



Crown Plaza

114 W. Magnolia | Bellingham, WA

Executive Office Space for Lease

Single Room Offices 150 SF & Up

Prime Downtown Location W/ Parking

Priceless Benefits

Heather Baker, Property Asset Manager
(360) 671 - 4200 x 105
Heather@PacificContinentalRealty.com

Commercial Management | Sales | Leasing

Pacific Continental Realty, LLC - 114 W Magnolia St. Suite 201, Bellingham WA 98225





The Offering

The opportunity is to be able to work in one of the top five large historical buildings in Bellingham, WA. Crown Plaza is a tenanted, stabilized, and iconic building in the core of downtown Bellingham. Built-in 1927, this Neo-classical-style building is five stories with a mechanical basement.

Use of four fully furnished conference rooms, furnished reception and waiting area, complimentary guest parking adjacent to the building, office furniture in every suite, full kitchen/break room, signage on the door of your suite and in the Crown Plaza Building's first-floor directory, freight elevator, fully air-conditioned, 24-hour access to your office.

The Crown Plaza's fourth floor operates as executive office suites with in-house staff. The entire building is currently managed and maintained onsite by Pacific Continental Realty, LLC.

The Executive Suites Difference

- Phone, Mail, and Email Service
- UPS, FedEx Direct pickup
- Concierge Service
- Guest parking for clients
- Full Kitchen/Break Room
- Signage for door and directory
- 24-Hour Access
- Furnished Suites & A.C.



Building History

This building was initially known as the Montague & McHugh building, built on the corner of Magnolia and Commercial streets. Famous for its Neoclassical Commercial design, the five-story structure was created with reinforced concrete covered in terra cotta. The terra cotta itself is glazed in a faux marble gray-pink that gives the building its distinctive look.

The building is almost square, 125 feet by 110 feet. Graham created a symmetrical appearance by adjusting the spacing of the features to keep things in proportion. There are rounded pediment arches, an ornamental frieze, spiral columns with finials, and rising fluted pilasters. The ornamentation of the outside of the building, particularly the first and second floors, is an astonishing amount of detail work. Within each pediment is a cartouche flanked by floral panels. Graham used friezes, vertical piers, and urn finials, as well as a projecting cornice with overhanging dentils in his work. The parapet has a floral cresting rising over a foot above it.

The third and fourth floors are less ornamental, but the windows and vertical elements continue in the same pattern for continuity. There are still architectural elements such as fluted pilasters, spandrels, and medallions. The ornate features of the building helped it stand out as downtown grew around it.

Virtual Tenants

Some tenants may need the components of an office (mailing address, phone number) but travel too much to make a physical location make sense. Our virtual tenants have access to three plans that provide differing levels of support.

Level 1 - Mail Service

- Mailing address in Downtown Bellingham
- Additional support available

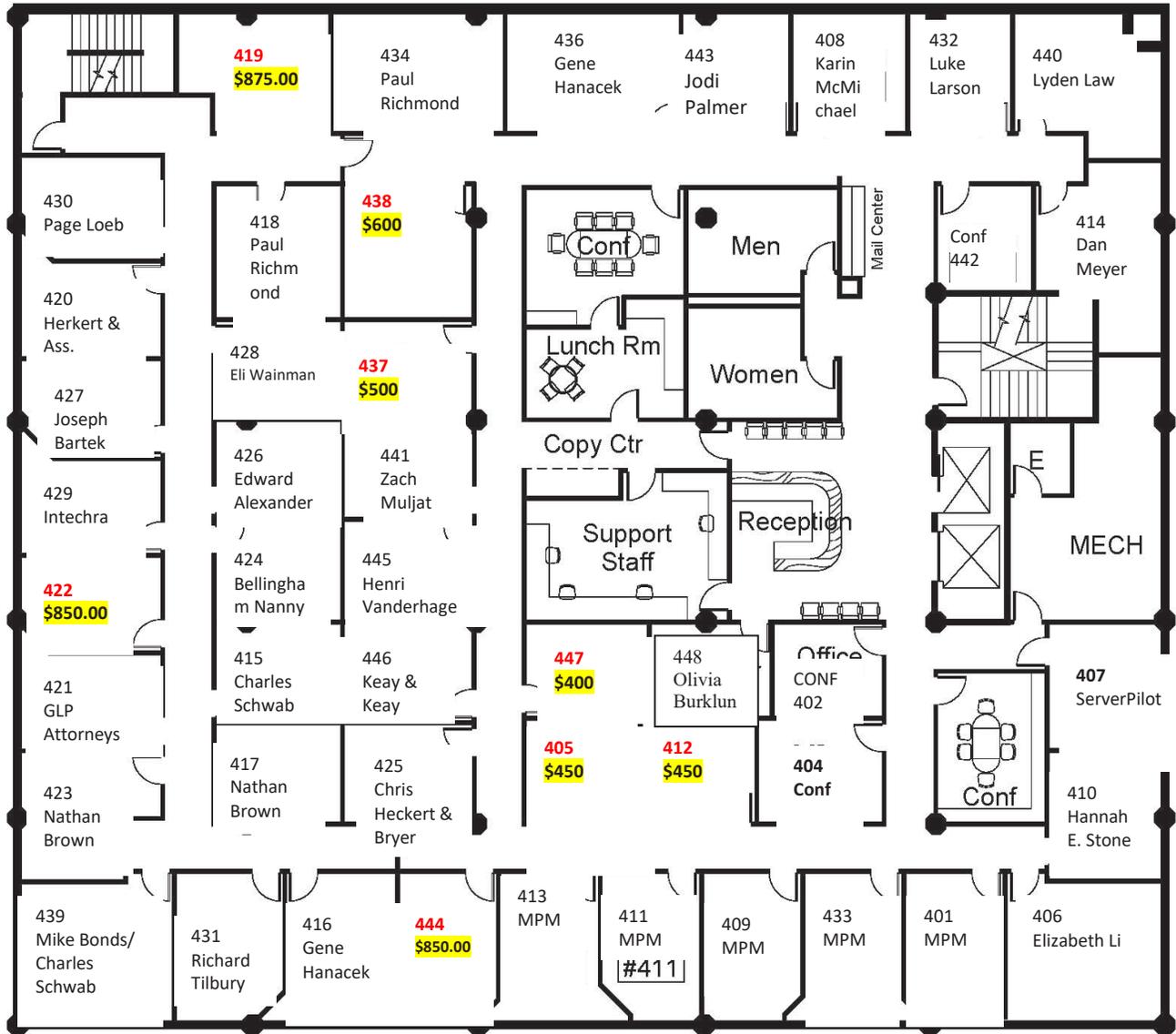
Level 2 - Phone w/Voice, Mail, Conference Room

