Crown Plaza Building

114 W. Magnolia St., Bellingham, WA

PCR
PACIFIC CONTINENTAL REALTY, LLC

Heather Baker, Broker

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OVERVIEW

Suite 107: 1,612 Square Feet
Base Rent: $14 Square Foot / Year
Est. NNN: $8.51 Square Foot / Year
Base Rent + NNN: $3,023.84 / Per Month
CBA#: 637383

Suite 108: 655 Square Feet
Base Rent: $14 Square Foot / Year
Est. NNN: $8.51 Square Foot / Year
Base Rent + NNN: $1,228.67 / Per Month
CBA#: 30322341

Suite 109: 675 Square Feet
Base Rent: $14 Square Foot / Year
Est. NNN: $8.51 Square Foot / Year
Base Rent + NNN: $1,226.19 / Per Month
CBA#: 634442

Opportunity to work in one of the top five large historical buildings in Bellingham, WA. The Crown Plaza is a tenanted, stabilized, and iconic building in the core of downtown Bellingham. Built-in 1927, this Neoclassical-style building is five stories with a mechanical basement.

Beautiful professional office building with fiber optic internet. Renovated historic building with an elegant interior. Great location in the heart of Bellingham's central business district. Close to the city, county, and federal buildings. Hundreds of services to support your business needs within a few blocks. Abundant shopping and dining opportunities. Within walking distance to everything.

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.

Building History

This building was initially known as the Montague & McHugh building, built on the corner of Magnolia and Commercial streets. Famous for its Neoclassical Commercial design, the five story structure was created with reinforced concrete covered in terra cotta. The terra cotta itself is glazed in a faux marble gray-pink that gives the building its distinctive look.

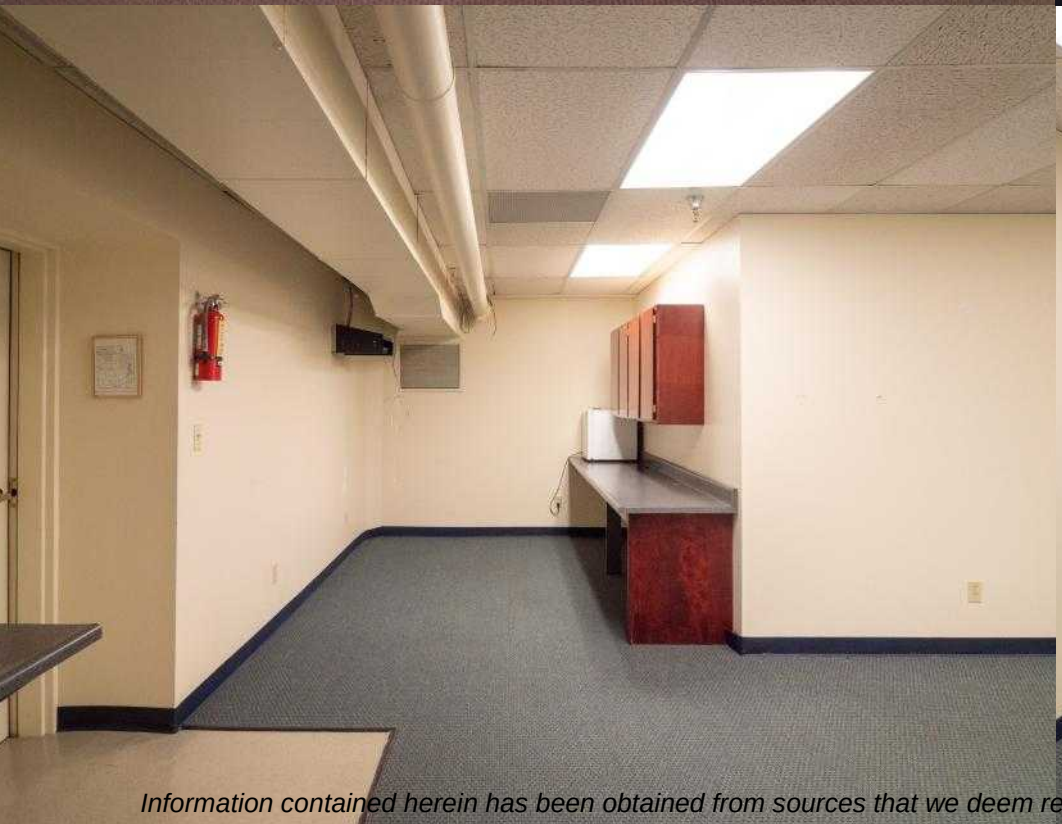
The building is almost square, 125 feet by 110 feet. Graham created a symmetrical appearance by adjusting the spacing of the features to keep things in proportion. There are rounded pediment arches, an ornamental frieze, spiral columns with finials, and rising fluted pilasters. The ornamentation of the outside of the building, particularly the first and second floors, is an astonishing amount of detail work. Within each pediment is a cartouche flanked by floral panels. Graham used friezes, vertical piers, and urn finials, as well as a projecting cornice with overhanging dentils in his work. The parapet has a floral cresting rising over a foot above it.

