INVESTMENT
OFFERING MEMORANDUM

STAND-ALONE MEDICAL

NEWLY SIGNED 10 YEAR LEASE

3010 SQUALICUM PARKWAY
BELLINGHAM, WA



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



THE OFFERING

3,688 SF | STAND-ALONE MEDICAL

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

Occupied by Whatcom Occupational Health, with new 10-year lease with annual increases in place. Building 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 9th exam room), 3 private restrooms, washer/ dryer, break room, and 3 exits to rear of building.

Financials and tenant information available upon signed NDA. Inquire with Broker for more details.

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	$2,000,000
LEASE RATE:	$32.76/ SF / YR + NNN
CAP RATE:	6%











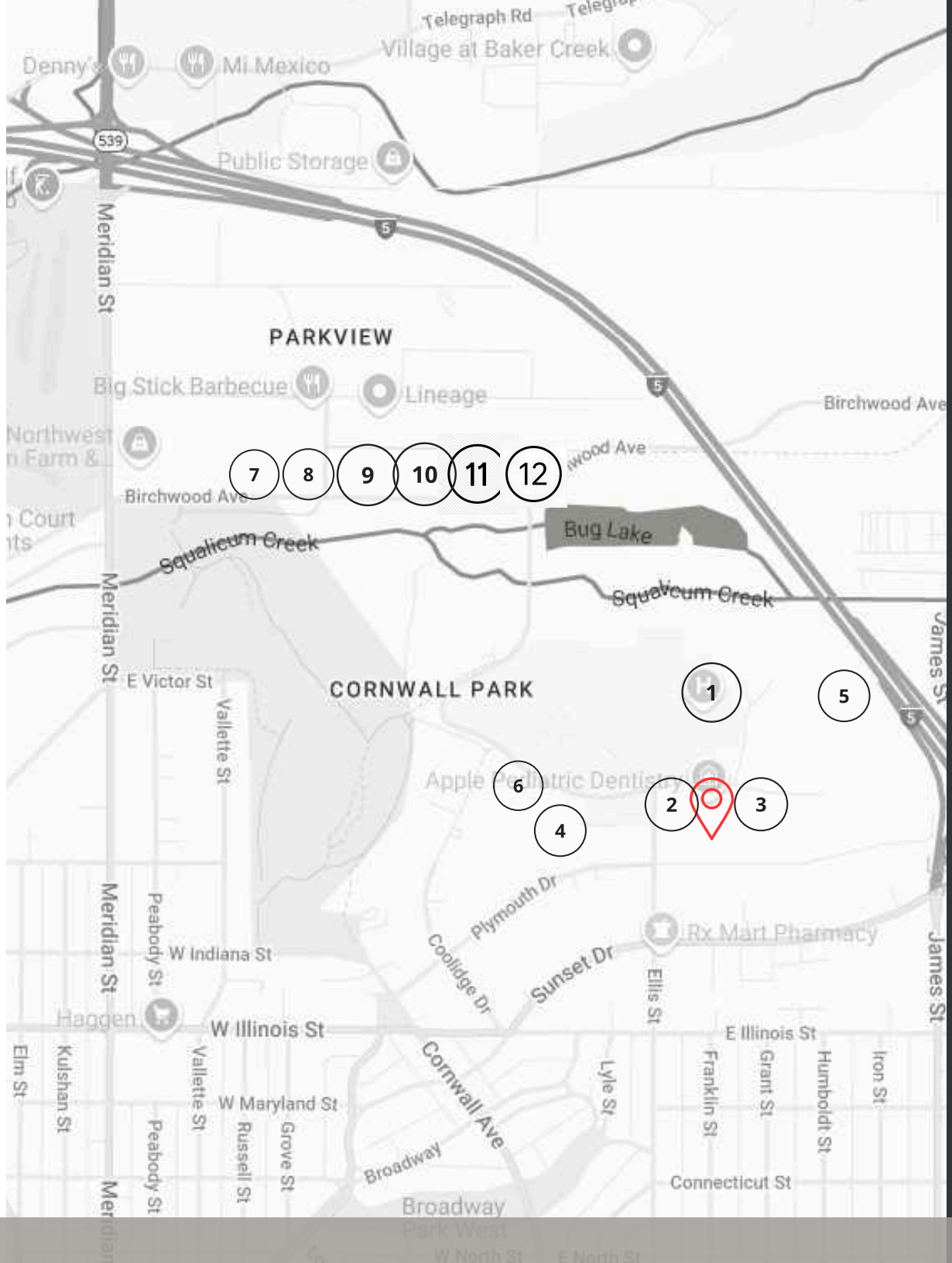
HIGHLIGHTS

- A+ Location, property located immediately across from Peacehealth St. Joesph
- 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 9th 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 descried on floor plan below).
Office can be rented individually as an exam room and is additionally operational for telehealth services.

NEARBY AMENITIES

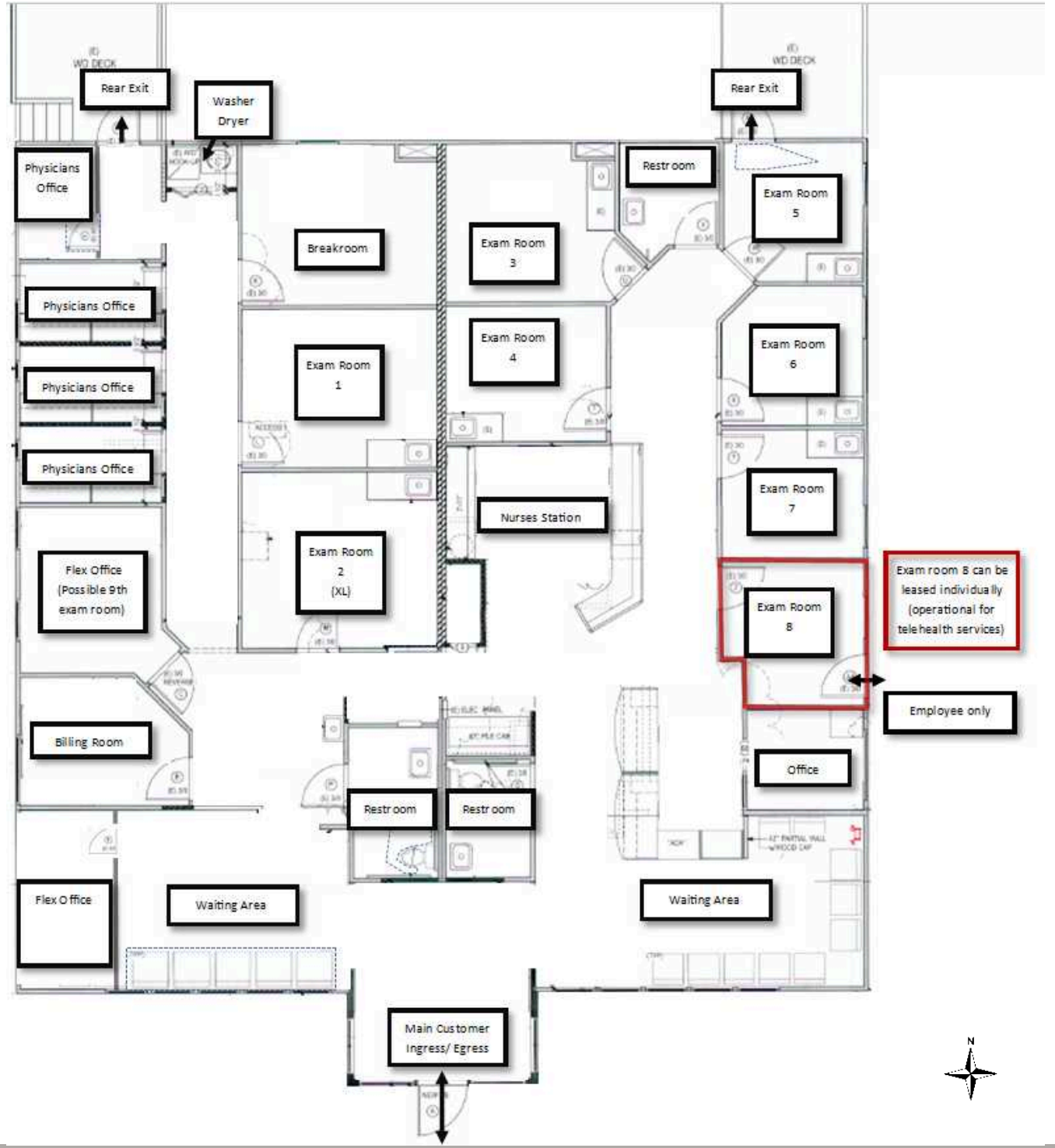
1	Peacehealth St Joseph Campus
2	Optum Health
3	PH OBGYN
4	Mt. Baker Imaging
5	Bellingham Ear Nose & Throat
6	Family Care Network
7	Mt Baker Kidney Center
8	Birchwood Medical Center
9	Family Care Network
10	Cascade Brain & Spine Center
11	Mt. Baker Vision Clinic
12	Bellingham Urology Group



