



Professional Office Space

3800 Byron Ave. | Bellingham, WA

Excellent Bellingham Location

Multiple Office Spaces Offered

Each Suite over 1,000 SF

Lots of Parking

Scott Walker, Broker

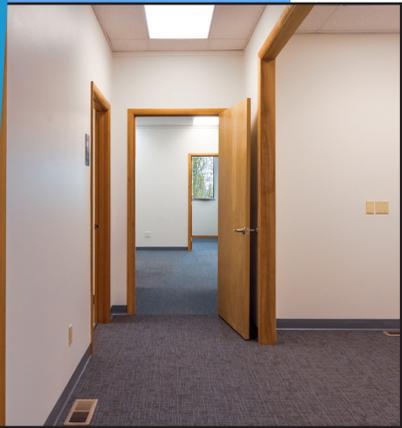
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A photograph of the Lincoln Professional Center, a modern, single-story office building with a prominent entrance and large windows. The building is surrounded by trees and greenery. The text "The Offering" is overlaid on the bottom left of the image.

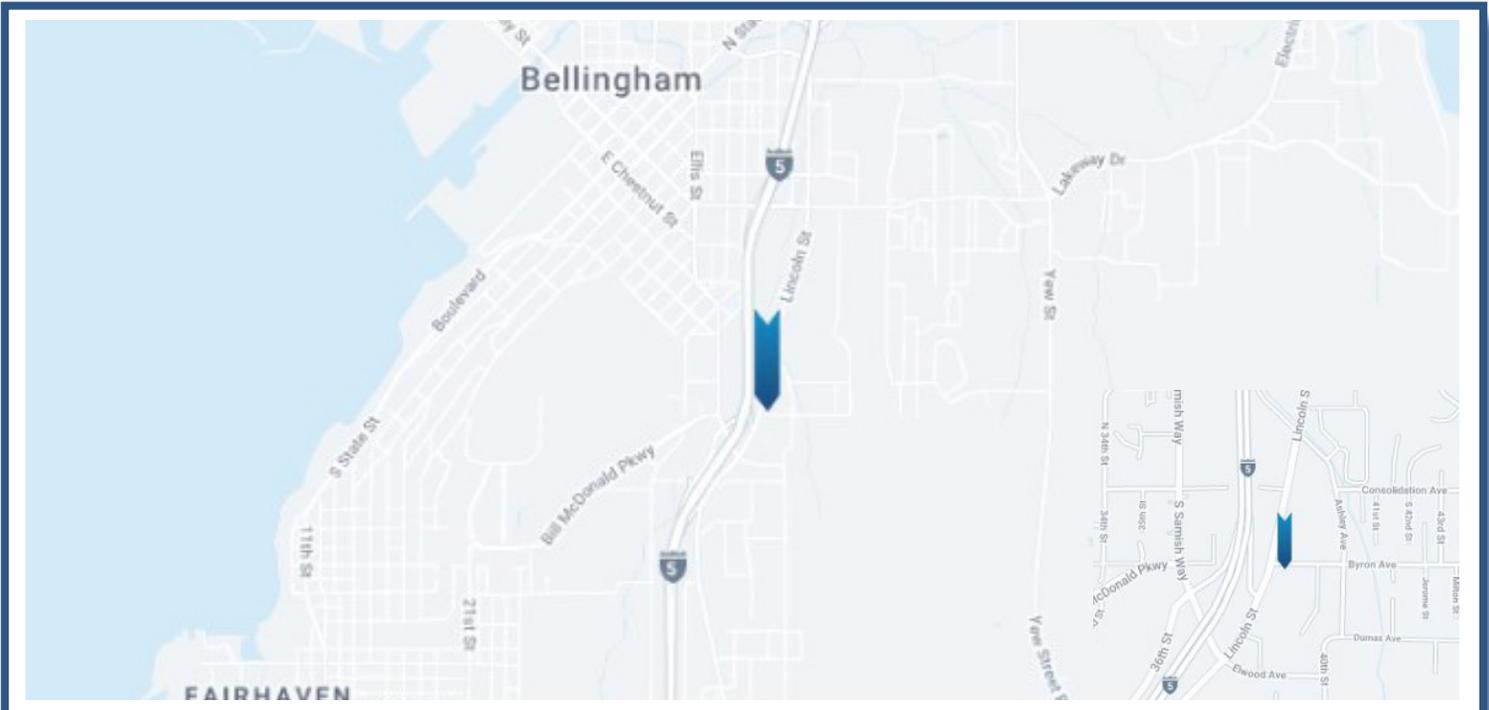
The Offering

Lincoln Professional Center currently has a number of different small office spaces available to satisfy the needs of your business, with suites ranging in size from the smallest at 375 sf to the largest at 1,540 sf. Two options also exist to combine two contiguous suites to create larger spaces of 2,640 sf and 2,656 sf respectively. The Center offers excellent free parking options for both your staff and clients (over 100 spots). The