

FOR LEASE

5604 Mission Road, Bellingham, WA



Scenic wooded campus location

- 20 wooded acres
- 17,000 (approx.) SF of classrooms, kitchen, office space, indoor swimming pool
- Ideal location for a school, possible location for a rehabilitation facility, church, corporate campus location or training center
- Can be used for dormitory style housing
- Well maintained facility with recent upgrades
- Fully functioning school layout can support up to 175 students + faculty



114 W. Magnolia, Suite 302
Bellingham, WA 98225

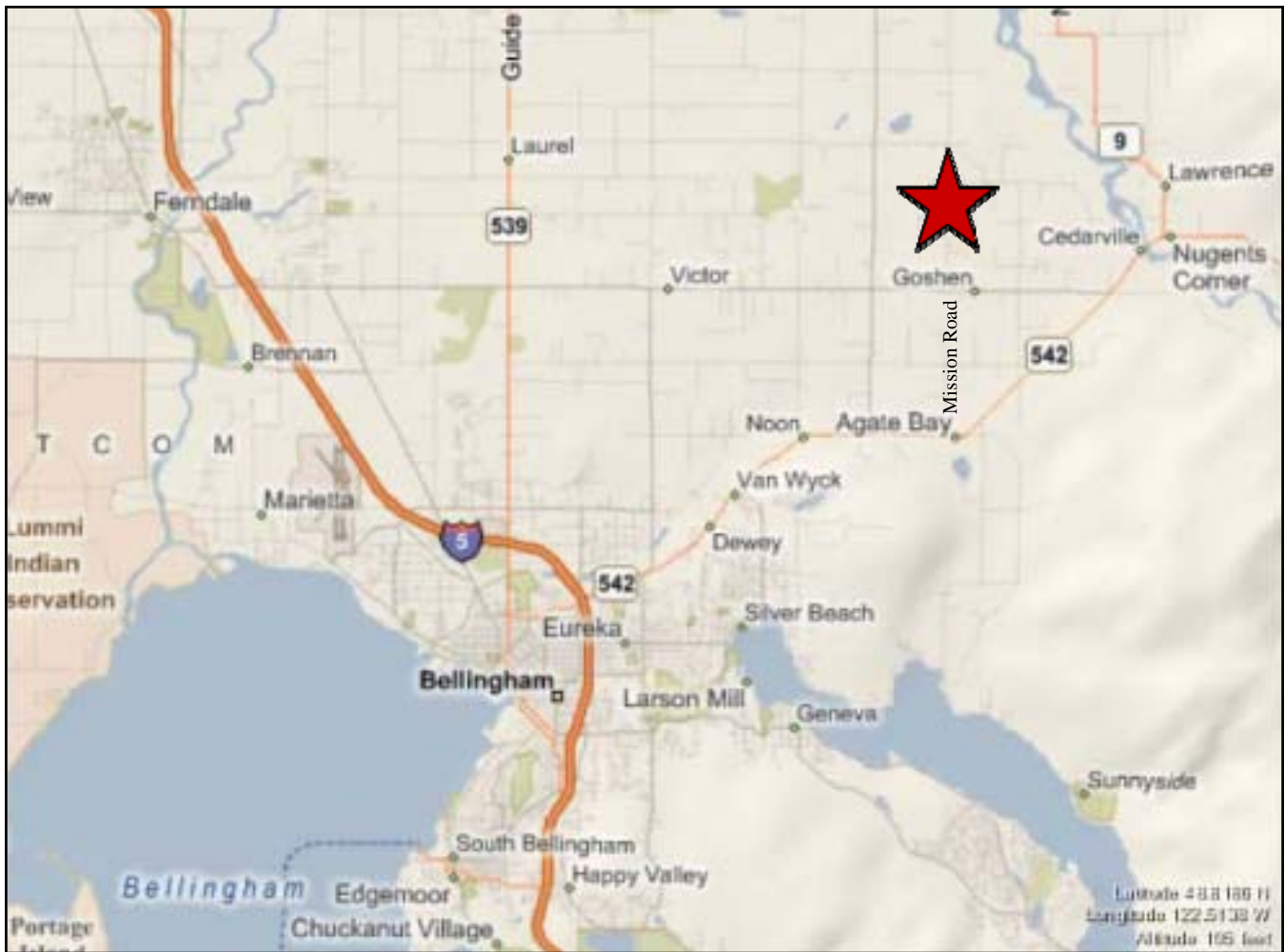
For information contact:

Doug Meyer

Office: (360) 671-4200 x102

Cell: (360) 303-2022

doug@pacificcontinentalrealty.com



Easily accessible from anywhere in Whatcom County

- 17 Minutes from I-5
- 30 Minutes from the Canadian border
- 9 Minutes from Hwy 9
- 6 Minutes from Hwy 542

Excellent Site Features:

- Land use permits for educational facility established for over 25 years
- Parking for 45 vehicles with room for expansion
- Indoor heated swimming pool
- Kitchen with commercial level features
- Outdoor basketball court
- State certified Class A water system supply
- Ample area for additional buildings
- Trails through forest to creek
- All roads leading to and on the property are paved
- Climate controlled server room
- Two T-1 data lines in place



