PROMINENT CORNER OFFICE BUILDING

1331 Commercial Street, Bellingham, WA 98225



KC Coonc, Designated Broker
(360)305-9977 | KC@PCRnw.com

PCR
PACIFIC CONTINENTAL REALTY, LLC

OVERVIEW

List Price: $4,269,366



For sale or lease. 14,810 sq ft former bank building, situated in Bellingham's Commercial Core. Nearly 35k sq ft of combined office possible by connecting skybridge to 1323 Commercial St., which is a 19,800 sq ft office building, that is also for sale. Open floor plan, multiple private offices, conference rooms, kitchen, and original bank vaults. Fiber, fully sprinkled, elevator, plus 12 parking spaces. Additional parking is available in Commercial Street Parking Garage across the street along with multiple area parking lots. Three other office buildings are also available on this same block to assemble up to 58,266 sq ft for a campus use.

Appointment required; please contact listing broker for showings.

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



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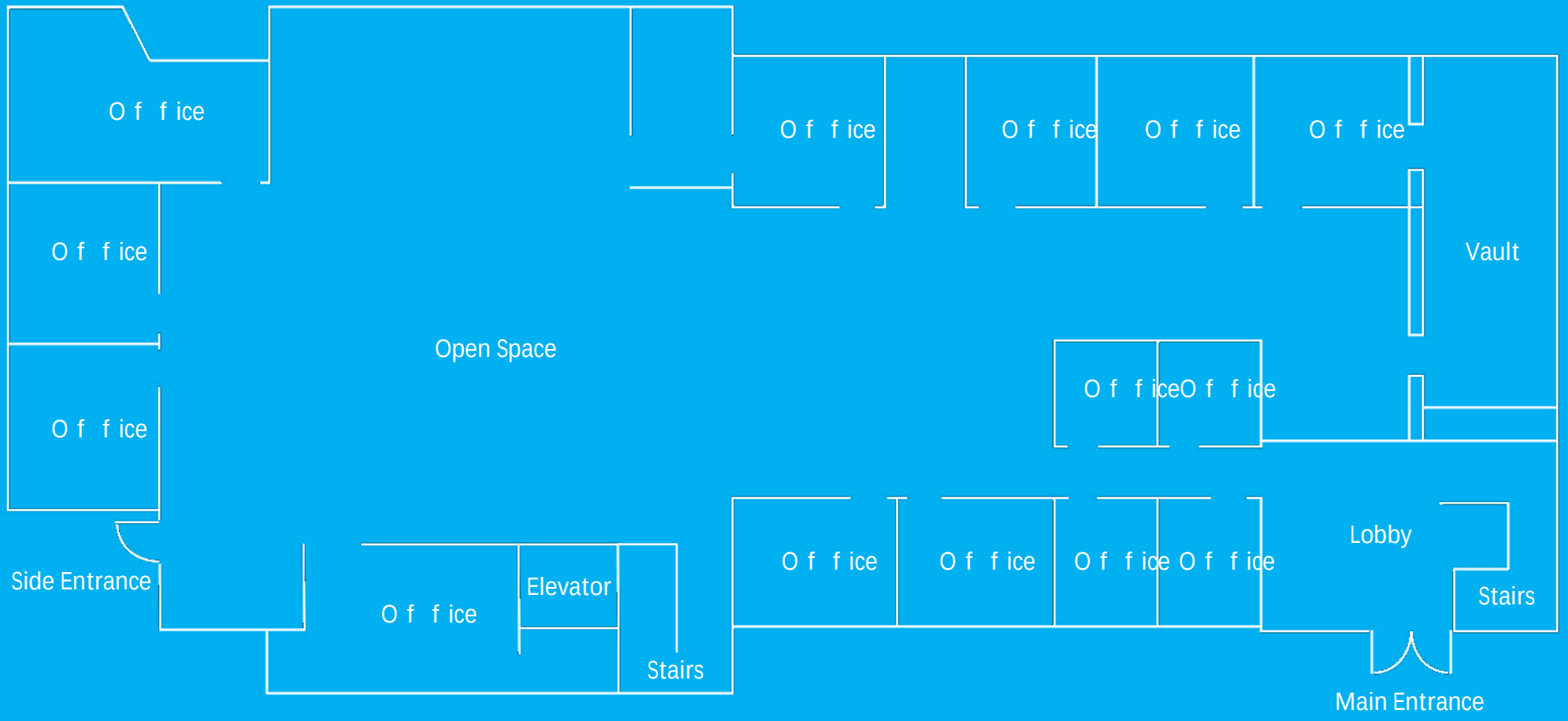
Main Floor