Center also offers a great location, positioned next to Exit 252 of Interstate 5. This location offers a short drive to PeaceHealth St. Joseph's Hospital, downtown Bellingham and Fairhaven.

Lincoln Professional Center designed was a view to becoming a center for medical, dental and related services. For this reason, it was built in a manner to allow fast and inexpensive additions of plumbing, electrical and telecommunication features.

Not only will choosing this site for your business provide excellent exposure and convenience for your customers and employees, but your business will also be close to a central hub for public transportation, WTA's Lincoln Street Park and Ride.

Details



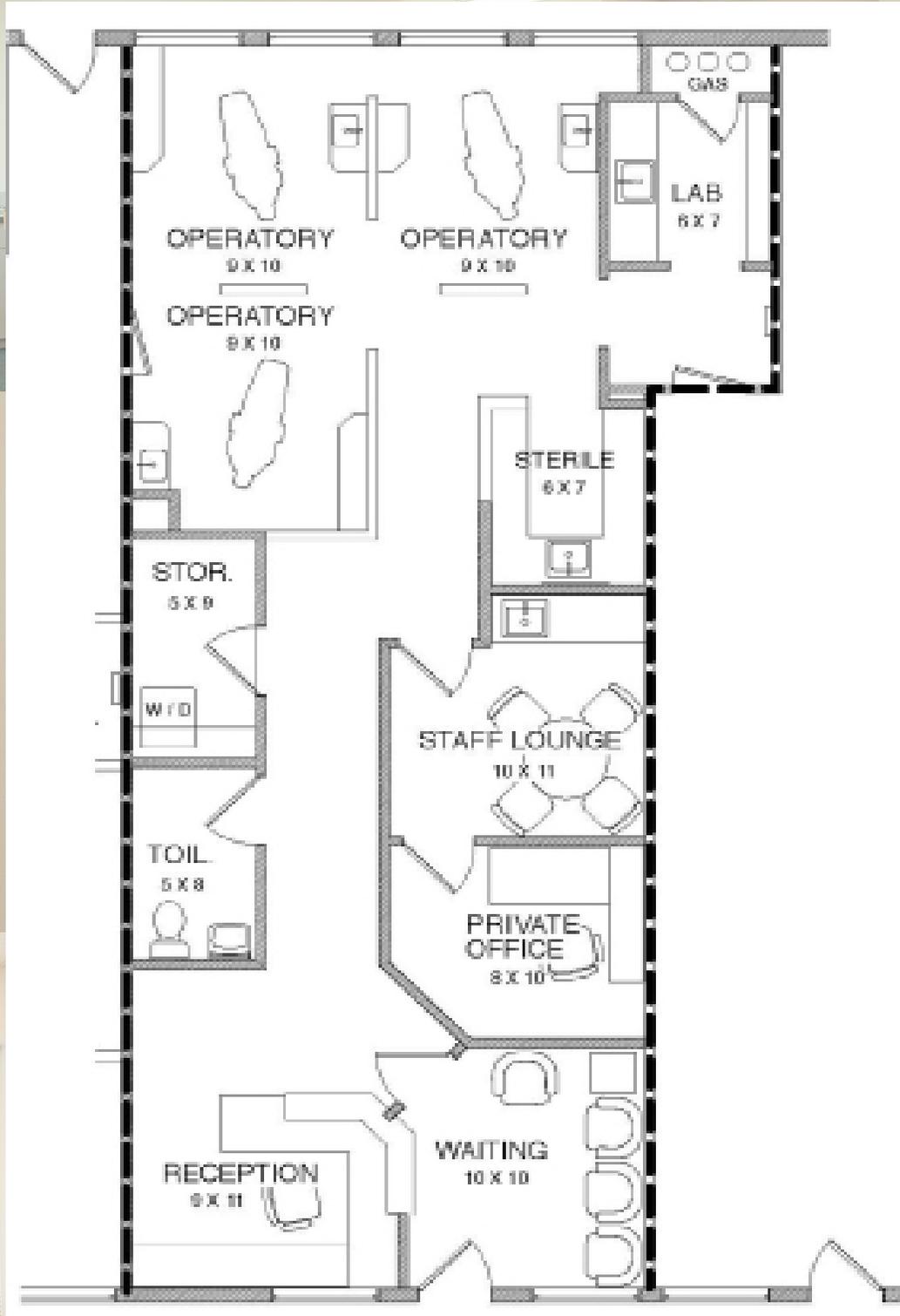
- Suite 108: 1,296 SF | CBA: #604188 | \$2,478.60 /M (\$22.95 SF/Y) + NNN
- Suite 112: 1,360 SF | CBA: #610006 | \$2,378.87 /M (\$20.99 SF/Y) + NNN
- Suite 132: 1,100 SF | CBA: # 589849 | \$1,925.00 /M (\$21.76 SF/Y) + NNN
- Suite 136: 1,540 SF | CBA: # 589850 | \$2,695.00 /M (\$21.00 SF/Y) + NNN

