

CLASSA OFFICESUITES

1680 W. Bakerview Rd., Bellingham WA 98226



KC Coonc, Designated Broker
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Commercial Sales | Leasing | Management
114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com

OVERVIEW



Leasing

Rental Rate: \$21/SF NNN
NNN Estimate: \$5/SF
Availability: Now
Minimum Lease Term: 5 years
Lease Type: NNN
Security Deposit: TBD
Move-in Date: Available now
Broker Commission: 5% Total

Suite	SF	Suite
102	845 SF	Move-In Ready
200	5,570 SF	Vanilla Shell
201	2,505 SF	Vanilla Shell
202	2,450 SF	Executive Office

Building

Building Name: 1680 W Bakerview Rd
Year Built: 2020
Total Building SF: 23,336 SF
Elevator: Yes
Construction Type: Wood
HVAC: Fully distributed
Security System: Yes

PROPERTY OVERVIEW



Building Highlights

- Built in 2020
- Class A Office Building
- Elevator Served
- Flexible Suite Sizes
- Immediate Occupancy
- 40 Parking Spaces
- Planned Industrial Zoning
- Professional Office Environment
- High Visibility Location
- Excellent I-5 Access
- Modern Construction
- Competitive Lease Rate

Parking

Parking: 40 spaces

Free: Yes

ADA Spaces: 2

Zoning

Zoning: Planned Industrial
Professional Office Space

SUITE102



Move-in ready Class A office suite available in one of North Bellingham's newest professional office buildings.

Built in 2020, Suite 102 offers 845 SF of efficiently designed office space featuring an open floor plan, private ADA-compliant restroom, abundant natural light, modern finishes, and immediate occupancy.

Ideal for professional services, medical support uses, consulting firms, or small businesses seeking a high-quality office environment. Conveniently located on the Bakerview Road corridor with excellent access to I-5, Bellingham International Airport, Bellis Fair Mall, restaurants, and business services. Elevator-served building with ample free parking.