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Building "A"

Current Function	Classrooms
Total Square Footage	2,000
Classrooms	3
Bathrooms	3 (two with double sinks, showers and tile floors; one with single sink toilet and bathtub)
Offices	N/A
Storage	Closet
Exterior Siding	Wood
Roof	Composition
Flooring	Vinyl
Interior Finish	Drywall and paneling
Heating	High efficiency forced air propane
Special Features	Alarmed for fire and entry



Building "B"

Current Function	Daycare
Total Square Footage	600
Classrooms	1
Bathrooms	1
Offices	N/A
Storage	Closet
Exterior Siding	Wood
Roof	Composition
Flooring	Vinyl and carpet
Interior Finish	Drywall and paneling
Heating	Electric
Special Features	Fenced yard area; Kitchen sink, stove and refrigerator, alarmed for fire and entry



Building "C"

Current Function	Classrooms and Dining Hall
Total Square Footage	6,600
Classrooms	3
Bathrooms	2
Offices	1
Storage	room on lower level
Exterior Siding	Composition shingles
Roof	Composition shingles
Flooring	Wood, tile, carpet, parquet
Interior Finish	Wood, paneling, drywall
Heating	2 high efficiency forced air propane furnaces
Special Features	Geodesic dome construction; dining hall can be converted to two classrooms, alarmed for fire and entry





Building "D"

Current Function	Administrative office building
Total Square Footage	1,500
Classrooms	1
Bathrooms	1
Offices	3
Storage	1 room plus rear hallway
Exterior Siding	Wood
Roof	Composition
Flooring	Carpet
Interior Finish	Drywall and wood
Heating	Forced air propane gas
Special Features	Reception area and desk, photocopy area, alarmed for fire and entry



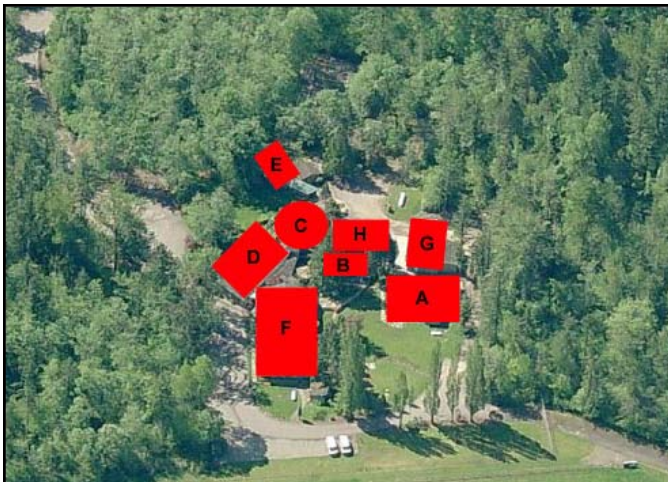
Building "E"

Current Function	Classroom, storage and utilities
Total Square Footage	600
Classrooms	1
Bathrooms	1
Offices	N/A
Storage	In storage unit
Exterior Siding	Wood
Roof	Composition
Flooring	Vinyl
Interior Finish	Drywall
Heating	Forced air propane
Special Features	Attached lean-to addition on storage unit, partially covered walkway, alarmed for fire and entry



Building "F"

Current Function	Classrooms
Total Square Footage	4,060
Classrooms	2
Bathrooms	1
Offices	N/A
Storage	Small areas
Exterior Siding	Wood
Roof	Composition
Flooring	Vinyl
Interior Finish	Low Maintenance Siding
Heating	Forced air propane
Special Features	Indoor swimming pool, alarmed for fire and entry. Extensively remodeled in 2007





Building "G"

Current Function	Classroom
Total Square Footage	1400
Classrooms	1
Bathrooms	1
Offices	N/A
Storage	Attached garage area
Exterior Siding	Wood and stucco
Roof	Composition
Flooring	Insulated concrete
Interior Finish	Drywall
Heating	forced air propane
Special Features	Attached garage area, high ceilings, alarmed for fire and entry



Building "H"

Current Function	Office and kitchen
Total Square Footage	500
Classrooms	N/A
Bathrooms	N/A
Offices	1
Storage	Cabinets in kitchen
Exterior Siding	Wood
Roof	Composite
Flooring	Vinyl
Interior Finish	Drywall
Heating	Forced air propane
Special Features	Commercial level kitchen with Hobart dishwasher, 3 full door True commercial refrigerator, 8-burner commercial stove, hood and fire suppression system, alarmed for fire and entry



Zoning and land use permits

One of the most important features of this site is the approved conditional use permit that allows the operation of an educational facility. The facility and its permits have been in place for over 25 years. The permit covers both day use and residential use. The Anderson Creek Lodge Facility location, with its permits in place, will save you as much as hundreds of thousands of dollars in the permitting process, eliminate permit approval risk from your project, and allow you to quickly move ahead with your project.