The third and fourth floors are less ornamental, but the windows and vertical elements continue in the same pattern for continuity. There are still architectural elements such as fluted pilasters, spandrels, and medallions. The ornate features of the building helped it stand out as downtown grew around it.

Details

- Scenic views of the Bellingham waterfront, Mt. Baker, and beautiful downtown Bellingham
- Outstanding natural light
- Property management company on-site
- UPS & FedEx drop boxes in lobby
- Client parking available
- Ample foot traffic and easy access for customers
- Central Bellingham location that provides easy access to Interstate-5 and all areas
- Current tenants include government offices, attorneys, NGOs, NPOs, financial services, IT professionals, website design & graphics, marketing professionals, café, and salon

SUITE 107



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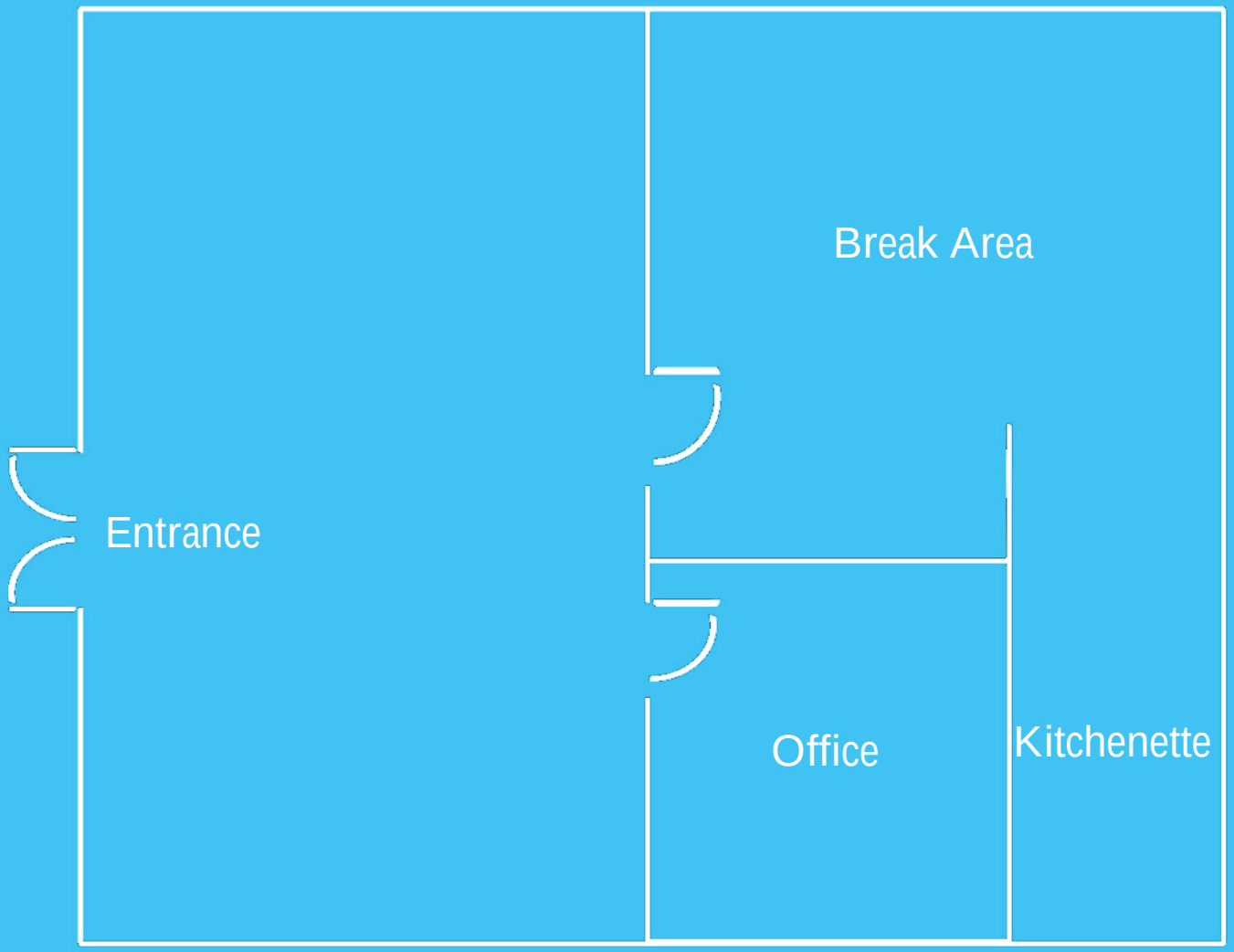
SUITE 107 - 1,612 SF