AERIAL



FLOOR PLAN


Rear Exit
Washer Dryer
Physicians Office
Physicians Office
Physicians Office
Physicians Office
Flex Office (Possible 9th exam room)
Billing Room
Flex Office
Waiting Area
Breakroom
Exam Room 1
Exam Room 2 (XL)
Exam Room 3
Exam Room 4
Nurses Station
Restroom
Restroom
Restroom
Rear Exit
Exam Room 5
Exam Room 6
Exam Room 7
Exam Room 8
Exam room 8 can be leased individually (operational for telehealth services)
Employee only
Office
Waiting Area
Main Customer Ingress/ Egress
N









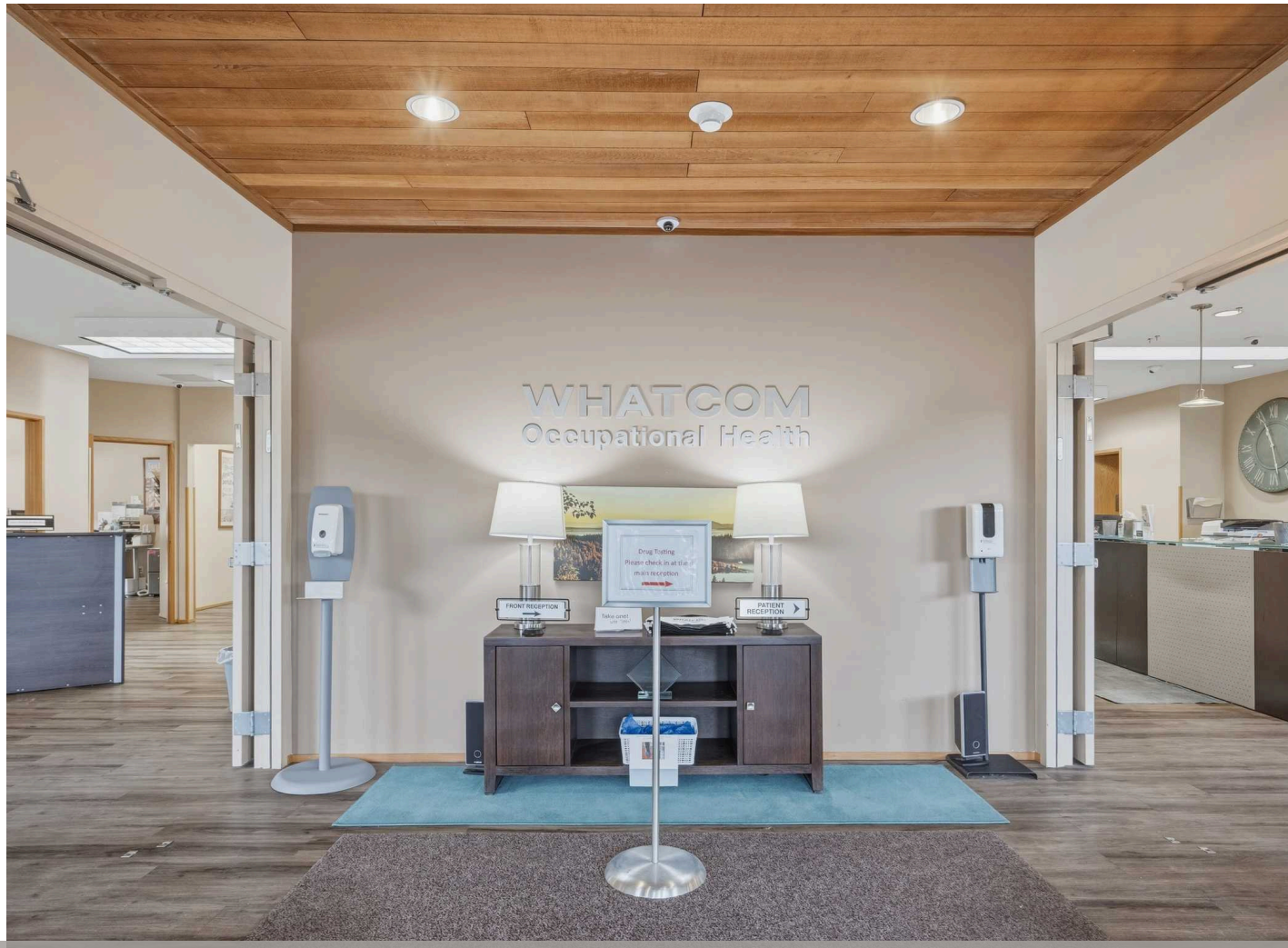






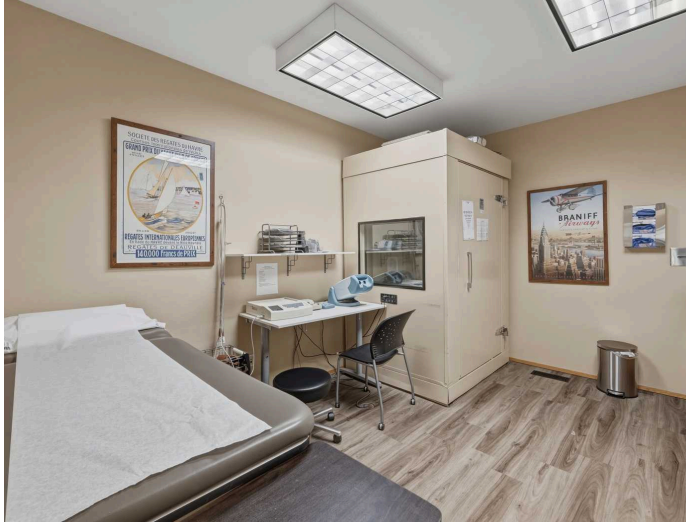






