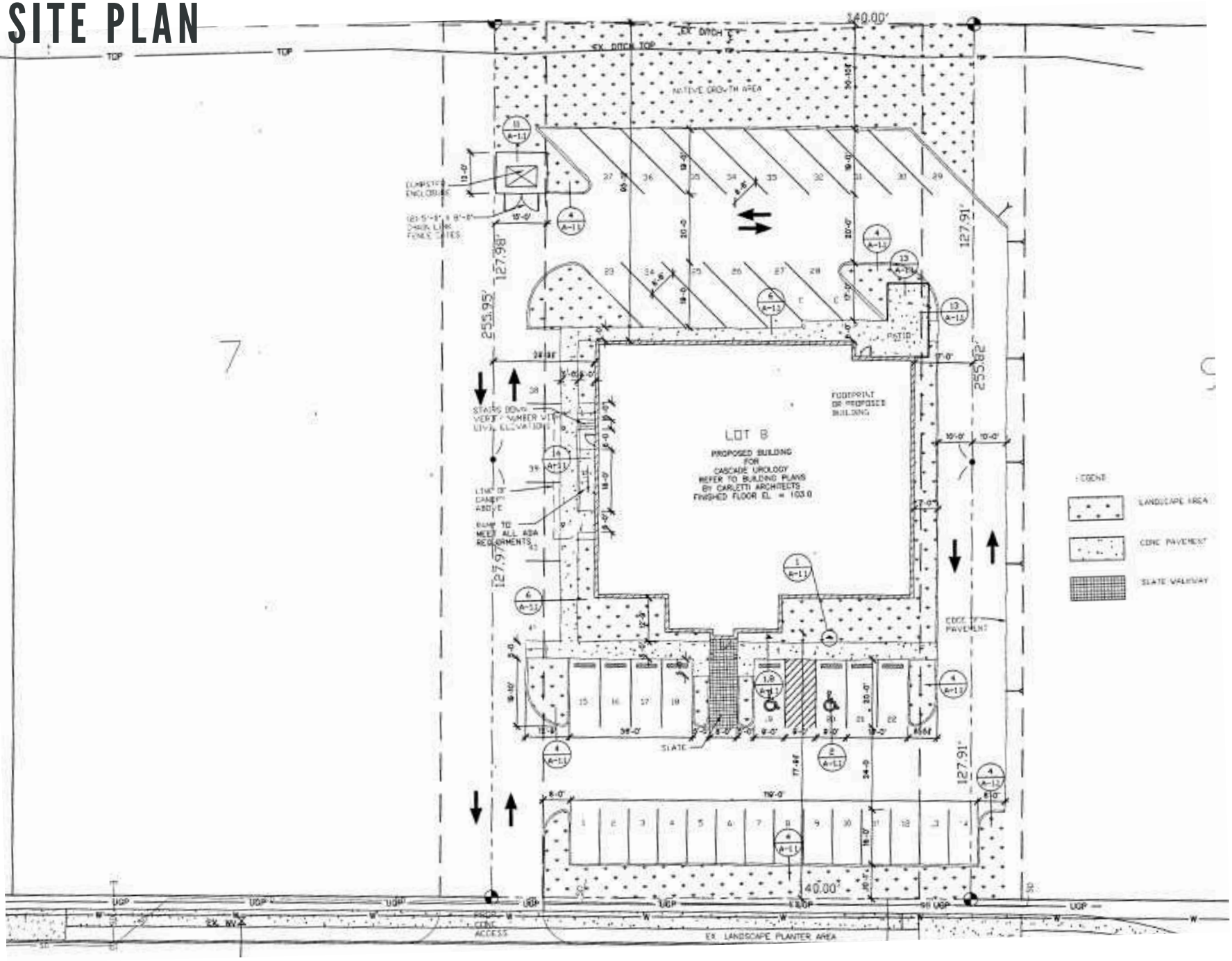
1	Peacehealth St Joseph Campus
2	Bellingham Plastic Surgery
3	Mt Baker Kidney Center
4	Birchwood Medical Center
5	Family Care Network
6	Cascade Brain & Spine Center
7	Mt. Baker Vision Clinic
8	Mt. Baker Imaging
9	Bellingham Ear Nose & Throat
10	Whatcom Occupational Health
11	Optum Health
12	PH OBGYN



AERIAL

INTERSTATE
5
PeaceHealth
Eric N. Wenzel, D.D.S., P.S.
PLASTIC SURGERY
BELLINGHAM
LEADING COSMETIC & RECONSTRUCTIVE SPECIALISTS
PeaceHealth
DaVita
Kidney Care

SITE PLAN


LOT 8
PROPOSED BUILDING
FOR
CASCADE UROLOGY
REFER TO BUILDING PLANS
BY CARLETTI ARCHITECTS
FINISHED FLOOR EL = 103.0
FOOTPRINT OF PROPOSED BUILDING
PATIO
CONC PAVEMENT
SLATE
LANDSCAPE AREA
CONC PAVEMENT
SLATE WALKWAY
NATIVE GROWTH AREA
EX. LANDSCAPE PLANTER AREA
255.95'
255.82'
127.98'
127.91'
140.00'
40.00'

