

MERIDIAN SQUARE



4280 Meridian St., Bellingham, WA
KC Coonc, Designated Broker
(360) 305-9977 | KC@PCRnw.com

OVERVIEW



Suite #106: 5,019 Square Feet

Base Rent: \$18.00 Square Foot / Year

Est. NNN: \$7 Square Foot / Year

Base Rent + NNN = \$10,456/ Per Month

CBA #: 10969907

Suite #140: 6,040 Square Feet

Base Rent: \$20.00 Square Foot / Year

Est. NNN: \$7 Square Foot / Year

Base Rent + NNN = \$13,590 / Per Month

CBA #: 10969907

Huge price reduction with new low rates!

Meridian Square is a retail medical office hub located on the Meridian and Kellogg signalized intersection. The center is currently anchored by PeaceHealth, however, there remains fantastic retail opportunity outside of medical use for the west facing endcap of the center. Suite 140 endcap is 6,040 sq ft with excellent window store frontage for displays or natural light. Inline, suite 106, is 5,019 sq ft, best suited for medical office or general office as this location builds synergy by being next to PeaceHealth wound Healing Center. The LED Reader Sign on Meridian Street is highly visible drawing attention from north and south bound traffic.

THE NEIGHBORHOOD

The immediate area surrounding Meridian square is broken up into three different neighborhoods, Cordata, Meridian, and King. This location is surrounded by the residential neighborhoods of King and Cordata, which sit on either side of Meridian Square. Both Cordata and King Neighborhoods are expected to continue to grow, with its primary zoning being allocated to single and multi-family housing. Within five minutes of the square you can find Whatcom Community College, Bellis Fair Mall, multiple hotels, Best Buy, Walmart, and a multitude of other retail shops. The Meridian Neighborhood is the retail hub of Bellingham.



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.

SURROUNDING AREA

NOTABLE BUSINESSES

Walmart	Whatcom Community College	DeWaard & Bode
Best Buy	IHOP	T-Mobile Call Center
HomeGoods	Barnes & Noble	Texas Roadhouse
Hobby Lobby	Bellis Fair Mall	Chipotle
PetSmart	Olive Garden	Target
Sierra	Red Robin	Sportsman's Warehouse
Macy's Furniture	Buffalo Wild Wings	Cordata Park
Starbucks	Home Depot	Bank of America
Trader Joe's	Winco	Petco