- Perfect for medical & dental, professional, corporate and non-profits.
- Two beautifully renovated suites - 132 and 136 - may be combined to create one large suite of 2640 SF.
- Suite 108 is a well-designed finished dental suite ready for immediate occupancy and may be combined with suite 112 to create a single 2,656 SF suite.
- Suite 112 is another recently renovated suite of 1,360 SF.
- Excellent parking - over 100 spots as well as additional street parking.
- 30 seconds to I-5 northbound; 2 minutes to I-5 southbound (Exit 252).
- 7 minutes to city center and PeaceHealth St. Joseph Medical Center.



Suite 108

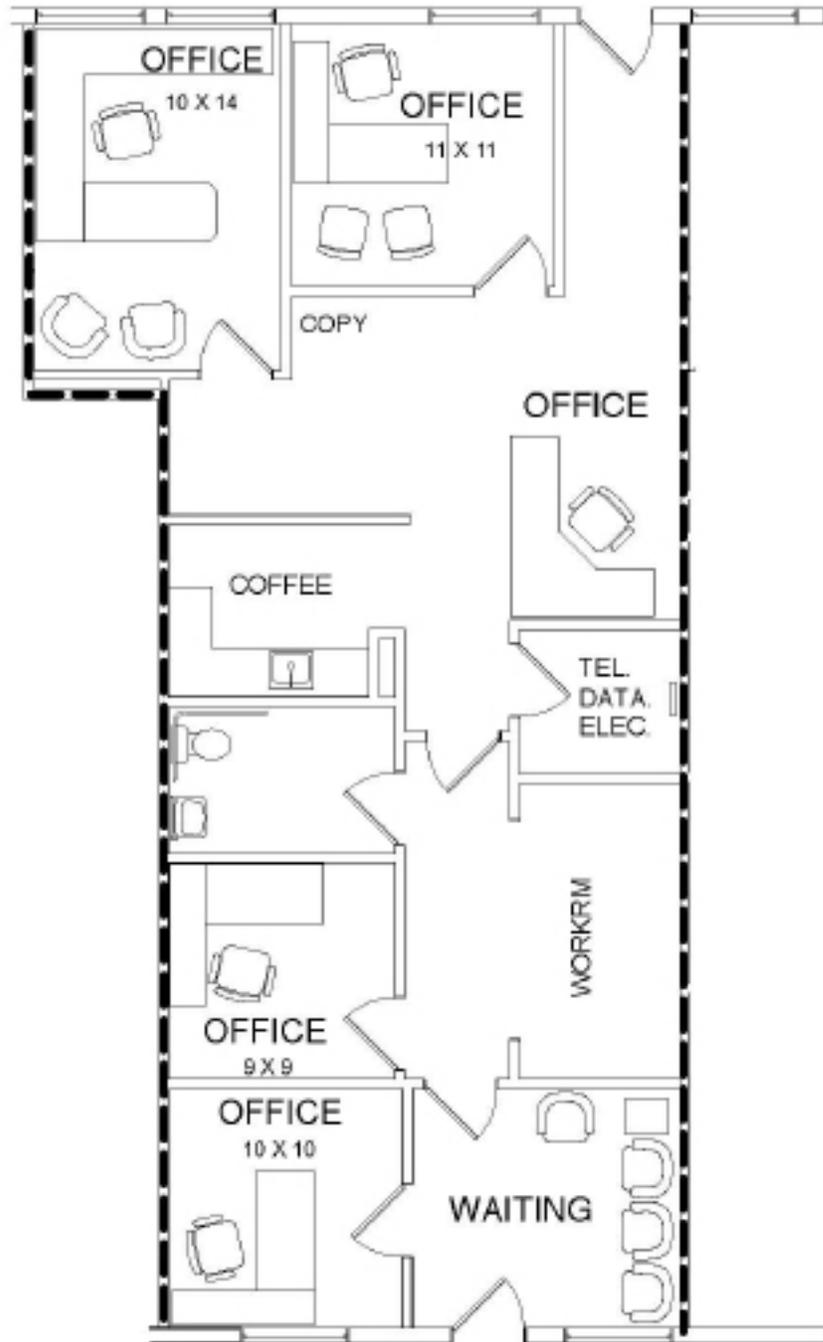
1,296 SF





Suite 112

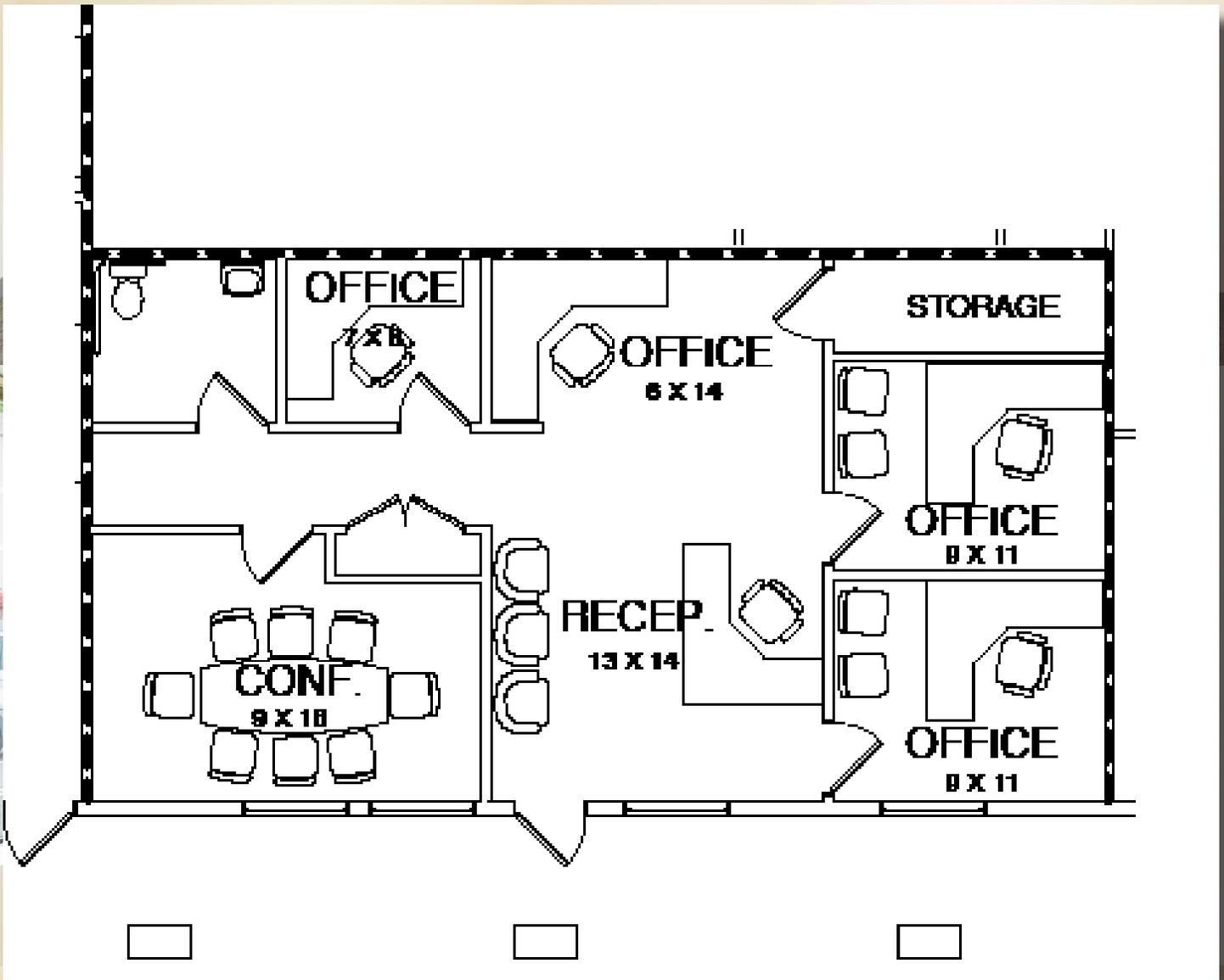
1,360 SF



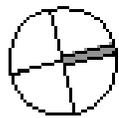


Suite 132

1,100 SF



PARKING



0 1 2 3 4 5 FT



SUITE 132

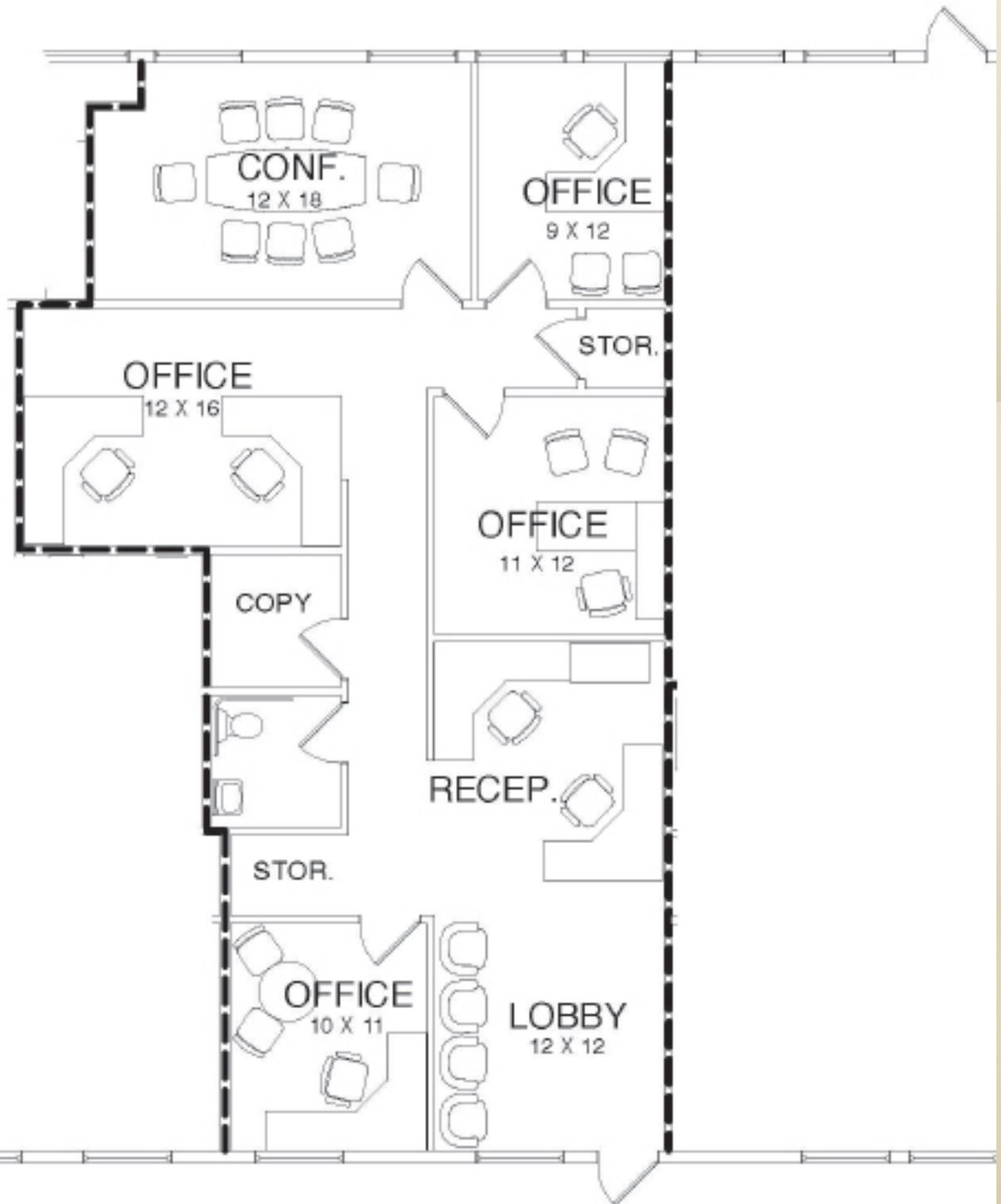