SUITE200&201



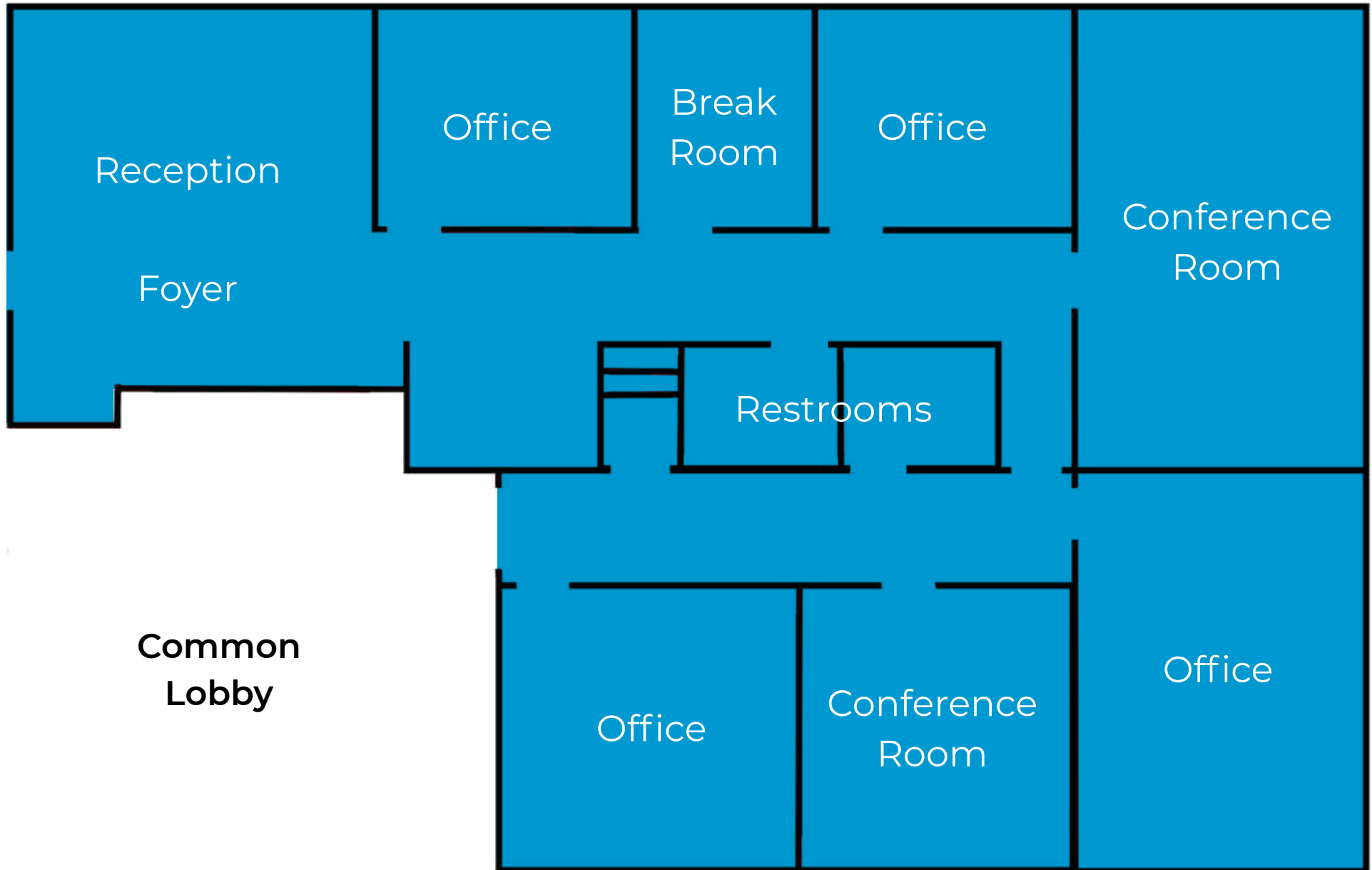
Excellent opportunity to customize your ideal office environment in one of North Bellingham's newest Class A office buildings. Suites 200 (5,570 SF) and 201 (2,505 SF) are available individually or may be combined to accommodate larger users. Built in 2020, these premium vanilla shell suites feature HVAC distribution ready, restroom rough-ins, abundant natural light, elevator access, and modern construction, allowing tenants to design a space tailored to their business. Ideally located on the Bakerview Road corridor with convenient access to I-5, Bellingham International Airport, Bellis Fair Mall, restaurants, and business services. Ample free parking and immediate occupancy.

