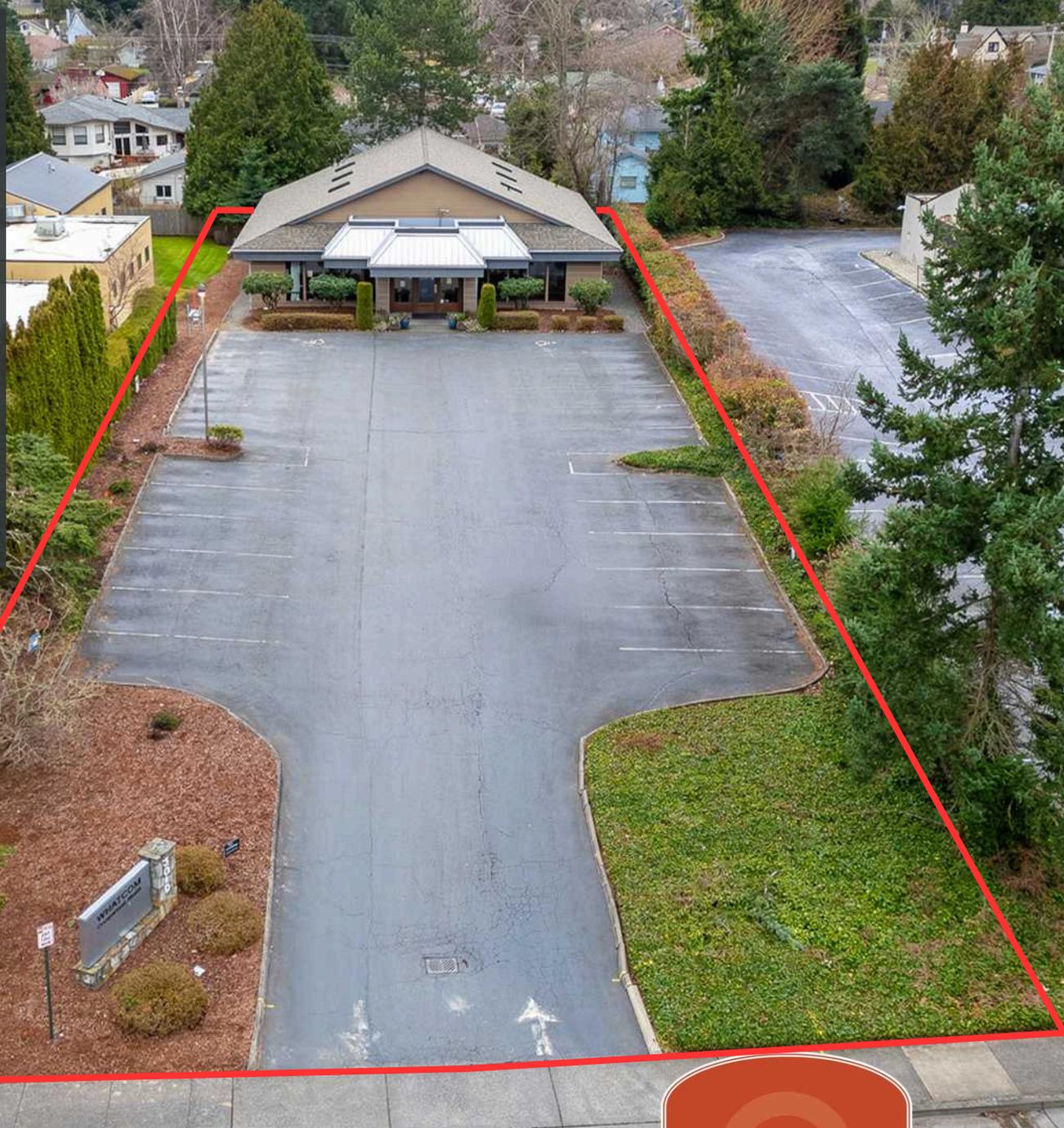


OFFERING MEMORANDUM

# STAND-ALONE MEDICAL

ACROSS THE STREET FROM  
PEACEHEALTH ST. JOSEPH

3010 SQUALICUM PARKWAY  
BELLINGHAM, WA



GREG MARTINEAU, CCIM  
BROKER/ OWNER  
GREG@GAGECRE.COM  
(360) 820-4645

TRACY CARPENTER  
BROKER/ OWNER  
TRACY@GAGECRE.COM  
(360) 303-2608



# IMPORTANT DISCLOSURES

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By accepting this Memorandum, you agree to the above terms and conditions.



