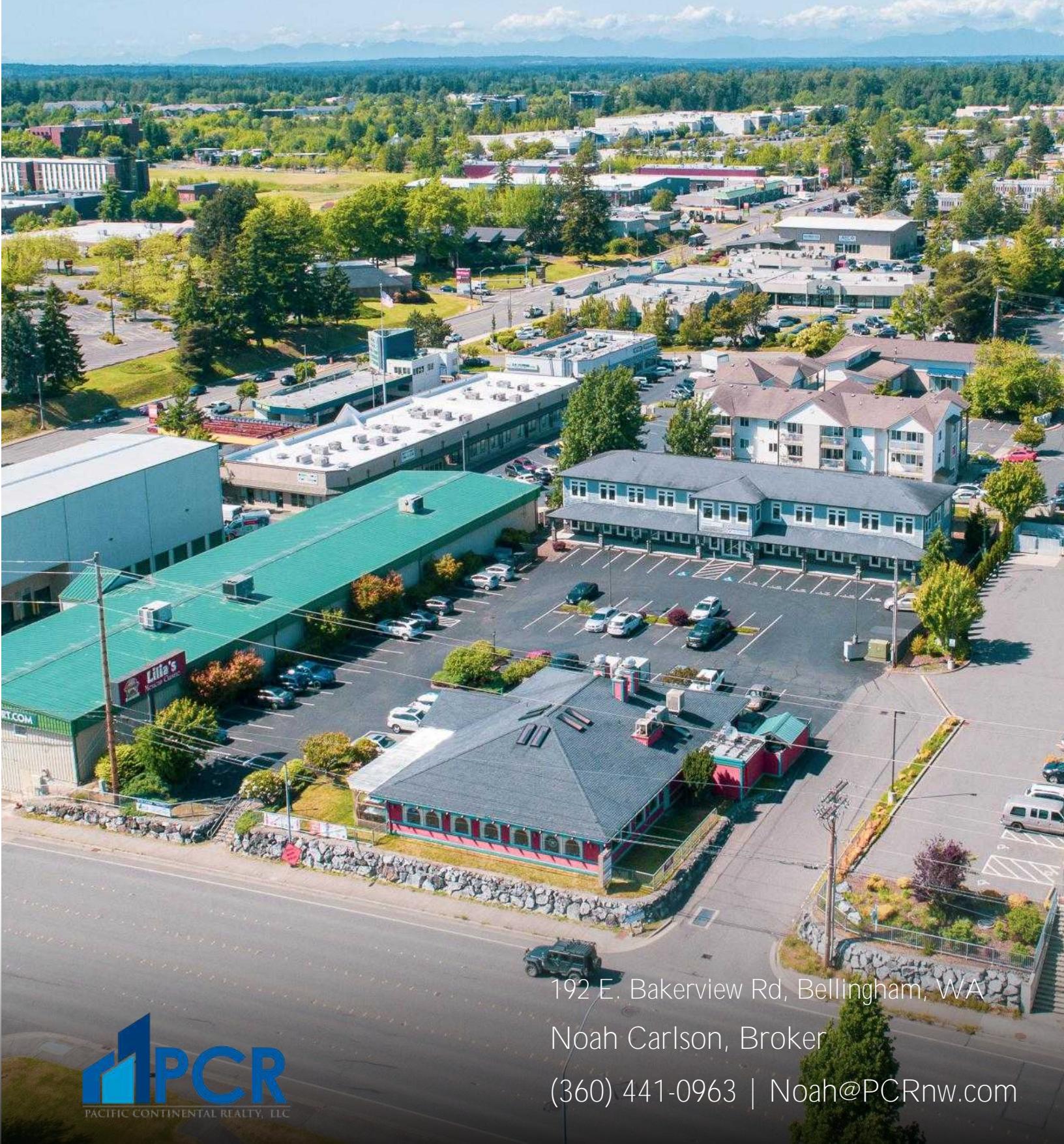


BAKERVIEW OFFICE BUILDING



192 E. Bakerview Rd, Bellingham, WA

Noah Carlson, Broker

(360) 441-0963 | Noah@PCRnw.com

OFFERING



Suite 202: 2,519 SF

Base Rent: \$17.50 SF/Y

Est. NNN: \$8.17 SF/Y

Base Rent + Est. NNN = \$5,388.56 Per Month

CBA #: 42732953

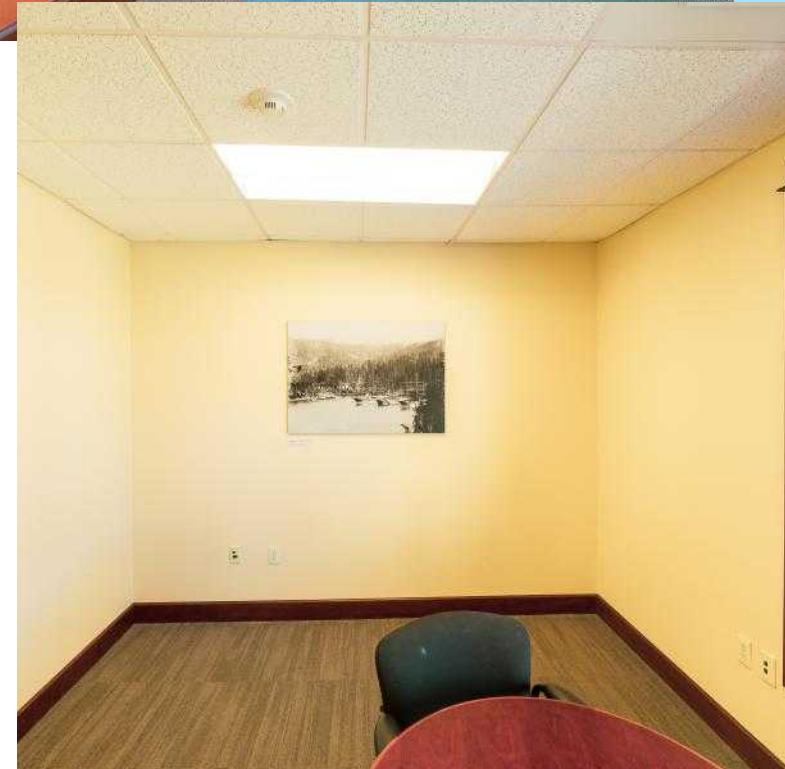
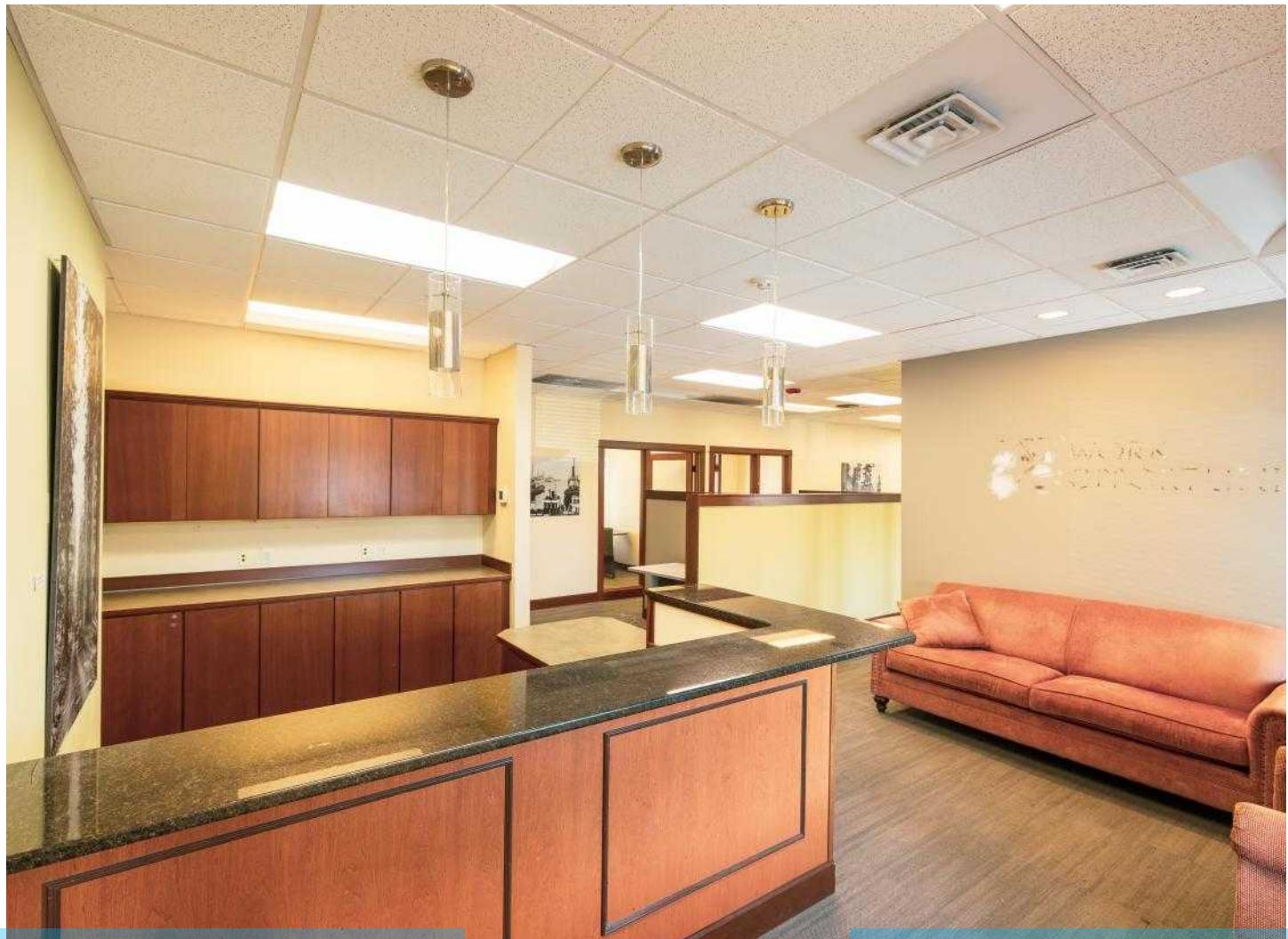
Move in special available!

Well-maintained Class A office spaces available. Tenant improvement allowance provided for medical office use.

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.

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

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.

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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