

Medical Office Space

520 Birchwood Ave, | Bellingham, WA

Medical Office Space in Prime Location by Hospital

Suite B: 1,176 SF @ \$2,646/M (\$27.00 SF/Y) + NNN

Large Reception Area & Ample Parking

Private Office, Break Room, Kitchenette

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CBA#: 617885

Commercial Management | Sales | Leasing

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



The Offering

Birchwood Medical is located less than half a mile from the local hospital and minutes from the I-5 freeway. Its convenient location creates an easy way for any of your patients to go to and from your business.

The medical space has a large waiting room, with a reception office area. The large amounts of shelving and storage in the reception office will allow for a thoroughly organized front desk. There is a large open lab area, two bathrooms, a break room with kitchenette, and also a private office space.

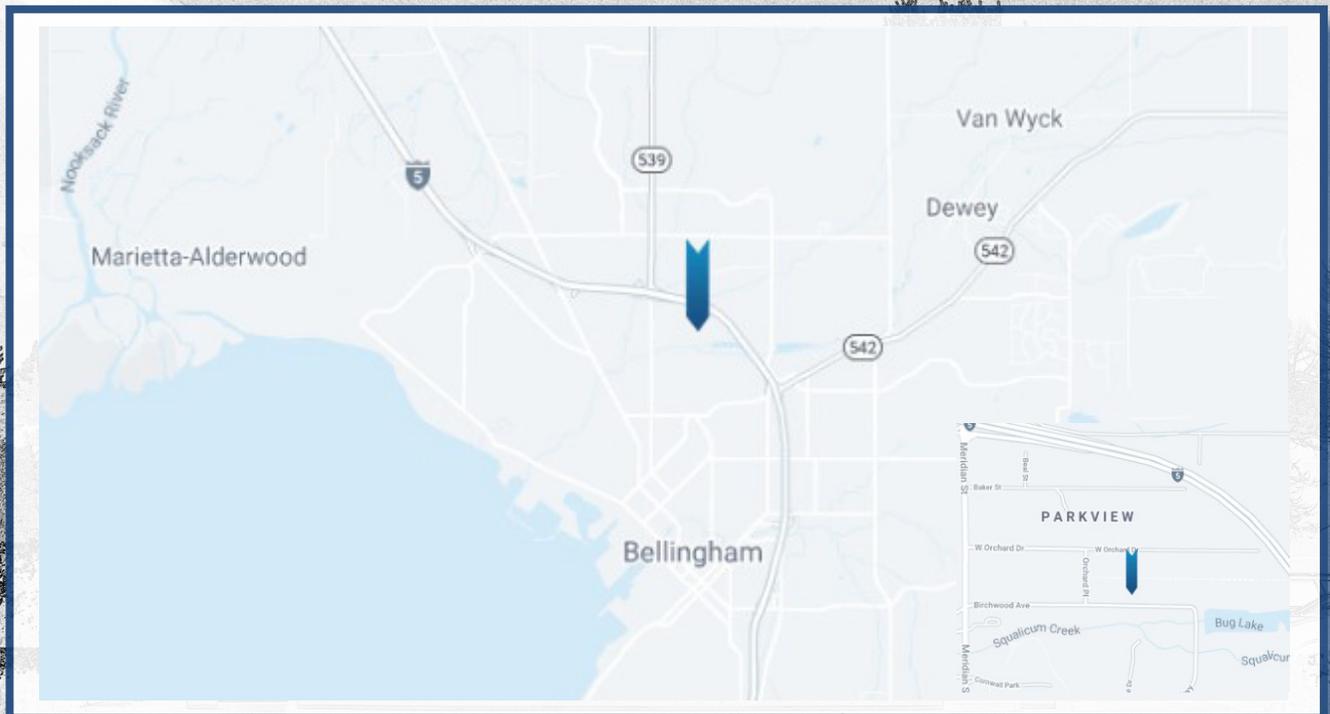
DETAILS

- Suite B: 1,176SF @ \$2,646/M (\$27.00 SF/Y) + NNN
- CBA#: 617885
- Ample Parking w/ easy access for all patients
- Less than half a mile from the Hospital and minutes from the I-5 freeway
- Prime location, with easy access to get to anywhere in Bellingham

