



Professional Office Space

3800 Byron Ave. | Bellingham, WA

Excellent Bellingham Location

Single or Multi Tenant Space

Ample Parking

863 SF Available

Scott Walker, Broker

(360) 220-0370

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Commercial Management | Sales | Leasing

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





The Offering

The Lincoln Professional Center offers a variety of office space that is customizable to the needs of your business. The center offer's excellent parking options for both your staff and clients (over 100 spots), as well as being in a great location right off of the I-5 freeway. Many of the office spaces, although customizable, have been built with medical professionals in mind. The center is only a short drive from PeaceHealth St. Joseph's, Downtown Bellingham, as well as Fairhaven. You are making your business a great and convenient location for anyone.

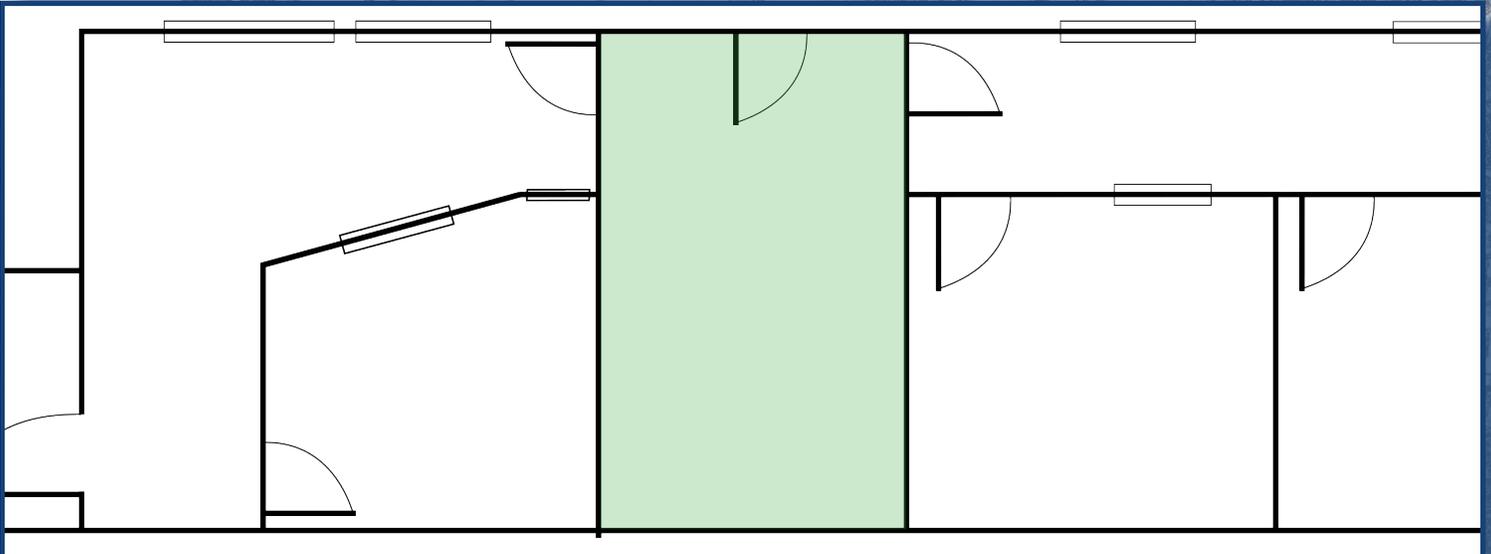
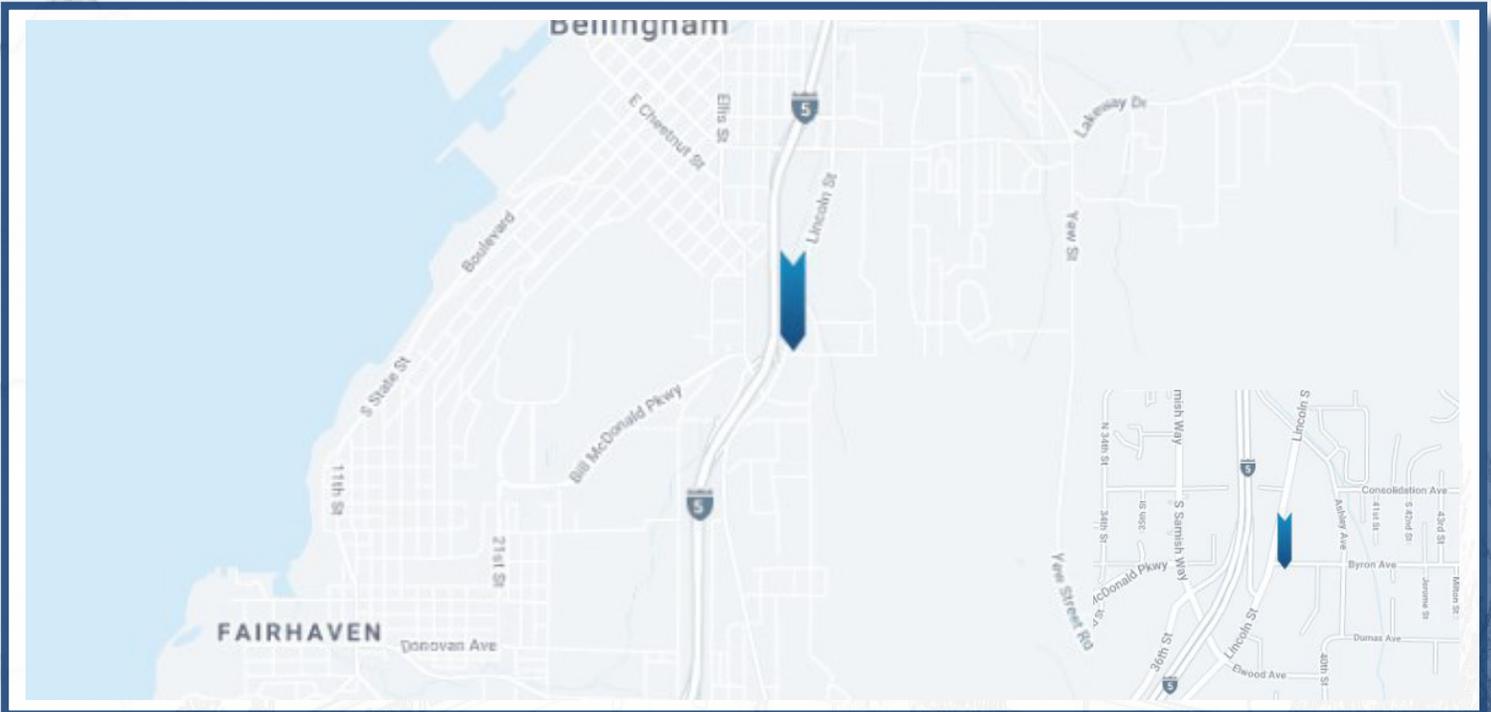
Not only are you in an excellent location for local traffic, but your business is also close to a central hub for public transportation. You are allowing convenience and ease, no matter if your clients drive themselves or ride through the WTA.