Suite 107 features a main work space with a divider for reception, a spacious private room in the back that could be used as a conference or break room, a kitchenette and a large office space. This is a ground floor suite accessed through Crown Plaza's beautiful, recently remodeled lobby.



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SUITE 108

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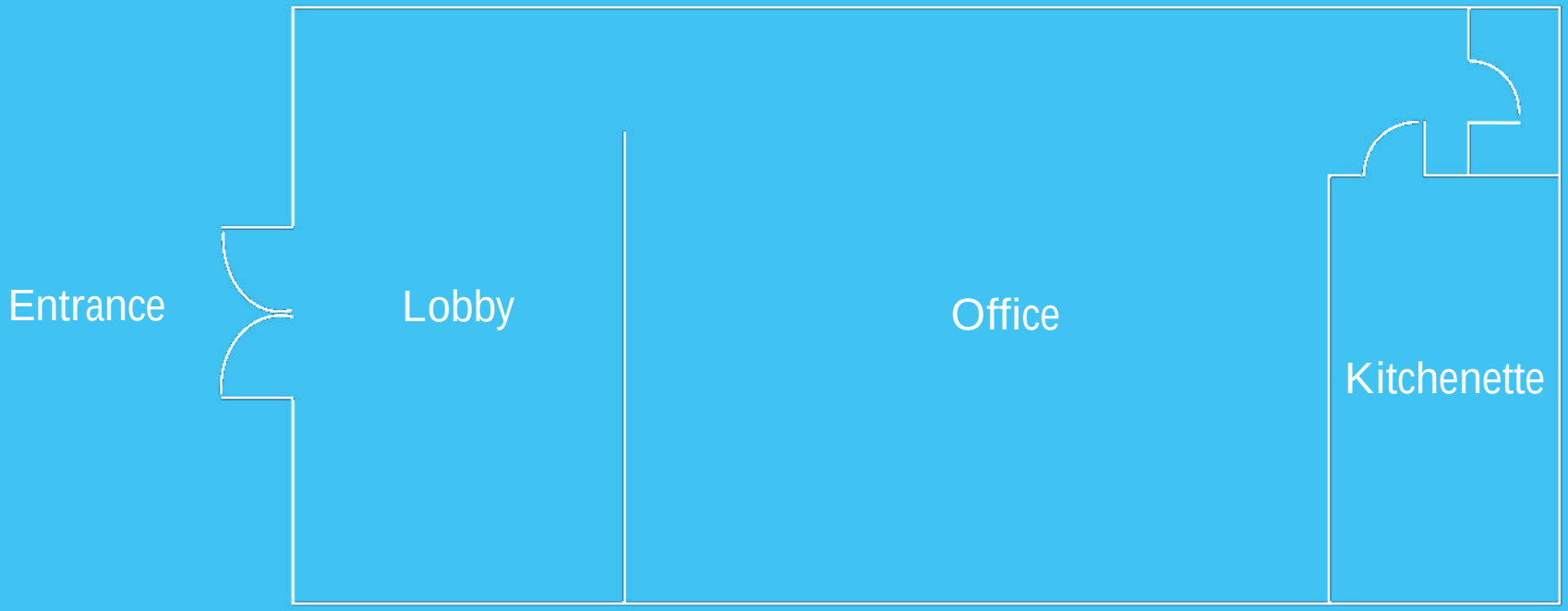
SUITE 108 – 655 SF