6,416 SF



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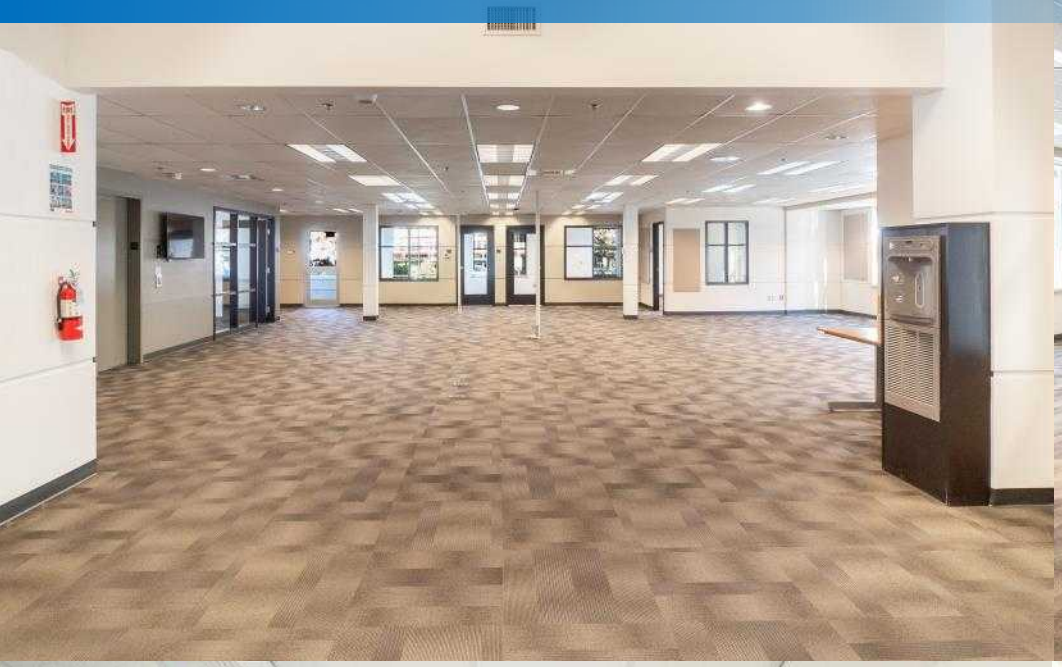
Main Floor









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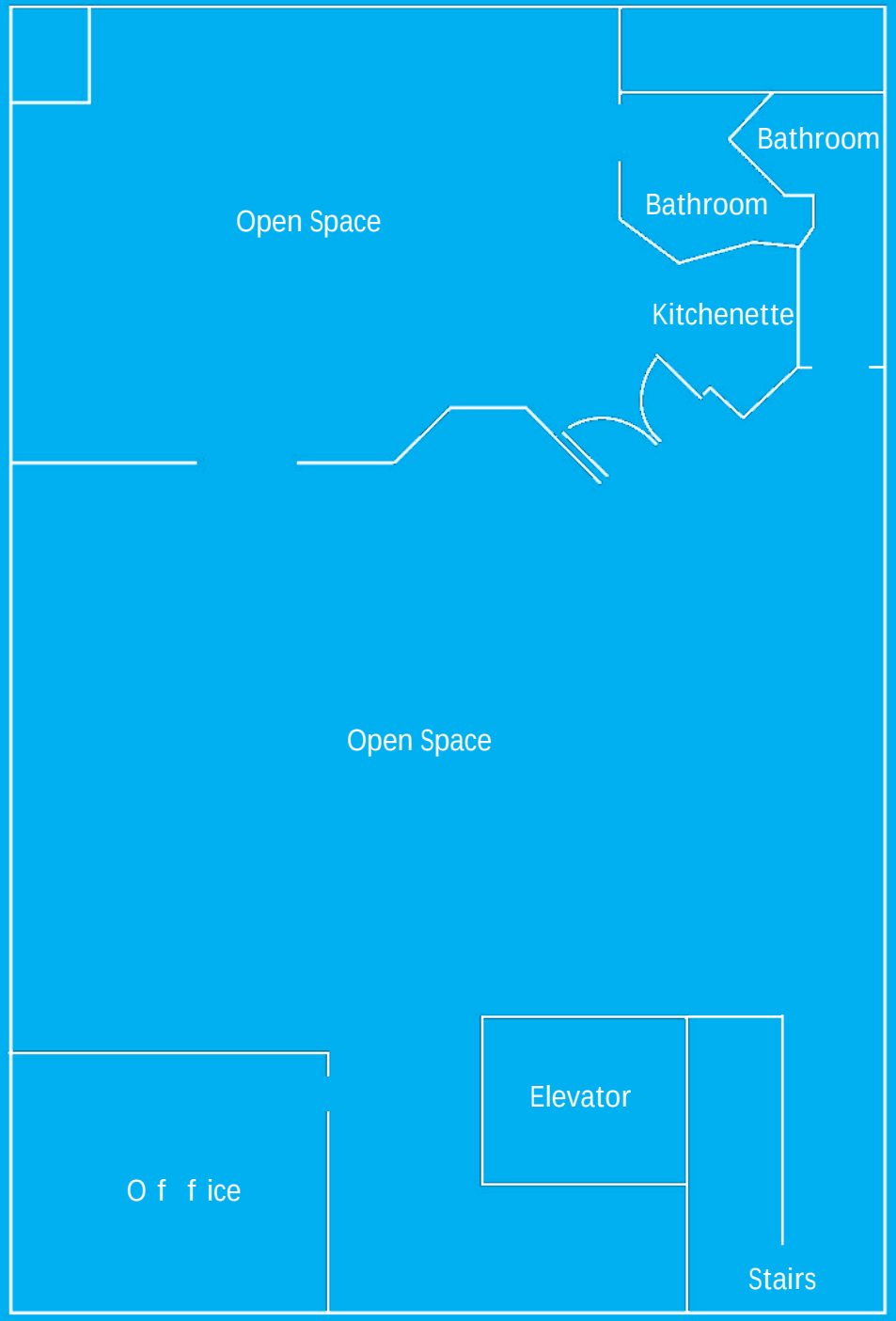
Upper Floor

