

# CORDATA PLACE

4151 MERIDIAN ST., BELLINGHAM, WA 98226



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# OVERVIEW



## Suite 105: 1,163 SF

Base Rent: \$20 Square Foot / Year  
Est NNN: \$6.98 Square Foot / Year  
Base Rent + NNN: \$2,614.81 / Per Month  
CBA #: 44312675

## Suite 110: 3,660 SF

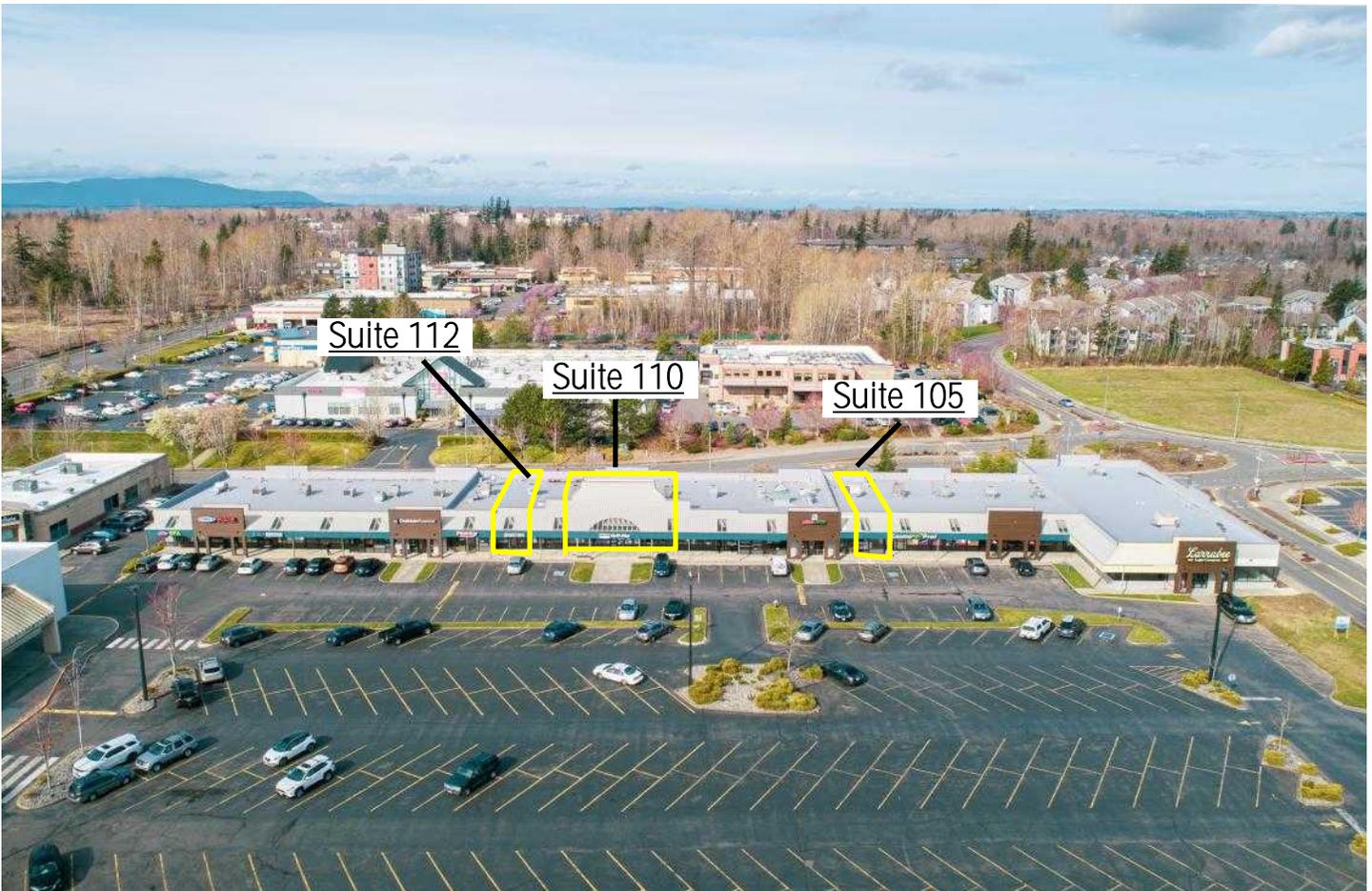
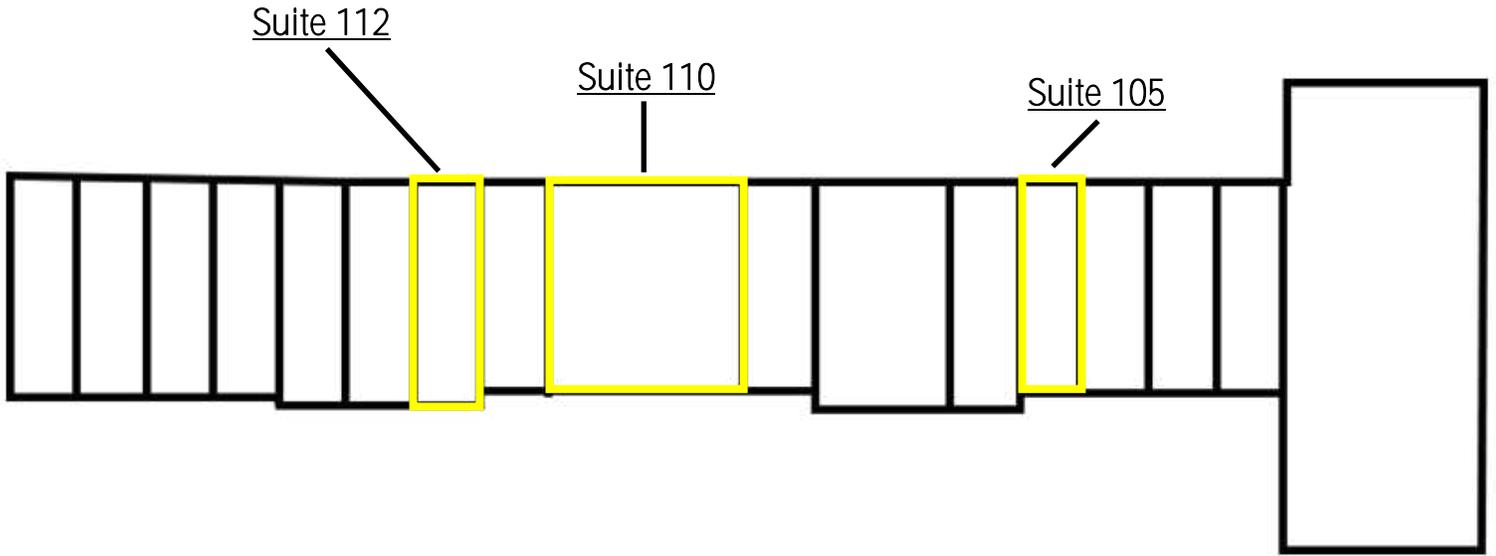
Base Rent: \$20 Square Foot / Year  
Est NNN: \$6.98 Square Foot / Year  
Base Rent + NNN: \$8,228.90 / Per Month  
CBA #: 41769004