Suite 108 is a great ground-level office space in the historical Crown Plaza building. Entering the suite through the beautiful French doors, you'll find a nice-sized lobby space for your clients to be greeted. Further back there is a multifunctional open area that can fit a number of different businesses. Included is also a break room with a small kitchenette.



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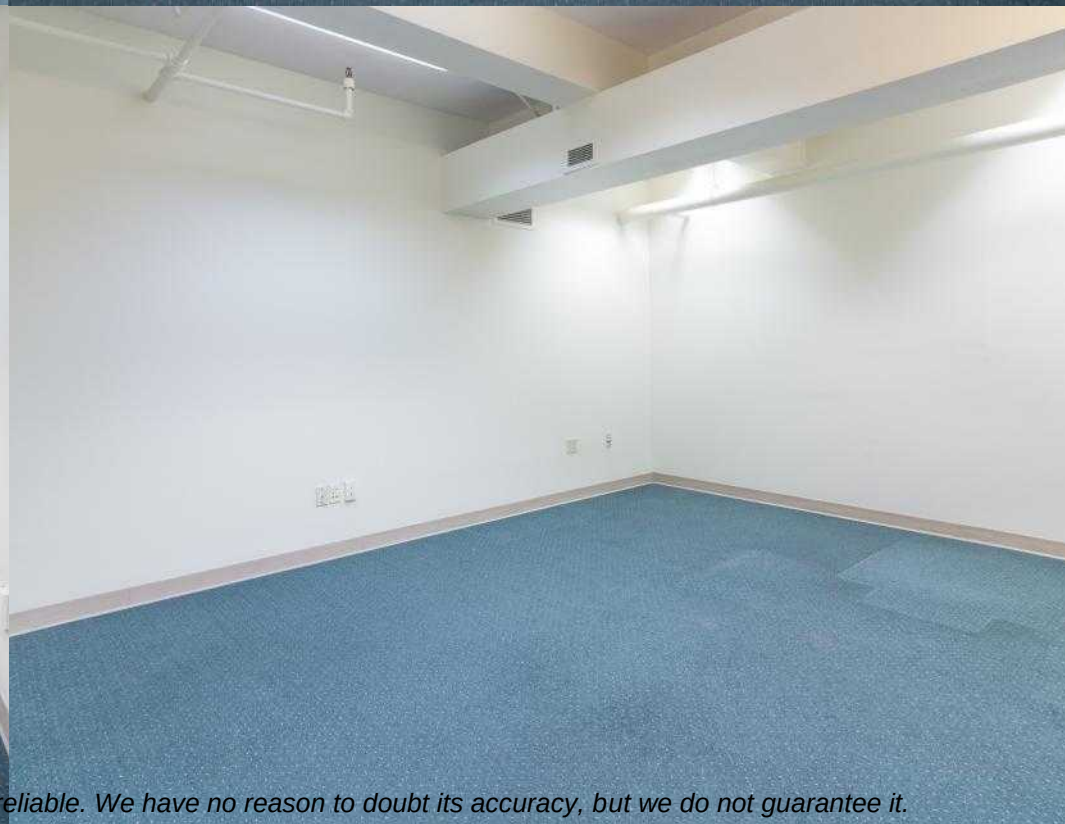
SUITE 109



