OWNER-USER OR INVESTMENT OPPORTUNITY

MEDICAL/PROFESSIONAL OFFICE SPACE FOR SALE



8097 HARBORVIEW RD

BLAINE, WASHINGTON

ABUNDANT ON-SITE PARKING

1.23 ACRE PARCEL

600-5,000 SF FLEXIBLE FLOORPLAN CONFIGURATIONS

EXCEPTIONAL REGIONAL CONNECTIVITY

8097 HARBORVIEW RD | FOR SALE: $1,425,000



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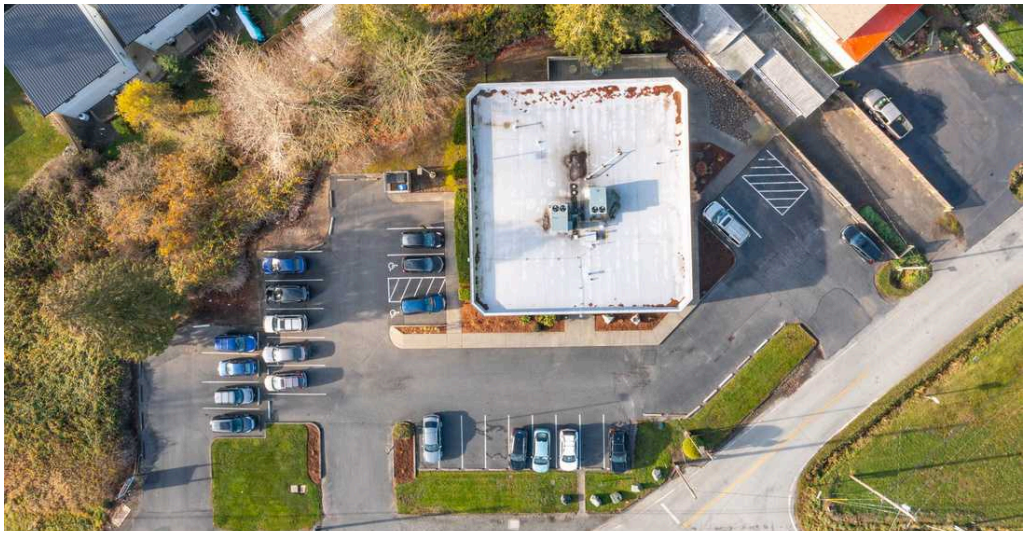
PROPERTY HIGHLIGHTS





- ±5,000 SF professional office/medical space available for lease
- Situated on a ±1.23-acre parcel in Blaine
- Former medical clinic with an efficient, move-in-ready layout
- Reception area and dedicated waiting room
- Multiple private offices and exam rooms
- Conference room and administrative support areas
- Flexible floor plan adaptable to a variety of users
- Ample on-site parking for employees and visitors
- Professional setting with convenient access and visibility

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- Ideal for medical, healthcare, and wellness providers
- Accommodates professional office and administrative users
- Suitable for educational and training-related operations
- RC zoning allows for a broad range of commercial uses
- Opportunity to occupy a well-established former healthcare facility
- Functional layout minimizes tenant improvement costs
- Flexible space configuration to meet a variety of operational needs
- Strategic Blaine location serving both local and regional clientele
- Rare opportunity to lease a standalone professional building with abundant parking

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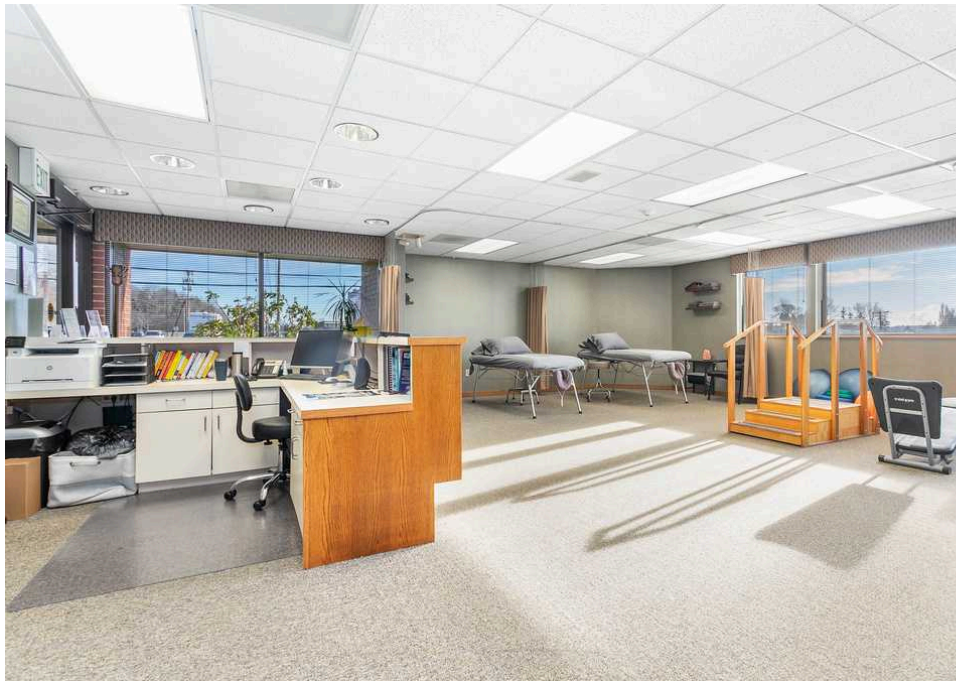
OFFICE + MEDICAL SPACE