# THE OFFERING

## 3,688 SF | STAND-ALONE MEDICAL

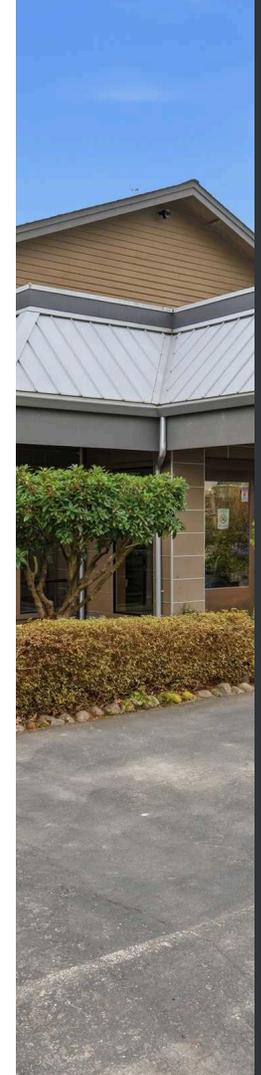
Business & Real Estate for Sale.

Incredibly well located medical office space directly across from St. Joseph's Hospital. Building built in 1987, with remodels in 2011 and 2015.

Building has been historically owner occupied, and maintained to high standard. Building has flexibility to support up to 4 physicians.

Includes 2 waiting areas, large nurses station, 4 physicians offices, 8 exam rooms, billing office, flex office (possibility for 9<sup>th</sup> exam room), 3 private restrooms, washer/ dryer, break room, and 3 exits to rear of building.