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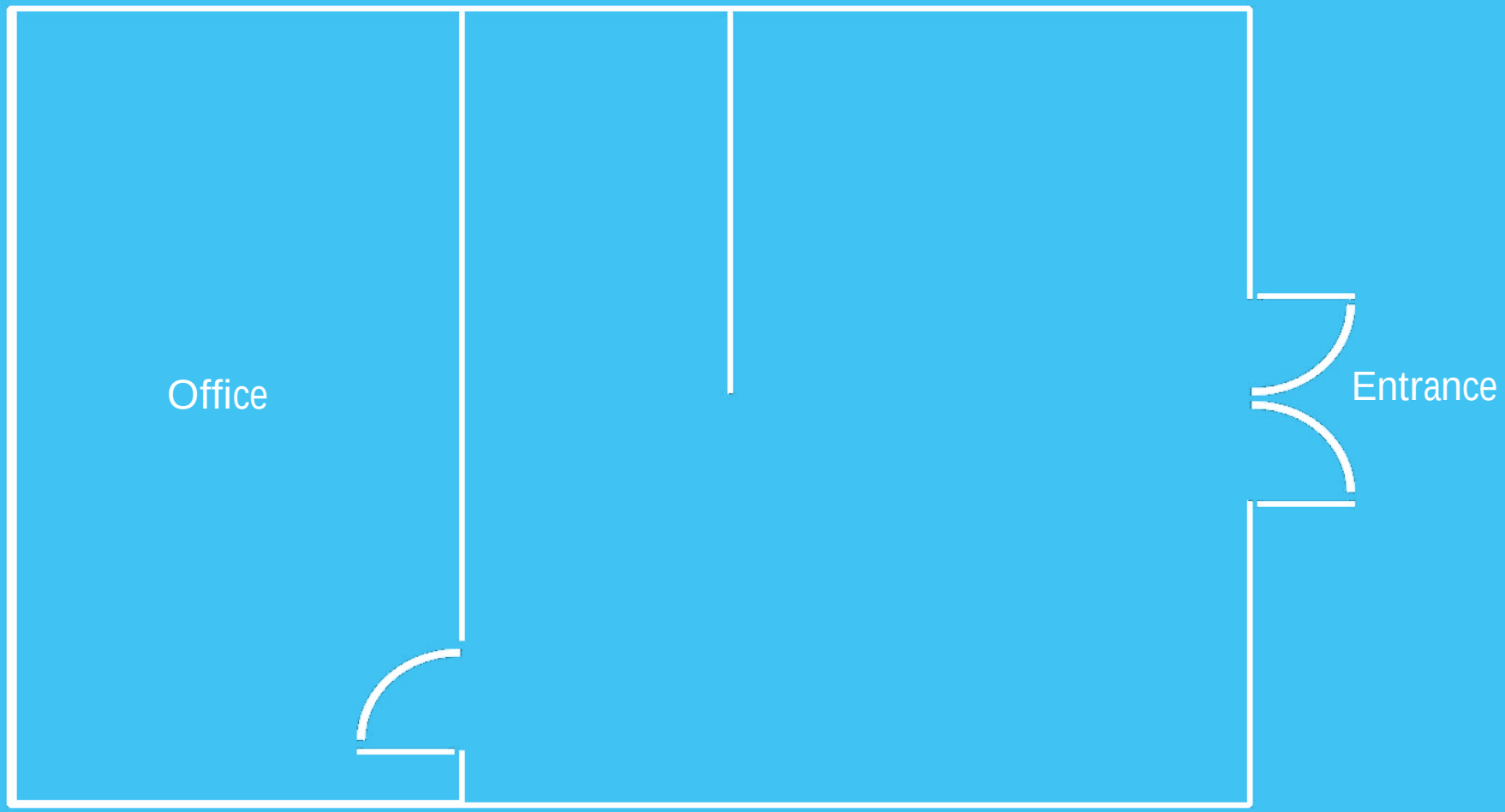
Suite 109 – 675 SF

Suite 109 is a great ground-level office space in the historical Crown Plaza building. This quant office space offers a single private office and a spacious front area for extra work space or waiting area.



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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	Average HH Income	Median Age
Whatcom County:	230,077	$80,569	39
Bellingham:	93,910	$56,198	37.5

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