FLOOR PLAN

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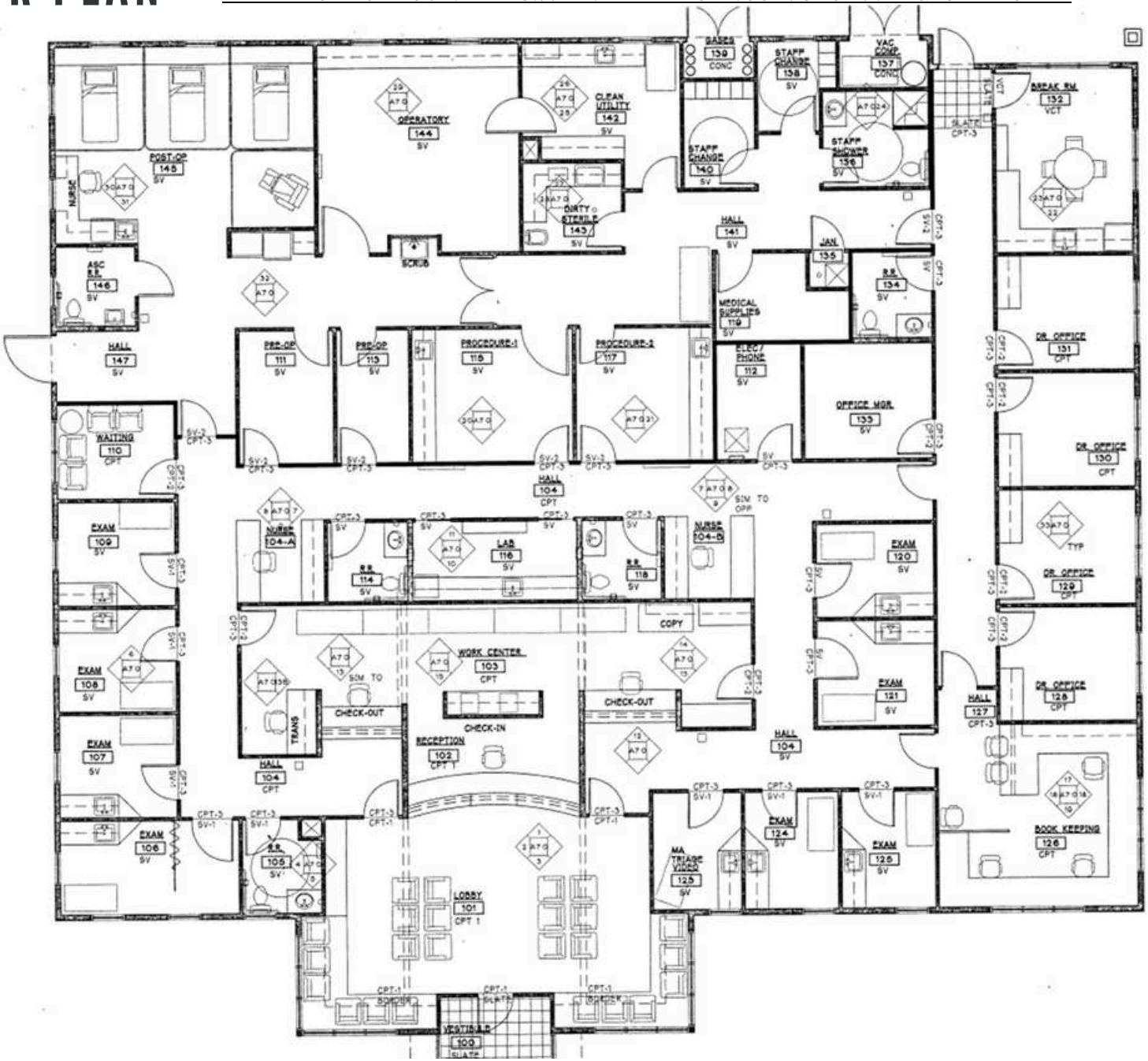

340 BIRCHWOOD AVE, BELLINGHAM WA

AREA OVERVIEW

BELLINGHAM, WA

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is historically one of the Top 100 places to live in the Nation, and the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.

Quick Facts:
•Population: 90,620
•Area: 30.1 square miles
•Travel distances
•Canadian border: 21 miles
•Vancouver, B.C: 52 miles
•Seattle: 90 miles
•Miles of bike lanes: 61.1
•Miles of trails: 68.7

CONTACT

Greg Martineau, CCIM
Broker/ Owner
360-820-4645
Greg@gagecre.com

Tracy Carpenter
Broker/ Owner
360-303-2608
Tracy@gagecre.com

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Gage Commercial Real Estate, LLC | 809 W Orchard Dr, Ste 7, Bellingham, WA | 360-483-0508 | greg@gagecre.com, tracy@gagecre.com
www.GageCRE.com