PROPERTY ADDRESS	3010 Squalicum Pkwy, Bellingham WA 98225
SQUARE FEET	3,688 SF
LOT SIZE	0.48 Ac. (20,820 SF)
PARCEL NUMBER	3803193954450000
ASKING PRICE	\$2,650,000



INVESTMENT OVERVIEW





# HIGHLIGHTS

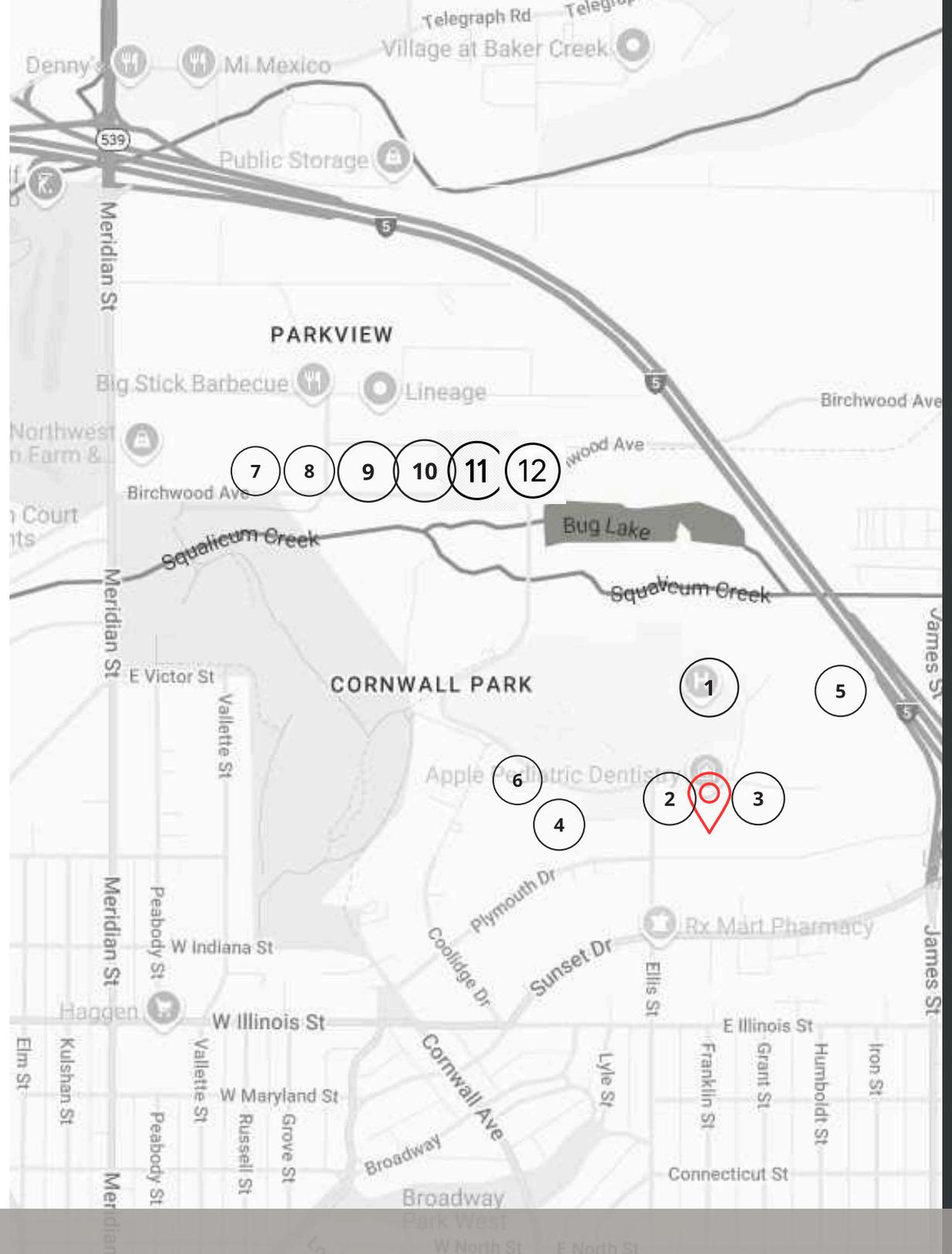
- A+ Location, property located immediately across from Peacehealth St. Joseph
- 2 Reception/ waiting area
- 8 exam rooms
- 4 Physician's offices
- Large Nurses Station
- 3 Private restrooms
- Washer/ Dryer
- Breakroom
- Billing Office
- Flex Office (Possibility for 9<sup>th</sup> Exam Room)
- 3 rear exits
- Large parking lot with 21 parking spots and enclosed trash area.