- Mailing address in Downtown Bellingham
- Phone Number & Voicemail Box
- 2 hours of conference room usage per month
- Additional support available

Level 3 - Phone w/Live Reception, Mail, Conference Room

- Level 2 options and;
- Personalized telephone answering and customized call management
- Notification of incoming voicemail on your office or cell phone
- 6 hours of conference room usage per month
- Additional Support

Floor Plan





Lobby



Suite 419



Suite 444



Suite 422

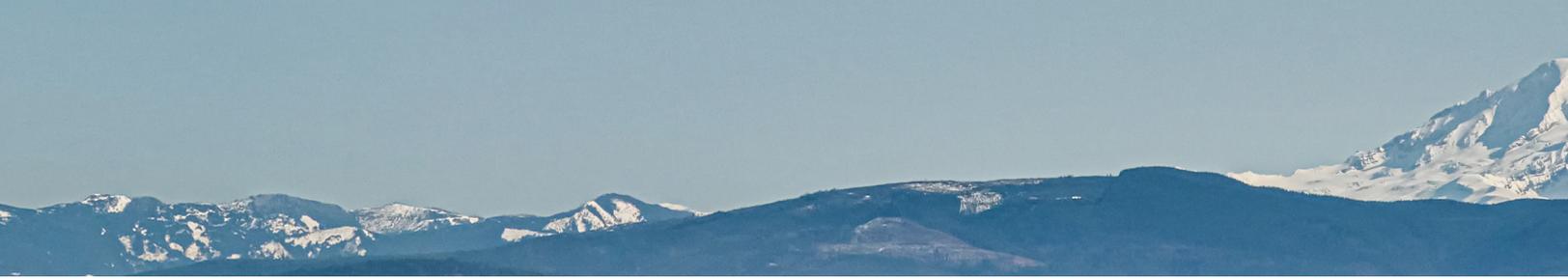


Executive Floor Offices

- Single Room offices at 150 SF and Up
- Monthly Rents Starting at 450/MO
- Downtown Parking Available
- Conference Room Access
- Reception Services
- Xerox Xopier
- Fiber internet and Phone Included
- 24-hour Access

Additional Services For Virtual Tenants

- Mail Forwarding: cost + 25%
- Mail Scanning & Emailing: \$5 - up to 10 pieces a month add'l quantities available
- Notary Services: \$3.00 per document, \$.50 for additional stamps on same document
- Conference Rooms: \$25 per hour
- Printer \$copying: B&W at \$.09 per page, color at \$.40 per page
Word Processing: \$25.00 per hour, 15 minute minimum.