1,998 SF



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Upper Floor









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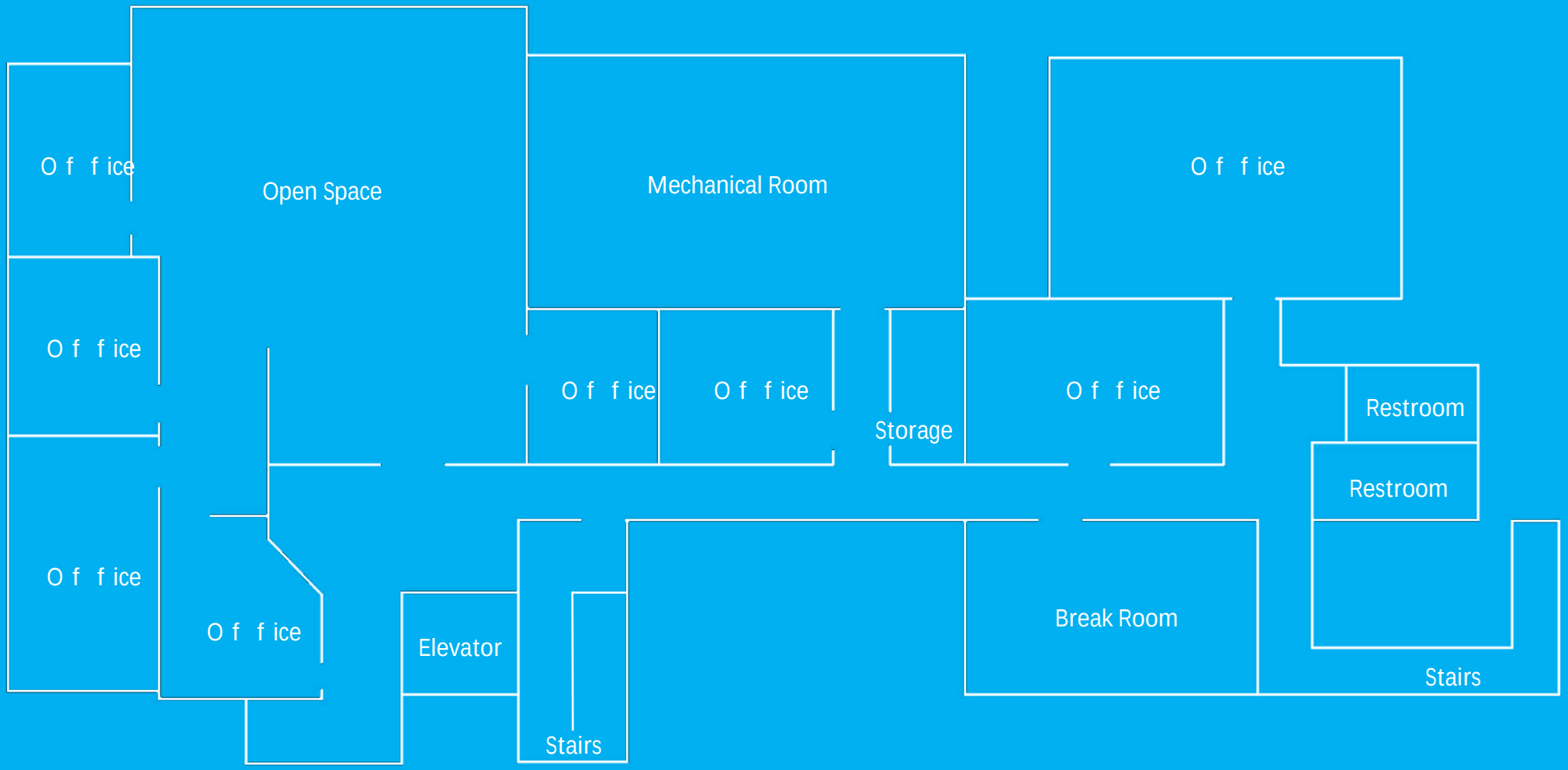
BASEMENT