\*3rd exit point along west side of building currently serves as employee ingress/egress (further described on floor plan below).

Office can be rented individually as an exam room and is additionally operational for telehealth services.

# NEARBY AMENITIES

- 1 Peacehealth St Joseph Campus
- 2 Optum Health
- 3 PH OBGYN
- 4 Mt. Baker Imaging
- 5 Bellingham Ear Nose & Throat
- 6 Family Care Network
- 7 Mt Baker Kidney Center
- 8 Birchwood Medical Center
- 9 Family Care Network
- 10 Cascade Brain & Spine Center
- 11 Mt. Baker Vision Clinic
- 12 Bellingham Urology Group



AERIAL



Ellis St

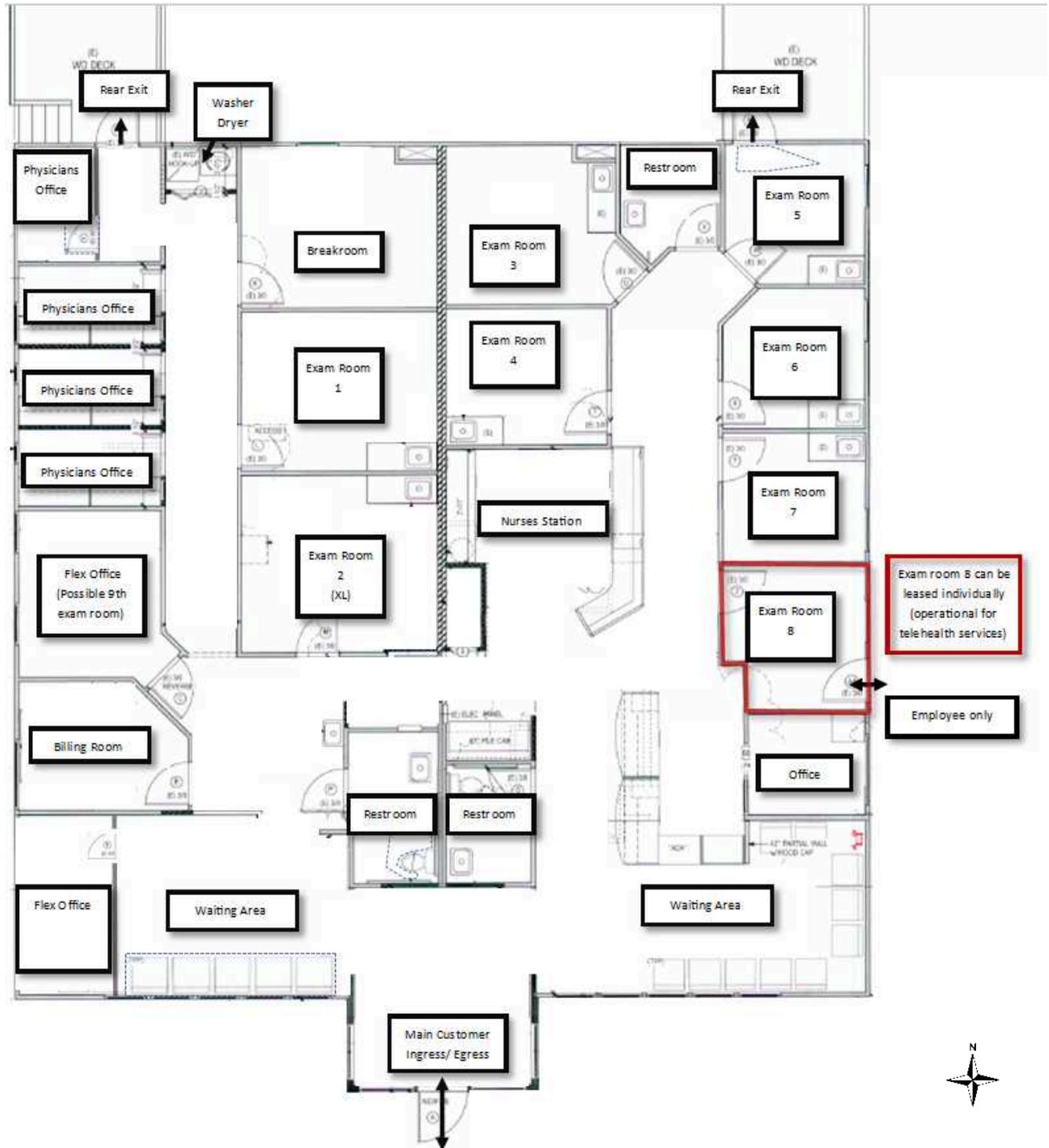
Squalicum Pkwy



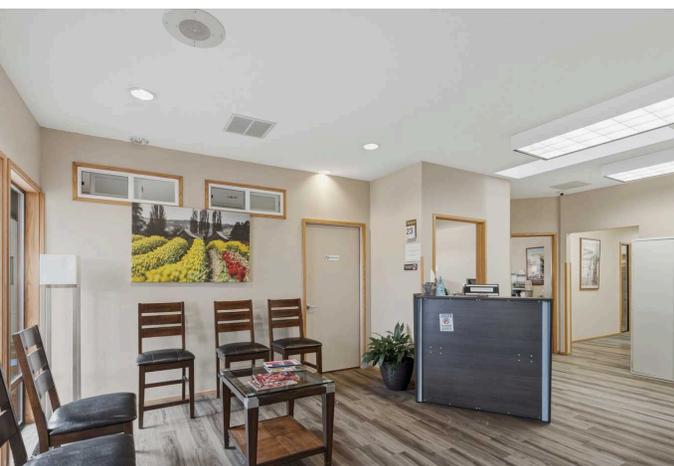
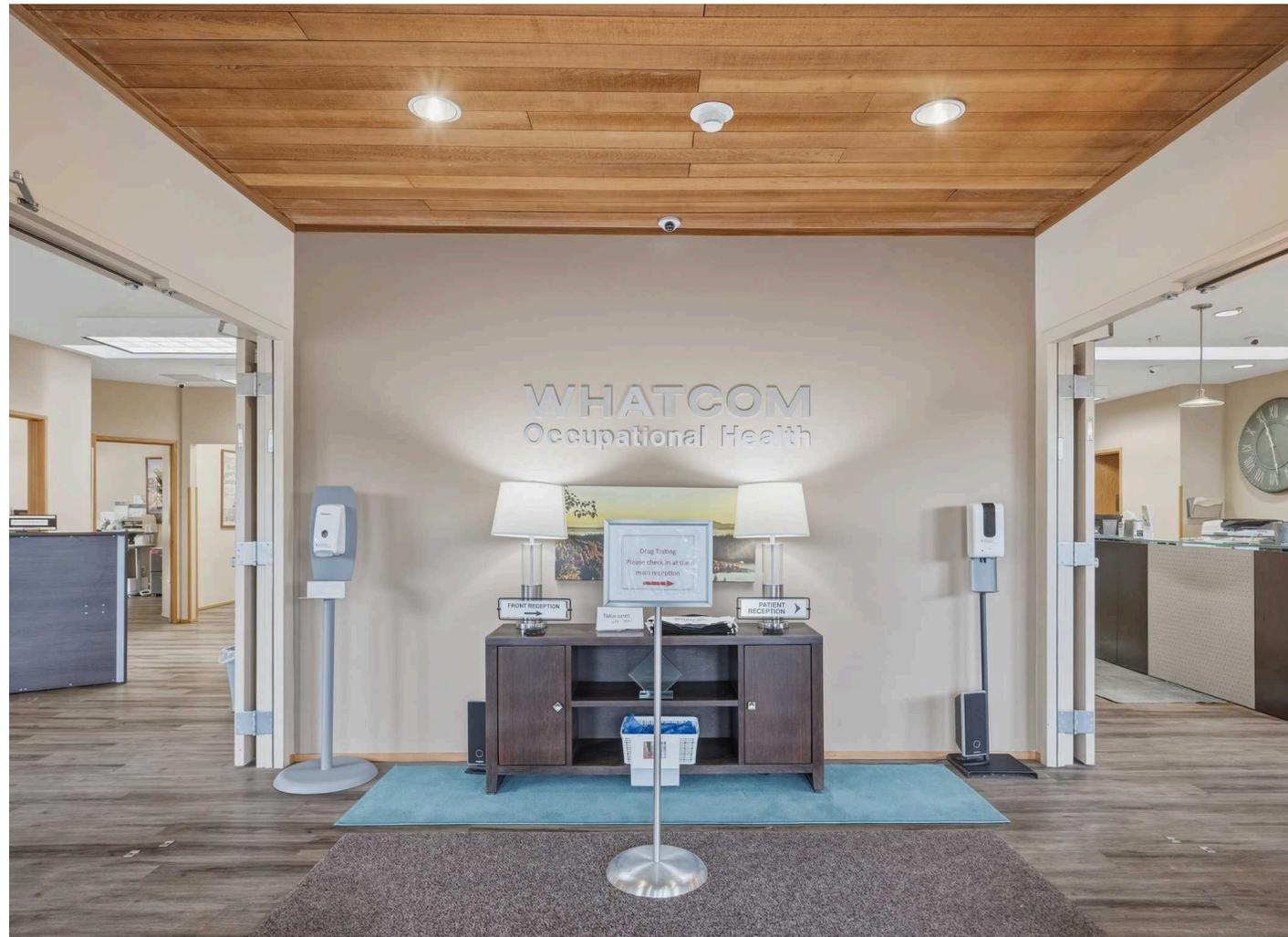
AERIALS & MAPS