Lincoln Professional Center

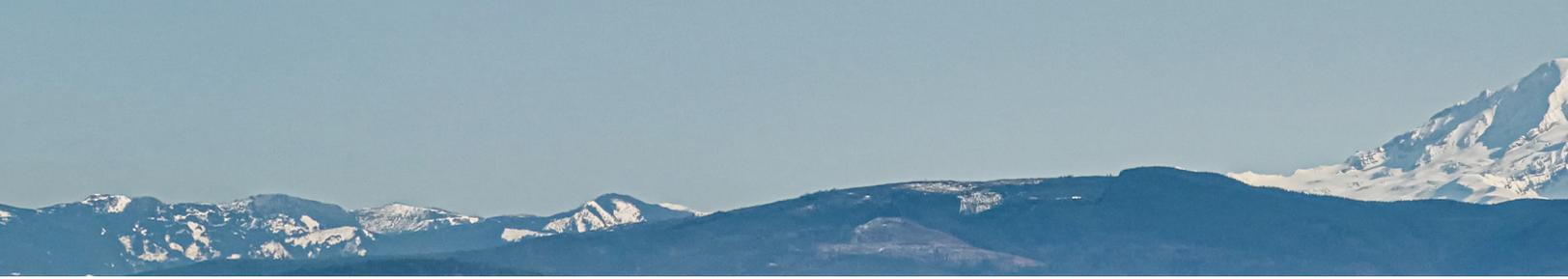
3800 Byron Avenue Bellingham WA 98229



Suite 136

1,540 SF





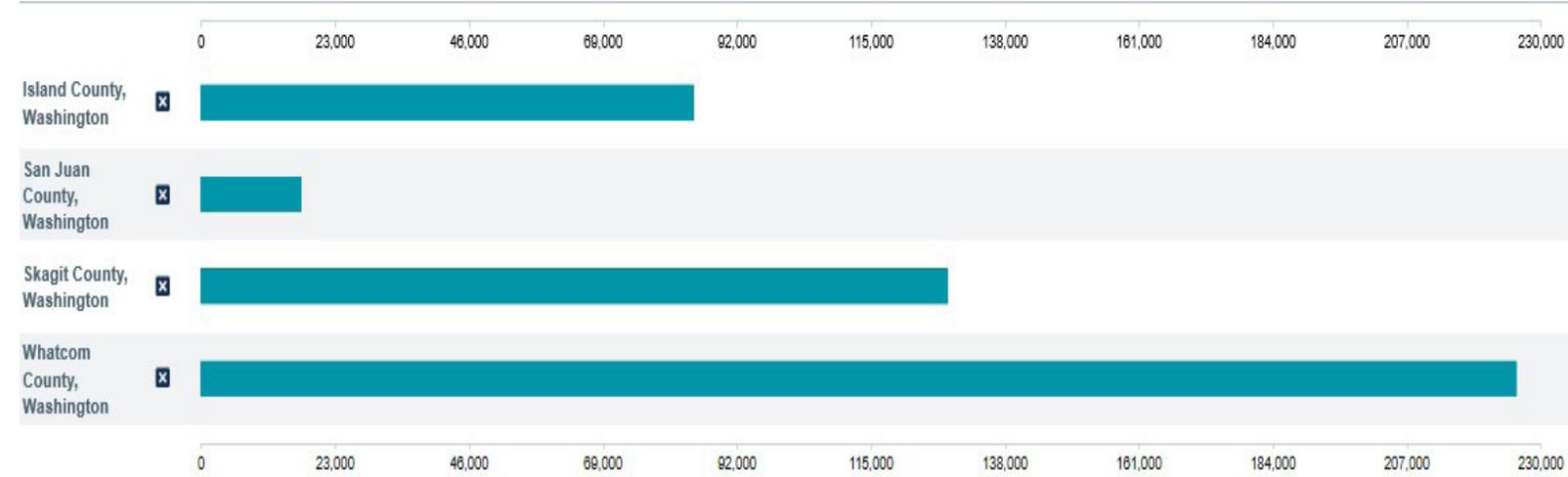
About The City of Bellingham

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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