6,416 SF



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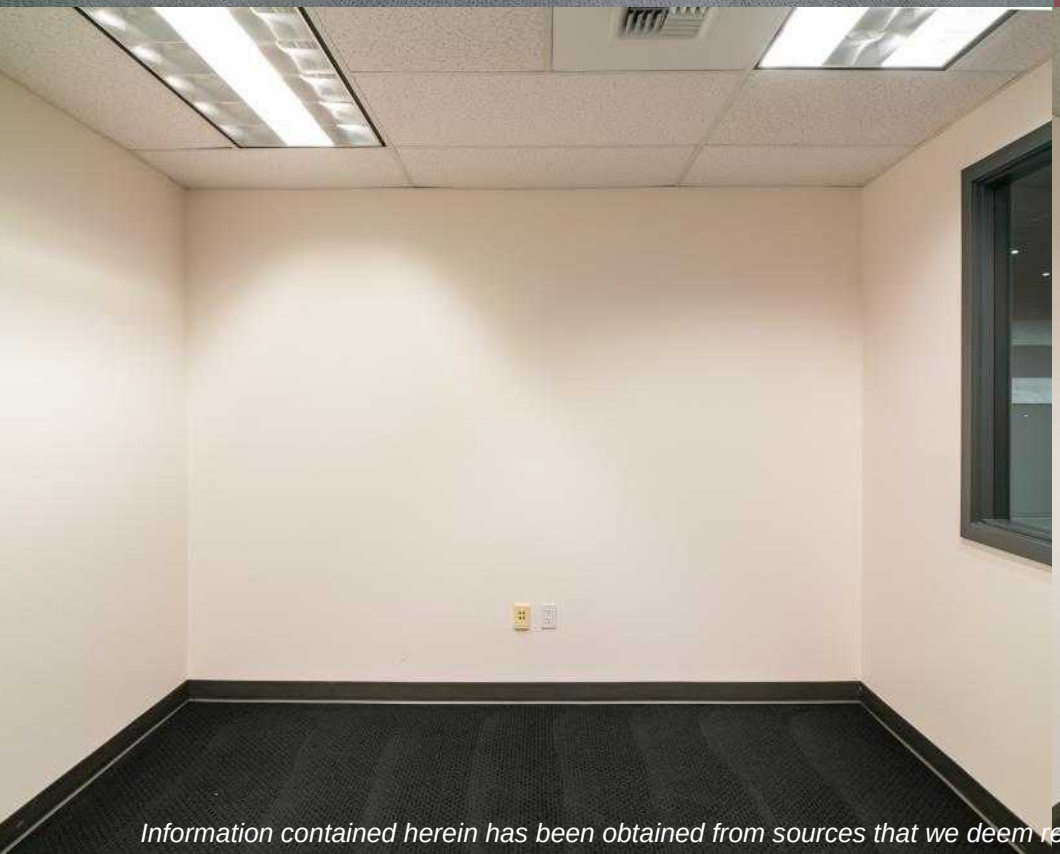
BASEMENT









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Market Area

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 economy for the local businesses, 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

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