BIRCHWOOD MEDICAL



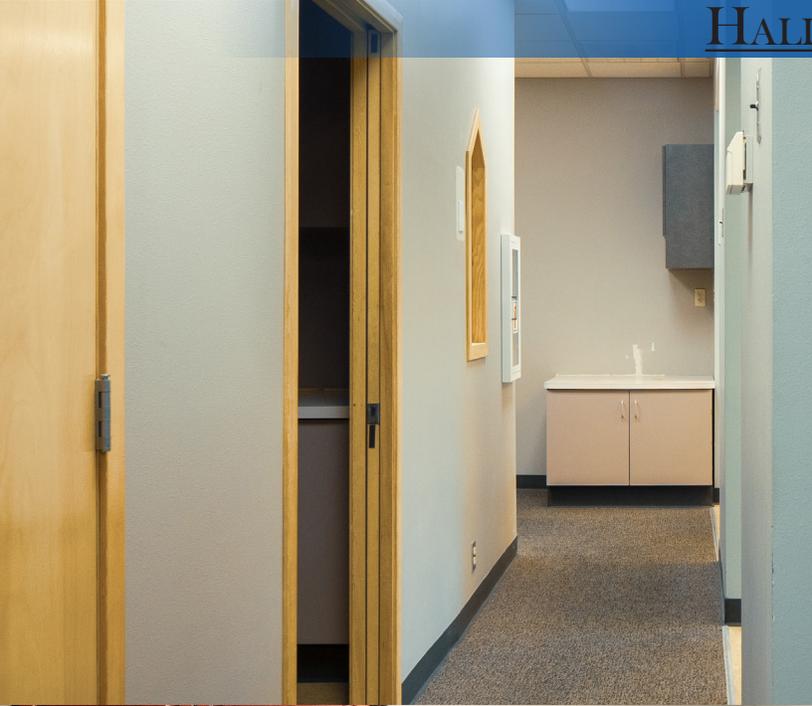
RECEPTION AREA



RECEPTION AREA



HALLWAY



PRIVATE OFFICE



CLOSET



BATHROOM

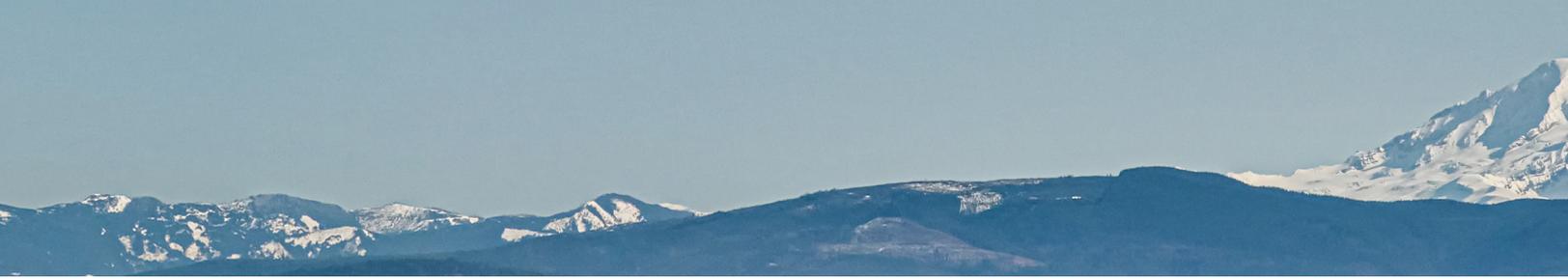


KITCHENETTE/ BREAKROOM



OPERATING AREA



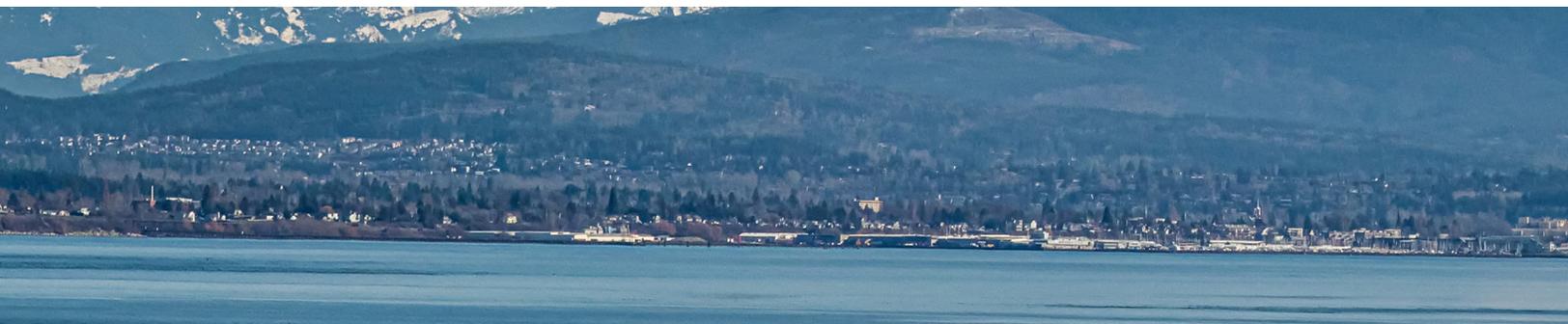


About The City of Bellingham

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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