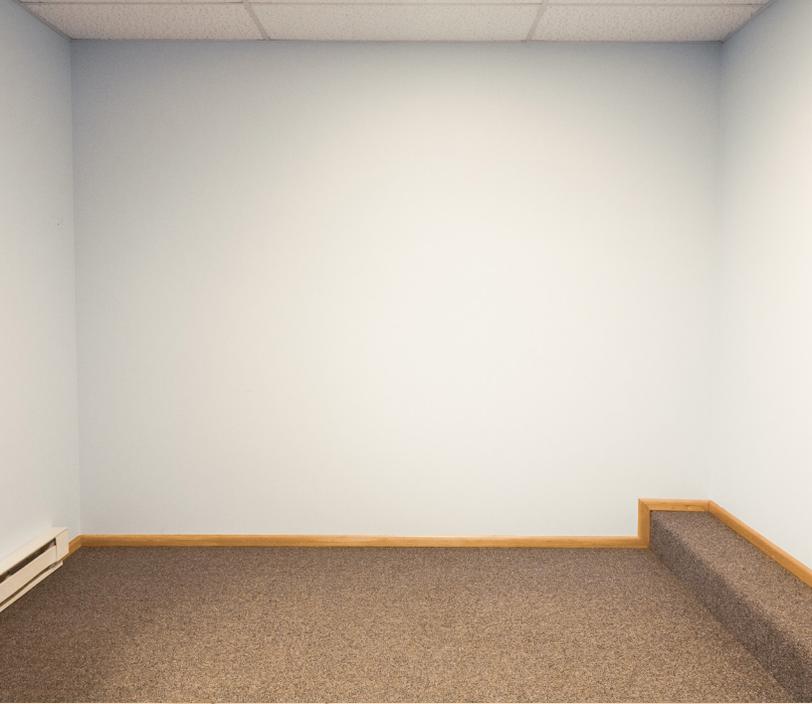
Suite 10B: 863 SF @ \$975.00 /M (\$13.56 SF/Y) + Gross