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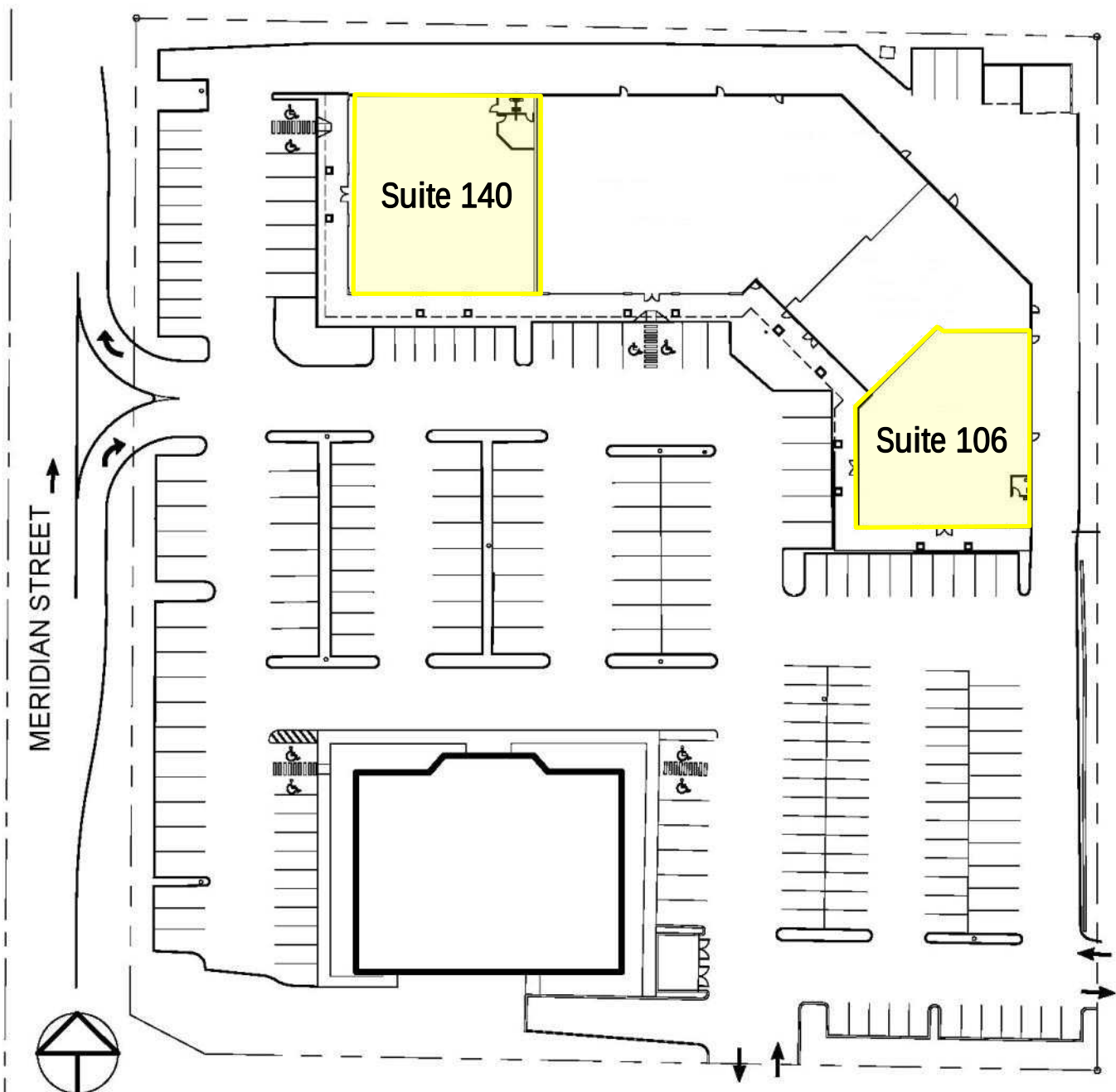
SITE PLAN

SUITE 106

- Opportunity for Signage on Building
- Private Offices
- Private Bathrooms
- Double Door Entrance
- ADA Accessible
- Ample Parking