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8097 HARBORVIEW RD
BLAINE, WA

- U.S.–Canada gateway location
- Growing year-round population base
- Expanding healthcare and professional service demand
- Regional access via Interstate 5
- Strategic position between Bellingham and Metro Vancouver
- Limited inventory of quality standalone professional office buildings



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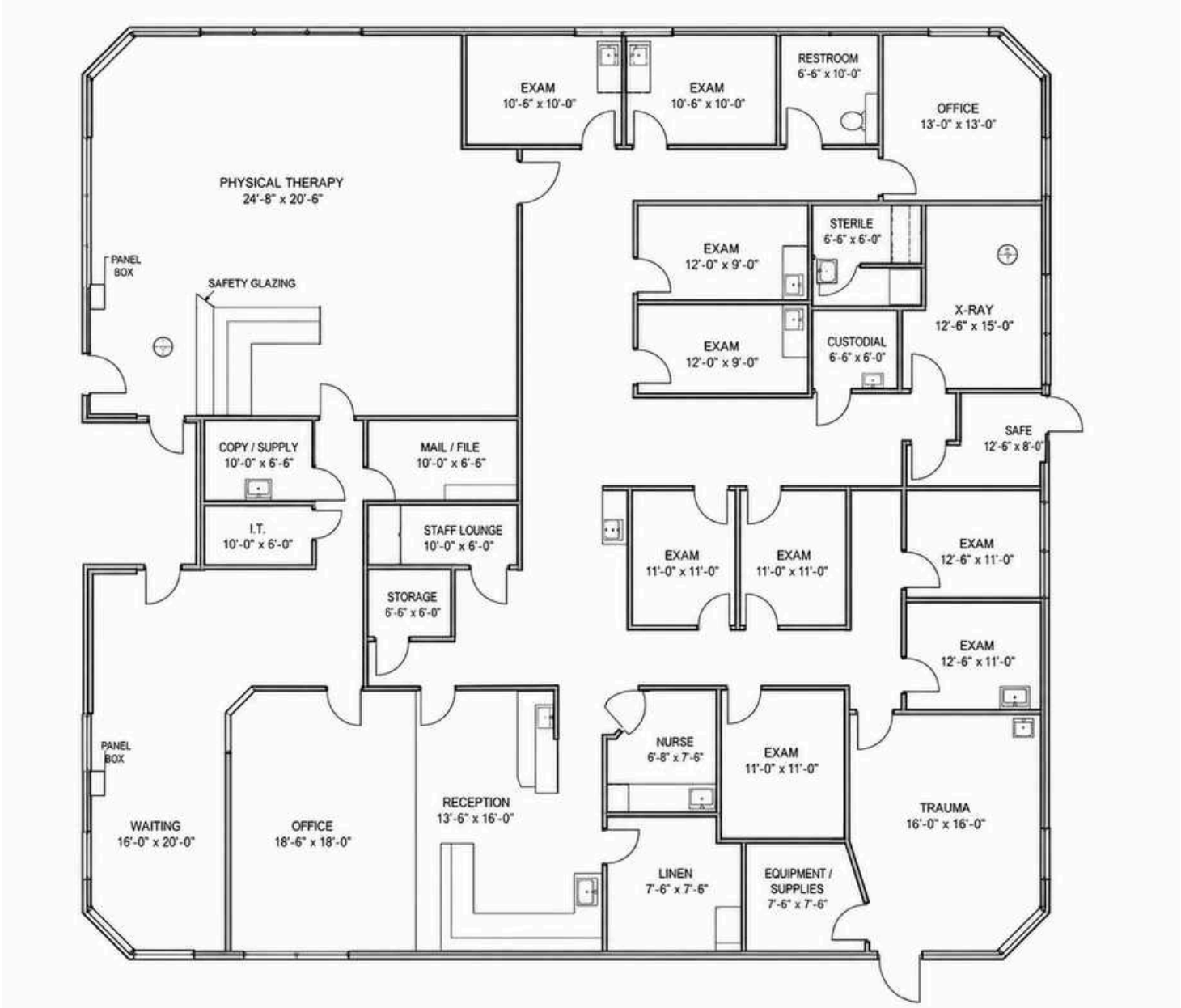
FLOORPLAN