Suite 10B East Wing: 488 SF @ \$550.00 /M (\$13.52 SF/Y) + Gross

Suite 10B West Wing: 375 SF @ \$425.00 /M (\$13.60 SF/Y) + Gross

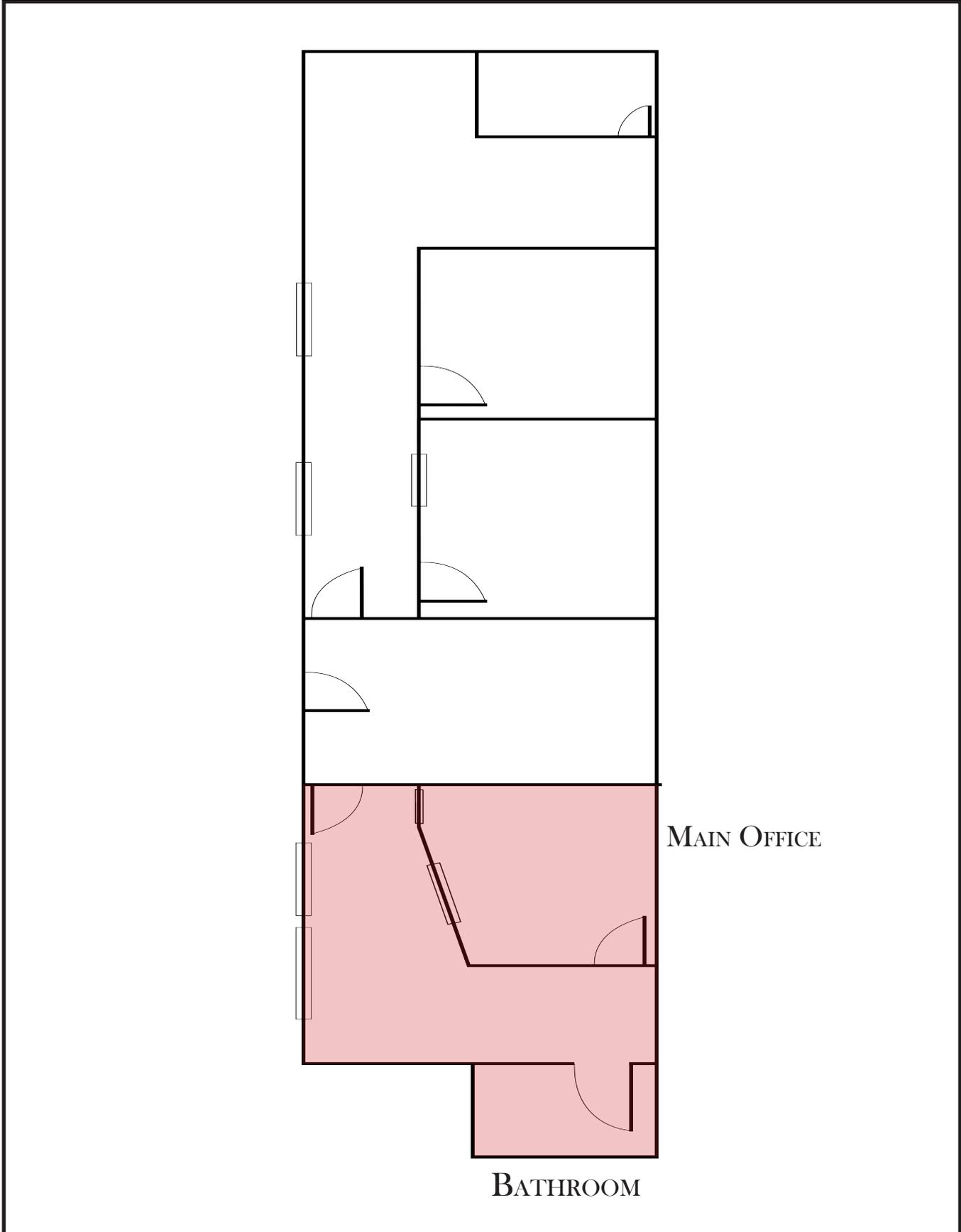