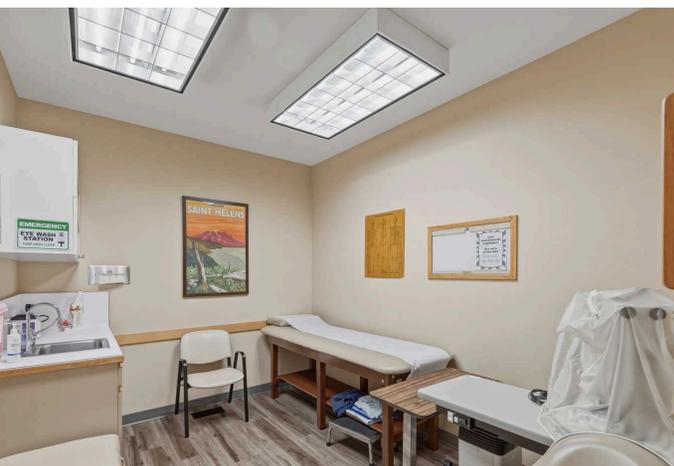
3010 SQUALICUM PARKWAY, BELLINGHAM WA

# FLOOR PLAN









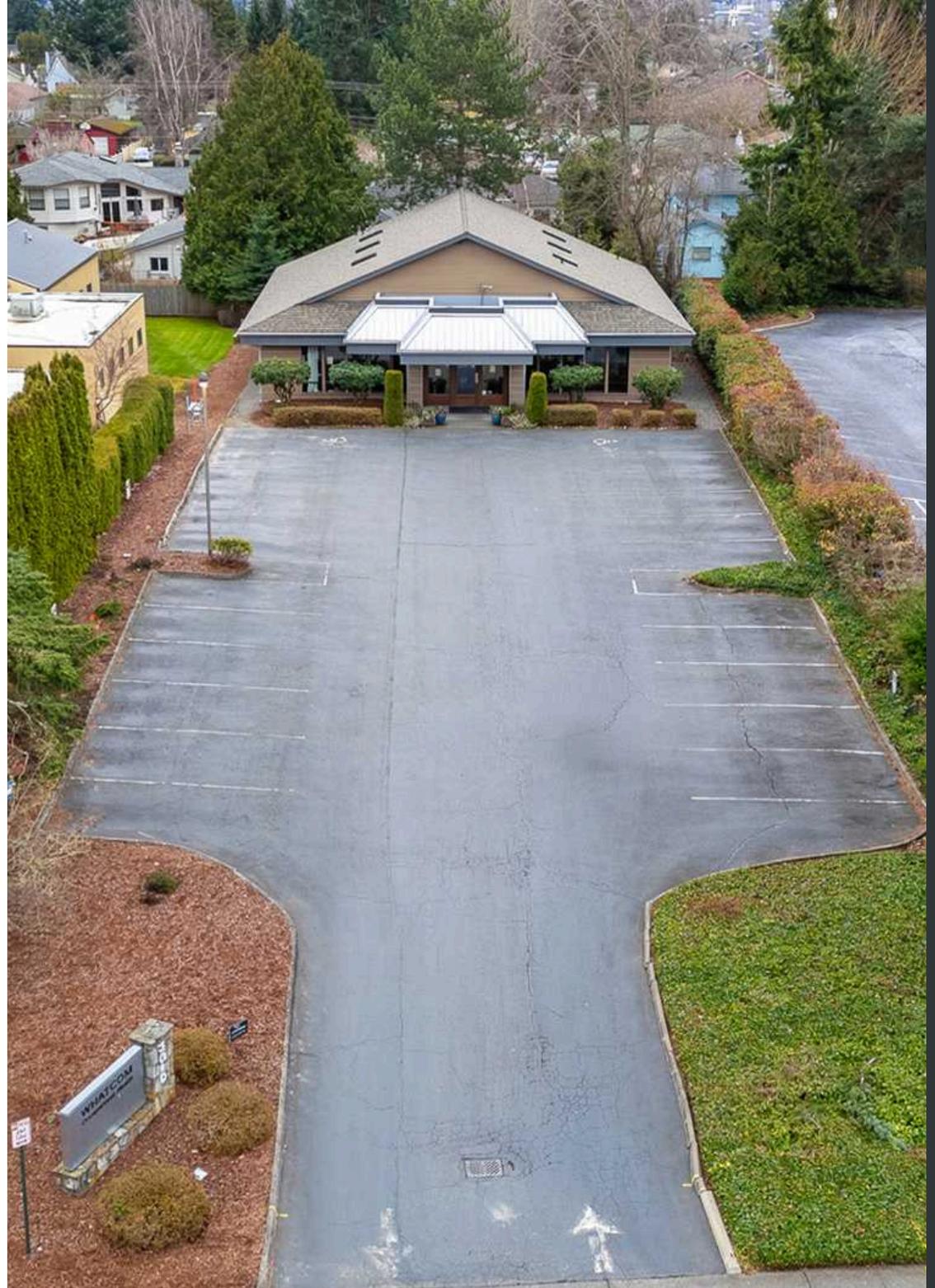
# AREA OVERVIEW

## BELLINGHAM, WA

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is historically one of the Top 100 places to live in the Nation, and the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.

### Quick Facts:

- Population: 90,620
- Area: 30.1 square miles
- Travel distances
- Canadian border: 21 miles
- Vancouver, B.C: 52 miles
- Seattle: 90 miles
- Miles of bike lanes: 61.1
- Miles of trails: 68.7





## CONTACT

Greg Martineau, CCIM  
Broker/ Owner  
360-820-4645  
Greg@gagecre.com

Tracy Carpenter  
Broker/ Owner  
360-303-2608  
Tracy@gagecre.com



Gage Commercial Real Estate, LLC | 809 W Orchard Dr, Ste 7, Bellingham, WA |  
360-483-0508 | greg@gagecre.com, tracy@gagecre.com  
www.GageCRE.com