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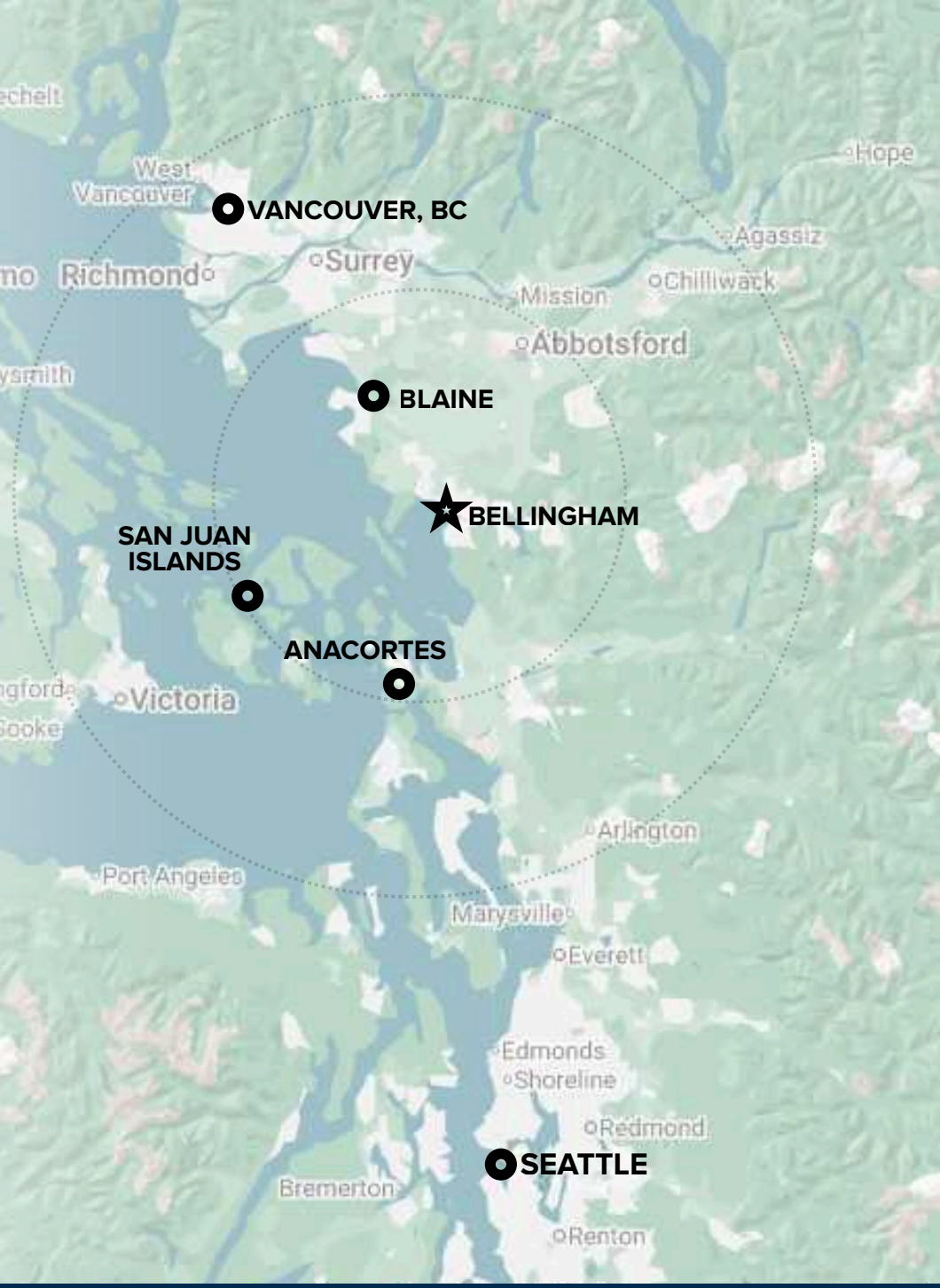
BLAINE: STRATEGICALLY POSITIONED AT THE GATEWAY TO THE PACIFIC NORTHWEST'S INTERNATIONAL TRADE CORRIDOR.