Details

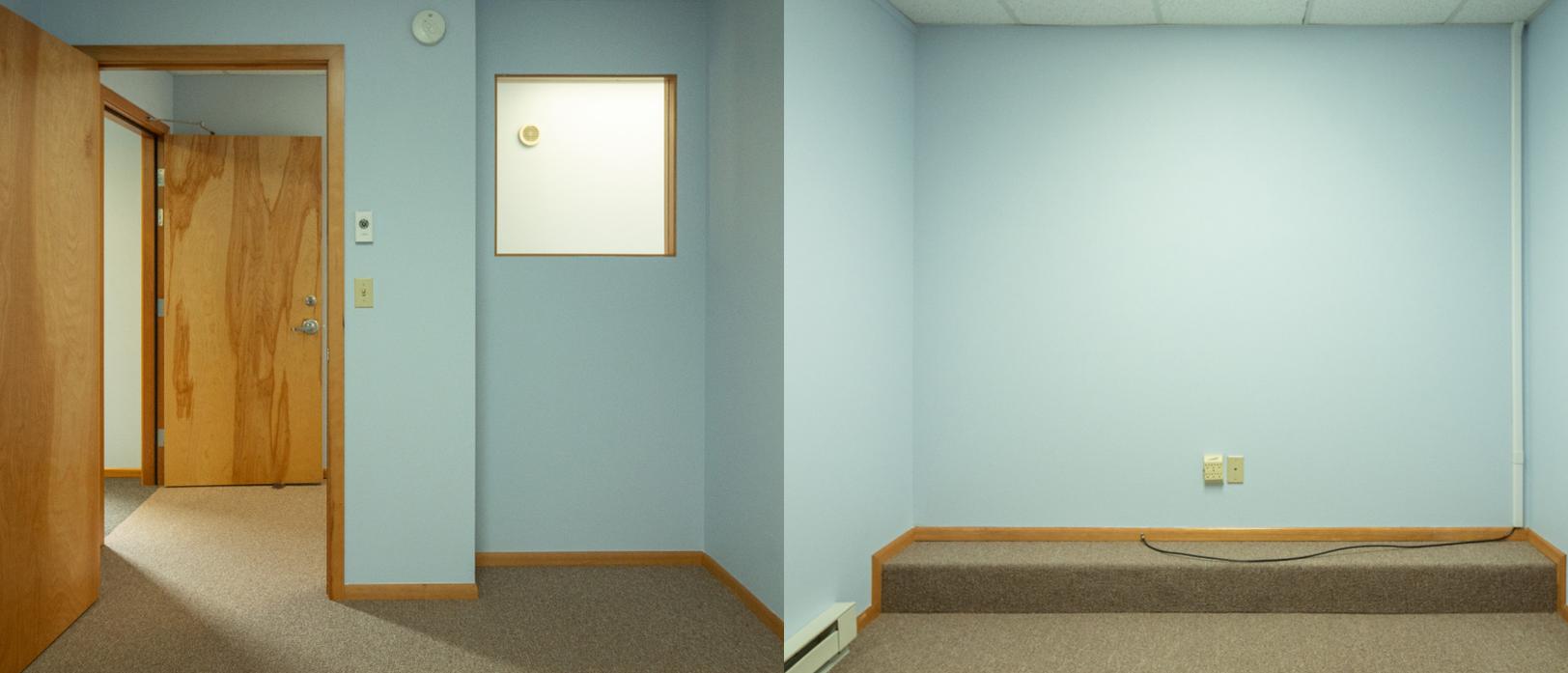




Suite 10B

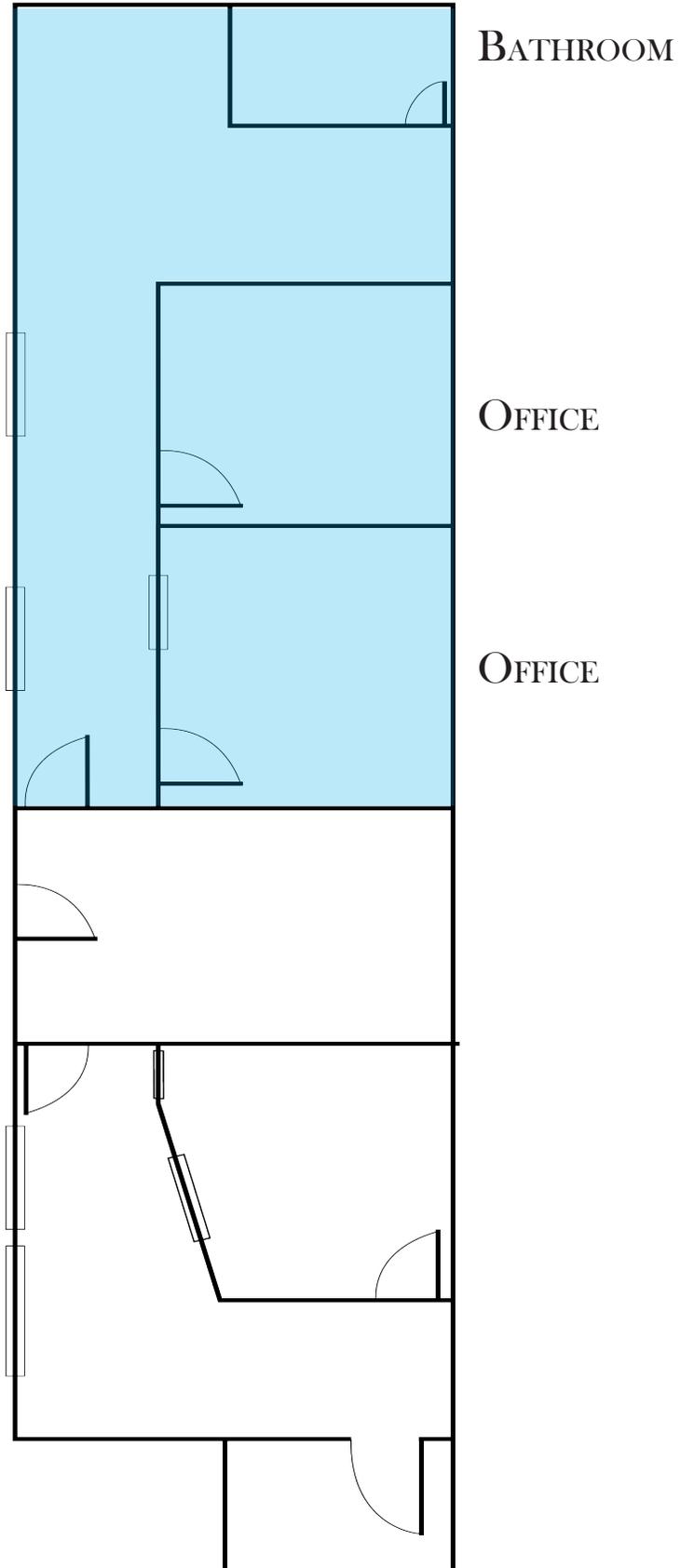
West Wing 375 SF

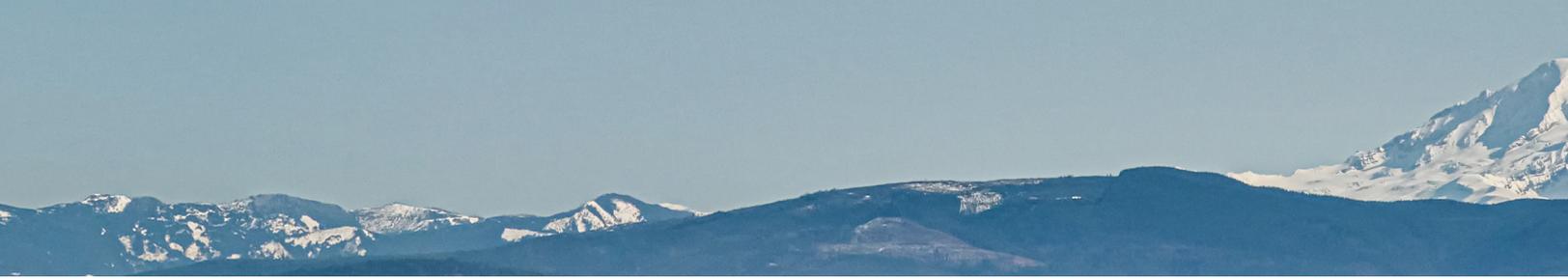




Suite 10B

East Wing 488 SF





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.



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