## Suite 112: 1,220 SF

Base Rent: \$20 Square Foot / Year  
Est NNN: \$6.98 Square Foot / Year  
Base Rent + NNN: \$2,742.97 / Per Month  
CBA #: 44312678

Retail suites available now in newly remodeled Cordata Place shopping center. Available space for signage on front and back of building. Ample parking. Cordata Place is surrounded by 3,000,000 sf of commercial retail development and is within minutes from Bellis Fair Mall and many other shopping and dining establishments. Anchored by Larrabee Lager.

# SUITE LOCATION

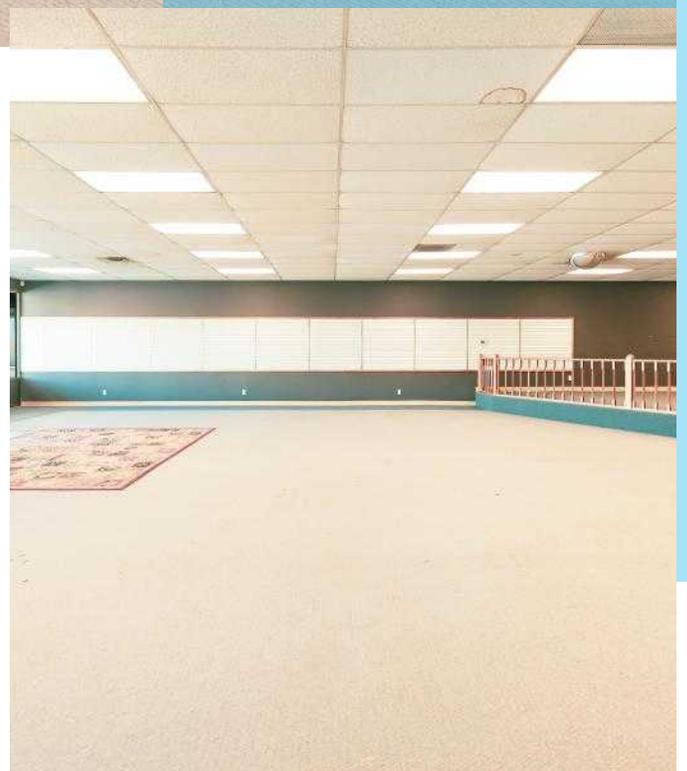
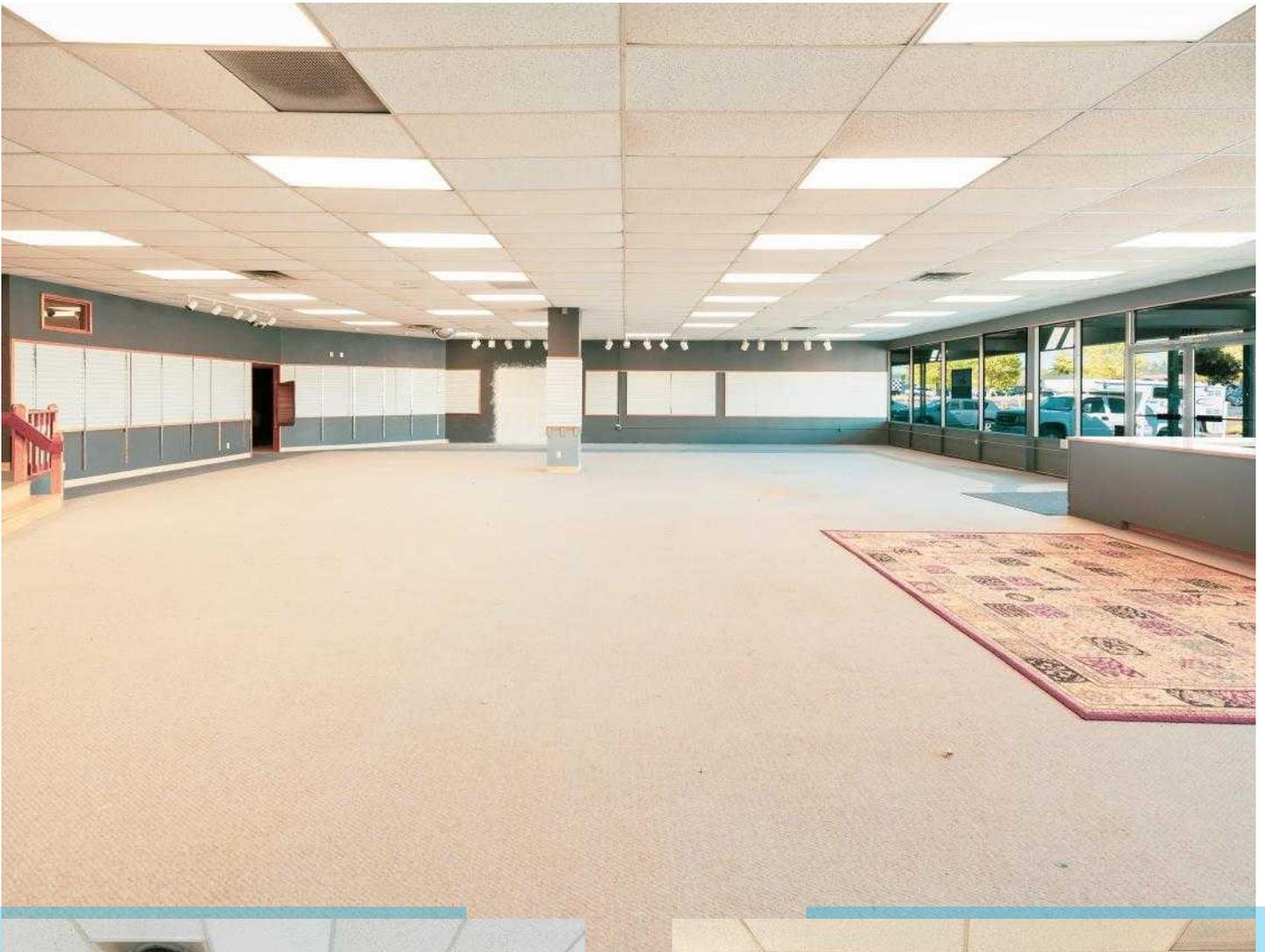


# SUITE 105



*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.*

# SUITE 110



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# PHOTOS



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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