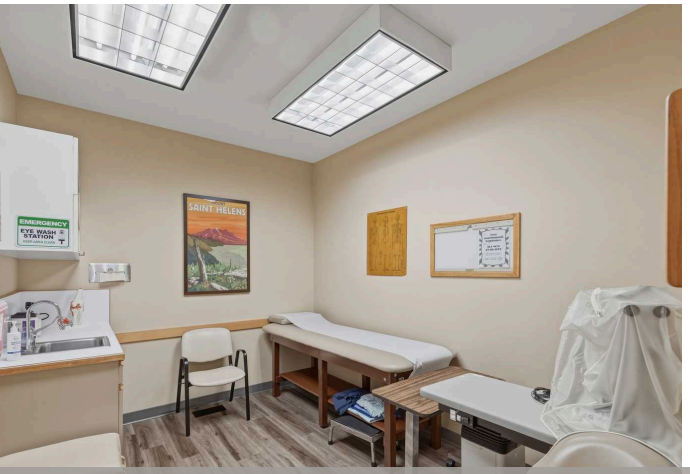
3010 SQUALICUM PARKWAY, BELLINGHAM WA











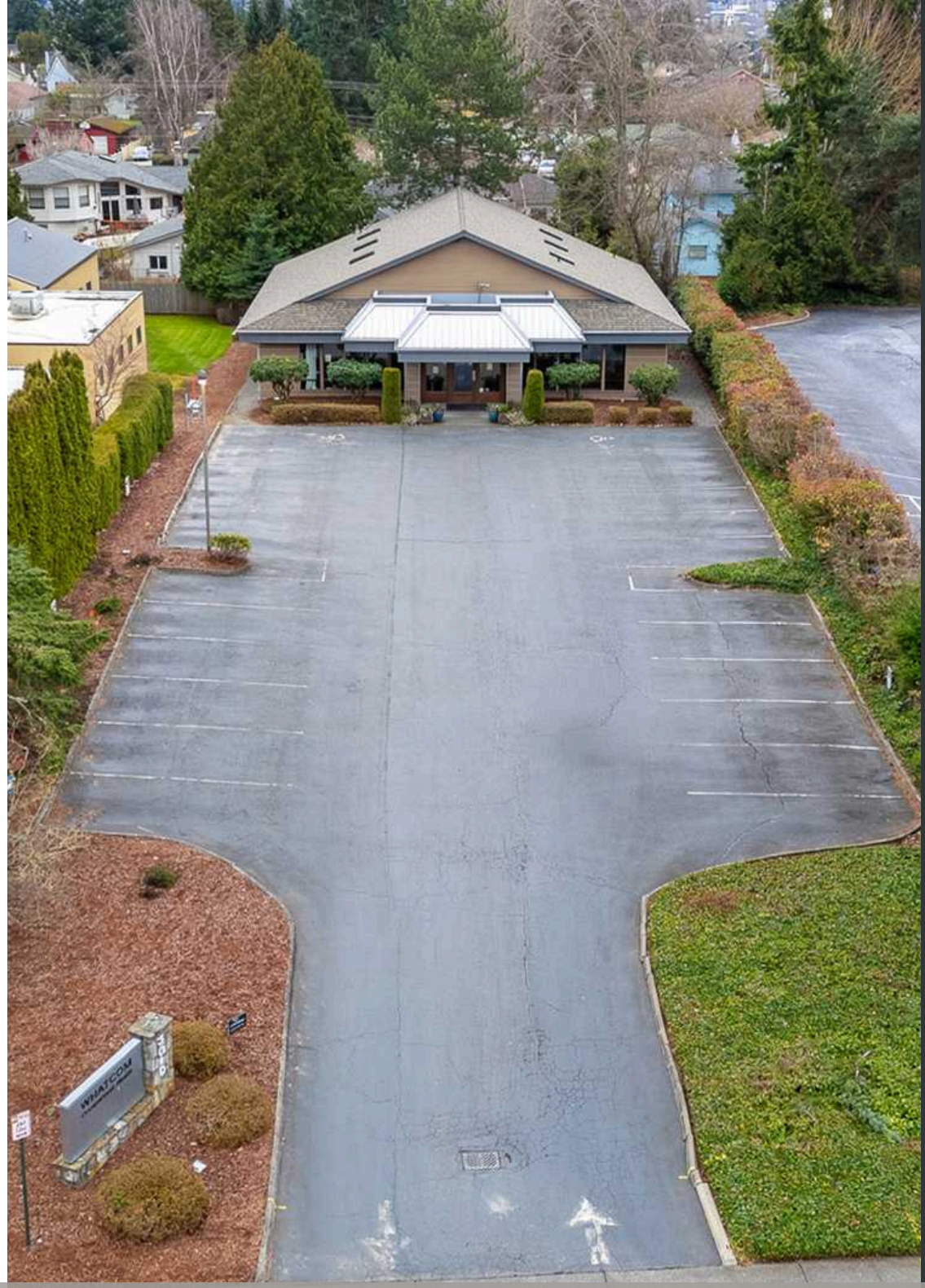
3010 SQUALICUM PARKWAY, BELLINGHAM WA

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





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