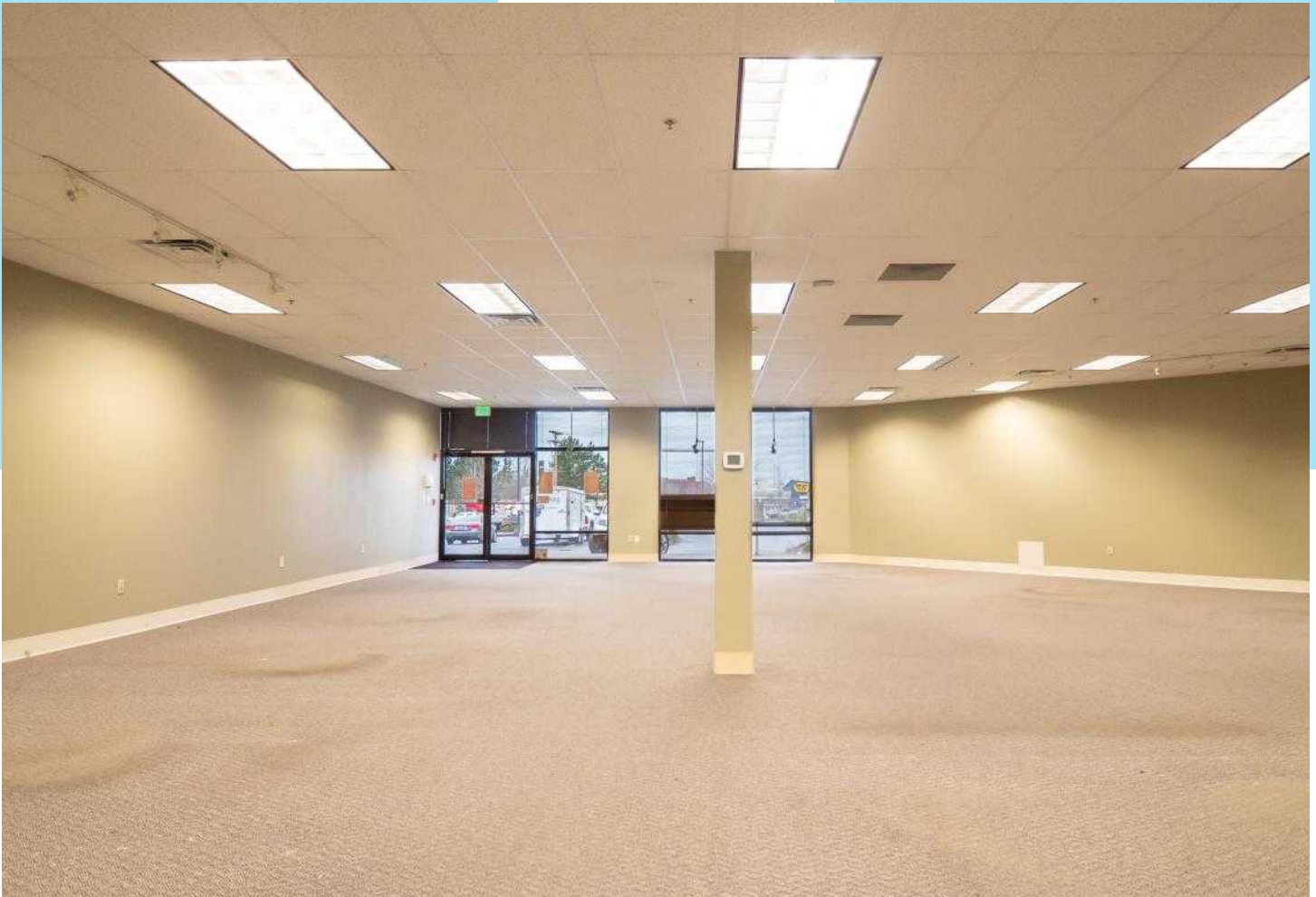
Suite 140

- Endcap Unit Facing Meridian St.
- Ample Parking
- Private Bathroom
- Large Windows Surrounding the Space