WITH A GROWING POPULATION, STRONG REGIONAL CONNECTIVITY, AND ACCESS TO BOTH U.S. AND CANADIAN MARKETS, BLAINE PROVIDES AN IDEAL SETTING FOR MEDICAL AND PROFESSIONAL OFFICE USERS SEEKING LONG-TERM GROWTH AND COMMUNITY PRESENCE.



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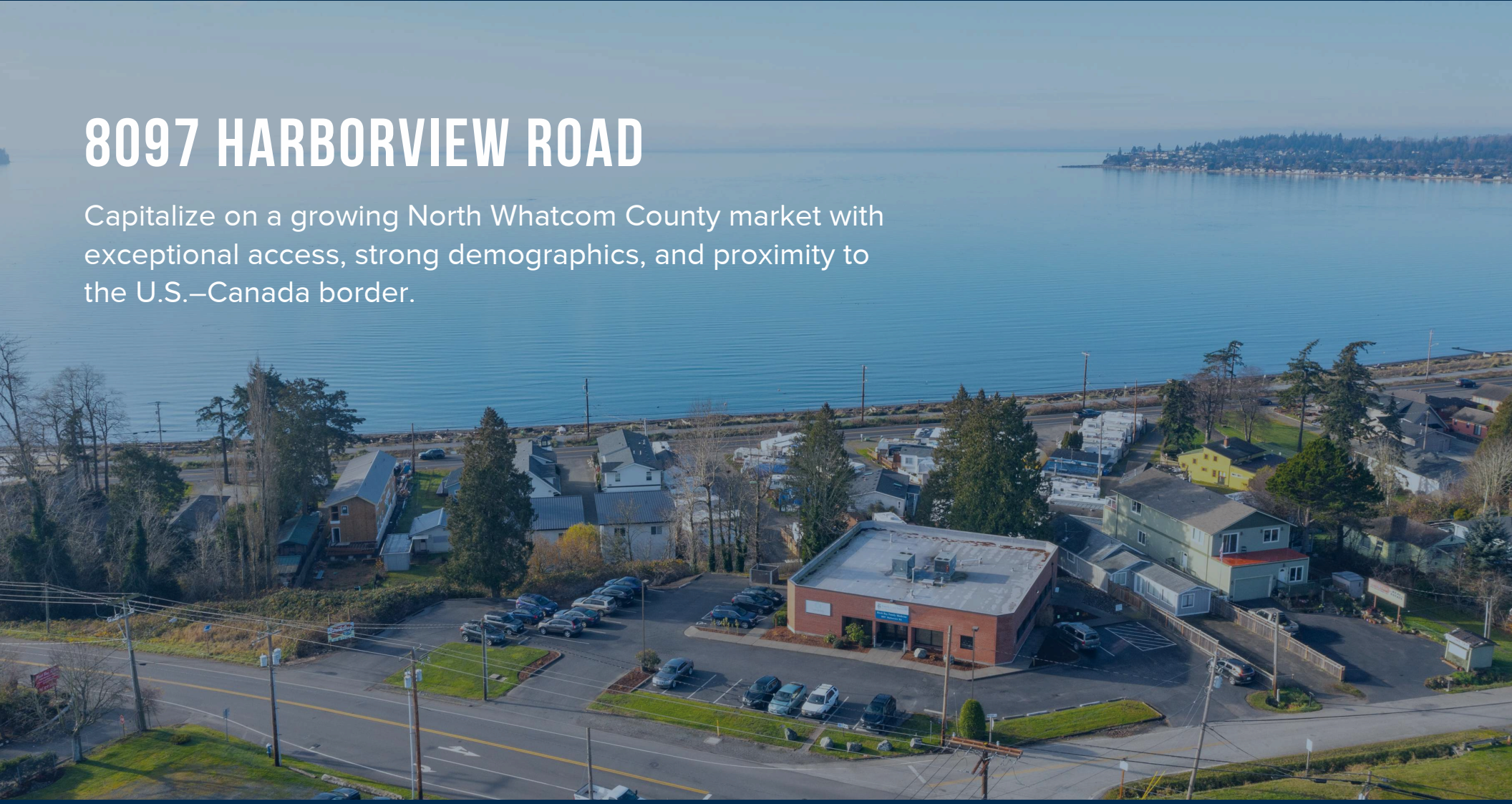
8097 HARBORVIEW ROAD

Capitalize on a growing North Whatcom County market with exceptional access, strong demographics, and proximity to the U.S.–Canada border.



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COMMERCIAL

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