FOR LEASE

OFFICE/RETAIL IN FAIRHAVEN

1513 &1515 12TH STREET, BELLINGHAM, WA 98225

CBA LoopNet CoStar CREXI

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EXCLUSIVELY LISTED BY:

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MULJAT GROUP
COMMERCIAL
MULTI-FAMILY · RETAIL · INDUSTRIAL · OFFICE

Megan McLeod
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OFFERING SUMMARY
1513 12th Street

988 SF +/-
Lease Space Available

$2,300.00 / Month
Base Rent Rate

$10.91 / SF
Estimated NNNs (not including utilities)

$3,199.08 /Month
Total Estimated Monthly Rent
(Base Rent + NNNs)

PROPERTY DESCRIPTION

Charming office or retail space available in one of the area's most sought-after neighborhoods on a high-visibility corner at a busy intersection. This historic building has been converted for professional or retail use, offering versatile space and abundant natural light. The layout includes multiple rooms suitable for private offices, boutique retail displays, inventory storage, or conference spaces. It also features a kitchen area with built-in shelving, a private restroom, and additional basement storage.

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1513 12th Street Photos

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OFFERING SUMMARY
1515 12th Street

1,518 SF +/-
Lease Space Available

$3,100.00 / Month
Base Rent Rate

$8.21 / SF
Estimated NNNs (not including utilities)

$4,132.24 /Month
Total Estimated Monthly Rent
(Base Rent + NNNs)

PROPERTY DESCRIPTION

This historic two-story building offers office or retail space on a high-visibility corner in one of the area's most sought-after neighborhoods. The high-visibility location and charming character make it equally well-suited for professional office use, creative studios, or a specialty retailer. Multiple private rooms on the main and upper levels provide flexibility for teams, executive suites, or inventory storage. A refreshed kitchen area, updated full bathroom, and basement offer all the practical amenities a growing business needs.

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Key Facts

1515 12th St, Bellingham, Washington, 98225
Drive time of 5 minutes

KEY FACTS

18,501
Population

33.4
Median Age

2.0
Average Household Size

$69,988
Median Household Income

EDUCATION

2.0%
No High School Diploma

9.3%
High School Graduate

23.1%
Some College/ Associate's Degree

65.6%
Bachelor's/Grad/ Prof Degree

BUSINESS

548
Total Businesses

4,853
Total Employees

EMPLOYMENT

69.5%
White Collar

12.4%
Blue Collar

18.0%
Services

5.4%
Unemployment Rate

What's in My Community?

Places that make your life richer and community better
1515 12th St, Bellingham, Washington, 98225
5 minutes

esri
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DEMOGRAPHICS

BELLINGHAM, WA

90 miles to Seattle

52 miles to Vancouver, B.C.

92,300 Population

$73,000 Median Income per Household

61% White Collar Workforce

Bellingham is strategically located along the I-5 corridor between the major cities of Seattle and Vancouver, B.C.. The largest city in Whatcom County, Bellingham offers seamless access to major regional and international markets, and is home to several local colleges and universities including Western Washington University and Bellingham Technical College. Its diverse economy is supported by an educated workforce. Major employers such as St. Joseph's Hospital and BP Cherry Point provide a stable economic foundation. Paired with strong connectivity and exceptional quality of life, Bellingham presents a compelling opportunity for commercial real estate investment and business growth. With Whatcom County ranking fifth in the state for tourist spending, the area also supports a thriving tourism and recreation economy.

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This Offering Memorandum has been prepared by Muljat Group Commercial for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by Muljat Group Commercial , Seller and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond control of Owner, and therefore are subject to variation. No representation is made by Muljat Group Commercial or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presentation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial , Owner, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

Prospective tenants should be aware that Owner of the real property known as 1513 & 1515 12th Street, is leasing the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to lease, as appropriate, tenant will be given reasonable opportunity to inspect and investigate the Property and all improvements therein, either independently or through agents of tenants choosing. Prospective teanants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, tenant shall not be entitled to and should not rely on Owner or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Owner may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Owner and its agents shall not be responsible to tenant or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective tenant.

Owner and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to lease the Property unless and until such offer is approved by Owner a written agreement for the leasing of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

Any offer to Owner must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract to lease to be prepared by Owner and executed by both parties, and (iii) approved by Owner before the transaction becomes binding on either party. Neither the prospective tenant nor the Owner shall be bound until execution of the contract of a lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Owner or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manor detrimental to the interest of Owner or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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