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SUITE 106



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SUITE 140



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LOCATION



Canadian International Border

20 minutes

14 miles

Bellingham International Airport

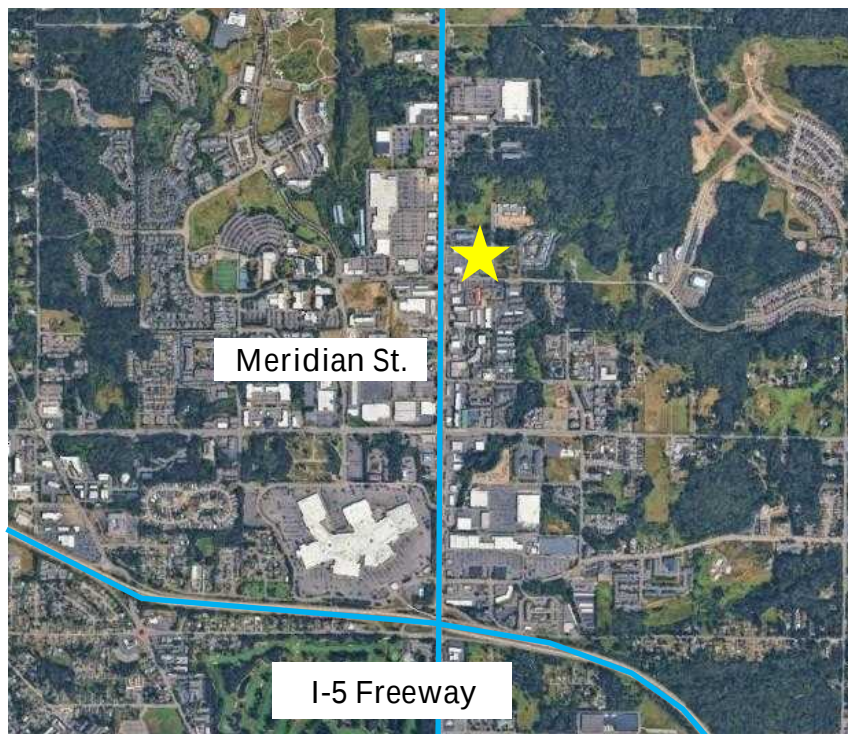
13 minutes

3.6 miles

I-5 Exits 256

5 minutes

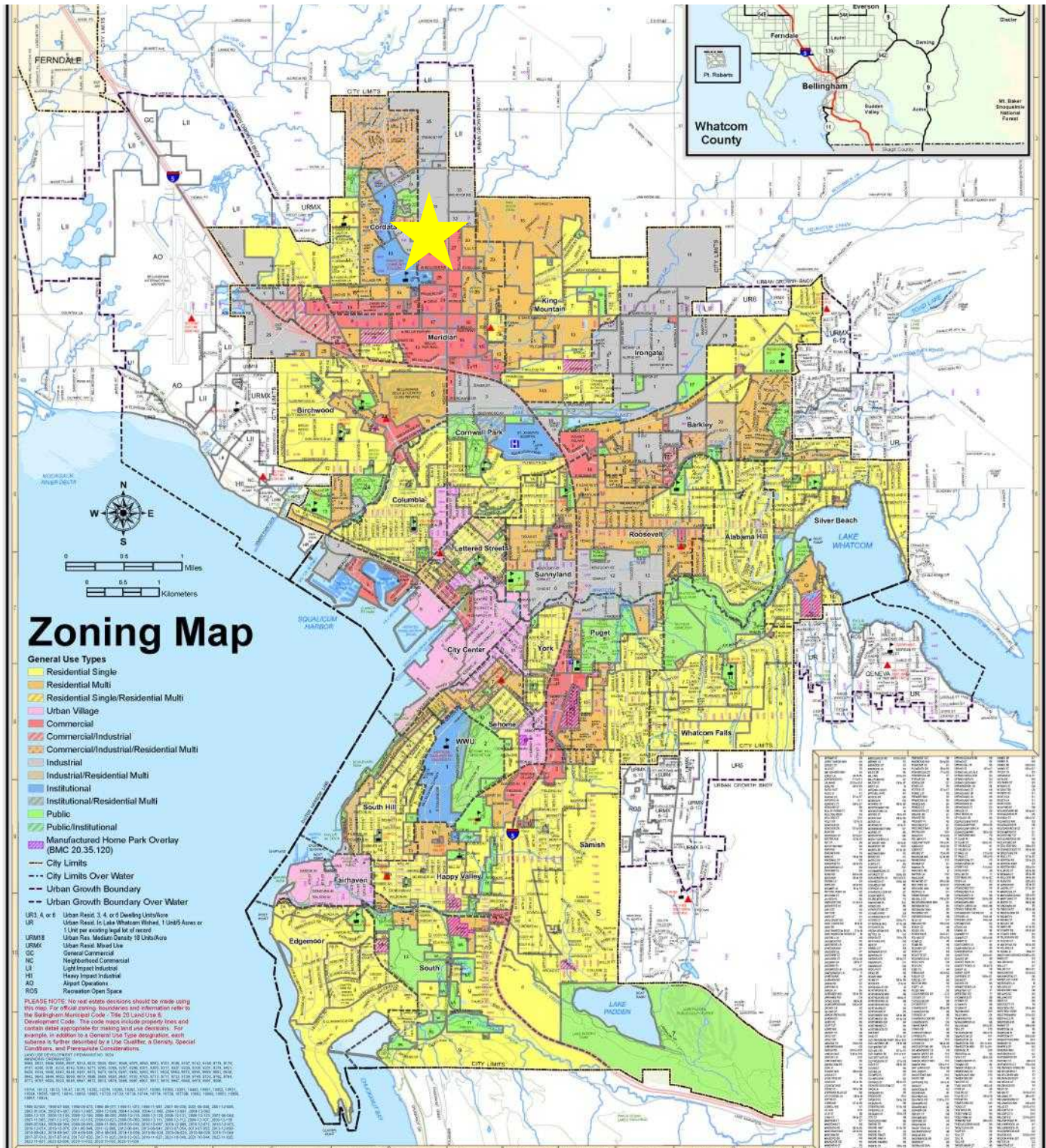
1.3 miles



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ZONING MAP

Ideally located between two large urban areas - Vancouver, BC and Seattle, WA - Bellingham offers five higher-educational institutions, a myriad of business support agencies, special incentives, a supportive community and an unmatched lifestyle. The business properties stretch from our eclectic downtown, to port property along Bellingham Bay, to industrial property in the Irongate community, and beyond. While our community gets to enjoy the natural beauty of Mt. Baker and the Puget Sound, we also benefit from having nearly 8 million customers within a 90-mile radius.



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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