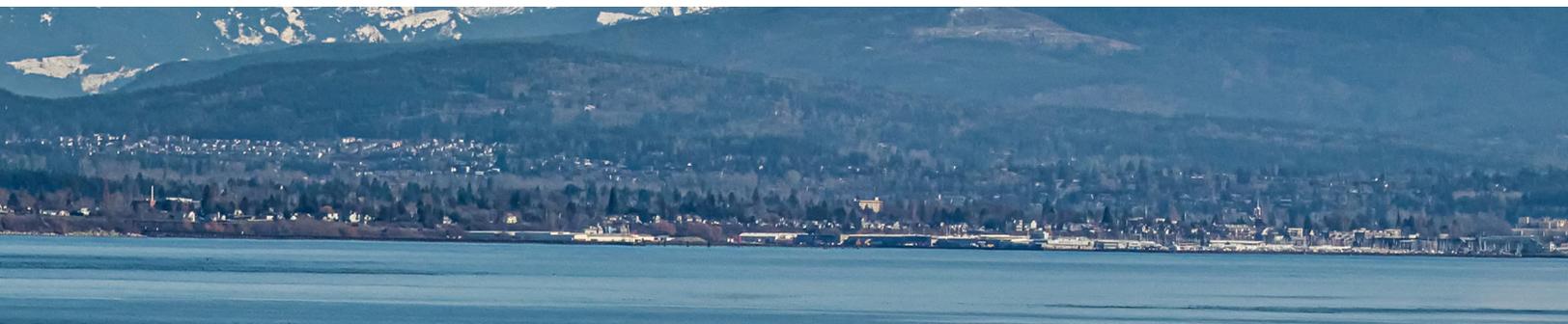


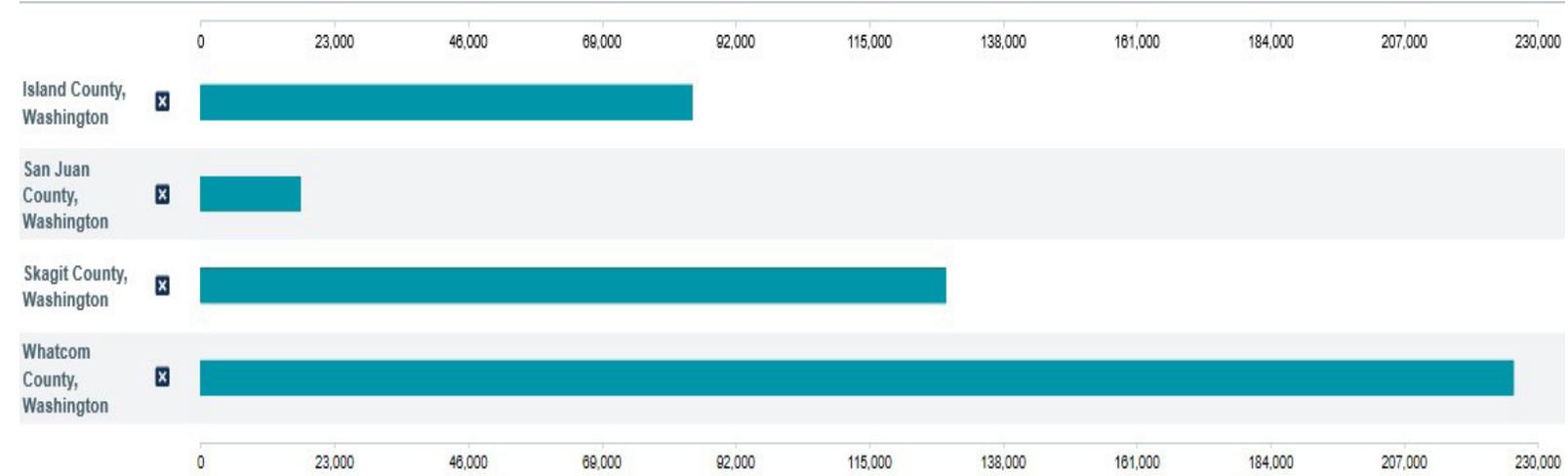
About The City of Bellingham

Located on Bellingham Bay with Mt. Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. Bellingham is 85 miles north of Seattle and an hour south of Vancouver B.C. Transportation links connect the community to the nearby San Juan Islands and Victoria on Vancouver Island.

The downtown area has a mixture of restaurants, art galleries, and specialty shops. Bellingham is home to Western Washington University on Sehome Hill, from which there is a sweeping view across the bay to the San Juan Islands. Visitors bound for Alaska depart on the Alaska Marine Highway System ferries from the Bellingham Cruise Terminal in the Historic Fairhaven District.

Bellingham has an active waterfront port that supports fishing, charter cruises, leisure boating, boat building, boat maintenance, shipping, marina operations, and many marine trades businesses.





Washington State Office of Financial Management estimates that the total population of Whatcom, Skagit, Island, and San Juan combined is approximately 439,700 as of 2017. With its current population estimated at 216,300, Whatcom County, home to the city of Bellingham, is by far the most populous segment of these counties.

Whatcom County has seen steady population growth of about 2.06% since 2010, which is higher than the corresponding rate for Washington State (1.4%). Whatcom County attracts firms relocating out of the Seattle metropolitan area due to the quality of life found in cities like Bellingham, as well as the much lower housing and living.

Bellingham is the economic hub for Whatcom County. The estimated 2017 population for Bellingham is 86,720. Bellingham's growth levels coincide with the rest of Whatcom county, and its population has represented about 40% of the county population for the past 25 years.



The Crown Plaza

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