SUITE202

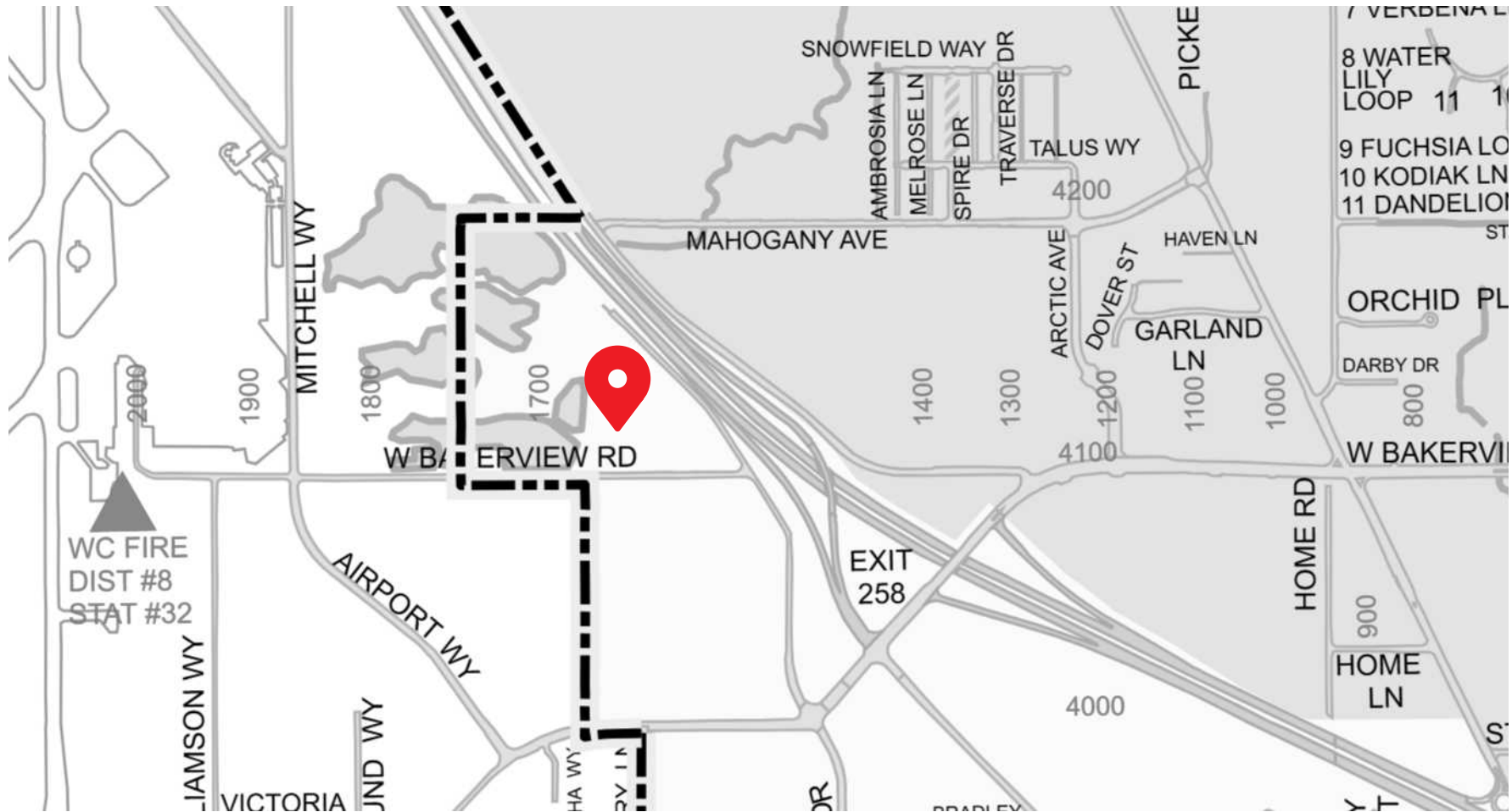


Exceptional opportunity to lease a Class A executive office suite in one of North Bellingham's newest professional office buildings. Built in 2020, Suite 202 offers 2,450 SF of move-in ready office space featuring a reception area, multiple private offices, executive conference room, collaboration space, premium kitchenette with stone countertops, ADA restroom, abundant natural light, luxury finishes, glass office fronts, and modern LED lighting. Ideally located on the Bakerview Road corridor with convenient access to I-5, Bellingham International Airport, Bellis Fair Mall, restaurants, hotels, and business services. Elevator-served building with ample free parking.

SUITE202



LOCATION



Neighborhood map. (n.d.). <https://cob.org/services/maps/map/neighborhood-map>



Bellingham Intl. Airport

2 Minutes

Downtown Bellingham

~11 Minutes

I-5 Exit 253

2 Minutes

MarketArea

Few places in the Pacific Northwest are as peaceful and unspoiled as 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 central location. While the Canadian market offers a diverse local economy, businesses are continually migrating north to the area in order to find a new and better home.

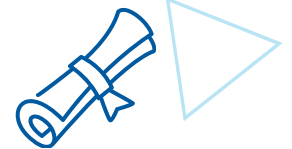
The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



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 enjoy the soft green of luscious trees that decorate land for as far as the eye can see.



The prosperous city of Vancouver, Canada, is just 55 miles to the north; The technology hub of Seattle is just 88 miles to the south. Bellingham offers an ideal midpoint for those looking to operate within both expanding districts.



Whatcom County is home to five 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.



Population

Whatcom County - 230,077

Bellingham - 93,910



Average HH Income

Whatcom County - \$80,569

Bellingham - \$56,198



Median Age

Whatcom County - 39

Bellingham - 37.5