

# LARRABEE SQUARE

1050 Larrabee Ave. | Bellingham, WA

PREMIUM OFFICE SUITE WITH OFF STREET PARKING

IN THE HEART OF FAIRHAVENS BUSINESSES

EASY CONFIGURATION TO MEET YOUR NEEDS

FLOORING ALLOWANCE WITH LONG TERM LEASE



KC Coonc, Designated Broker/ Co-Owner  
(360) 305-9977  
KC@PacificContinentalRealty.com

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

Commercial Sales | Leasing | Management

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



## The Offering

**SUITE 101/102: 2,410 SQUARE FEET**

**BASE RENT: \$19.00 SQUARE FOOT / YEAR**

**BASE NNN: \$4.00 SQUARE FOOT / YEAR**

**BASE RENT + NNN = \$4,619.00 / PER MONTH**

**CBA #: 631059**

Premium office location in the core of Fairhaven with off street parking. Fairhaven Square was designed as a modern office building and has been maintained nicely with very nice curb appeal. The most recent use for this well designed suite was medical office which includes reception, exam room sinks, and ex-ray room. Other office uses have included chiropractic, massage therapy, and real estate services. 11 rooms plus reception with many non-bearing walls that allow for easy reconfiguration to fit your office needs. Flooring allowance or free rent available as part of long term lease.













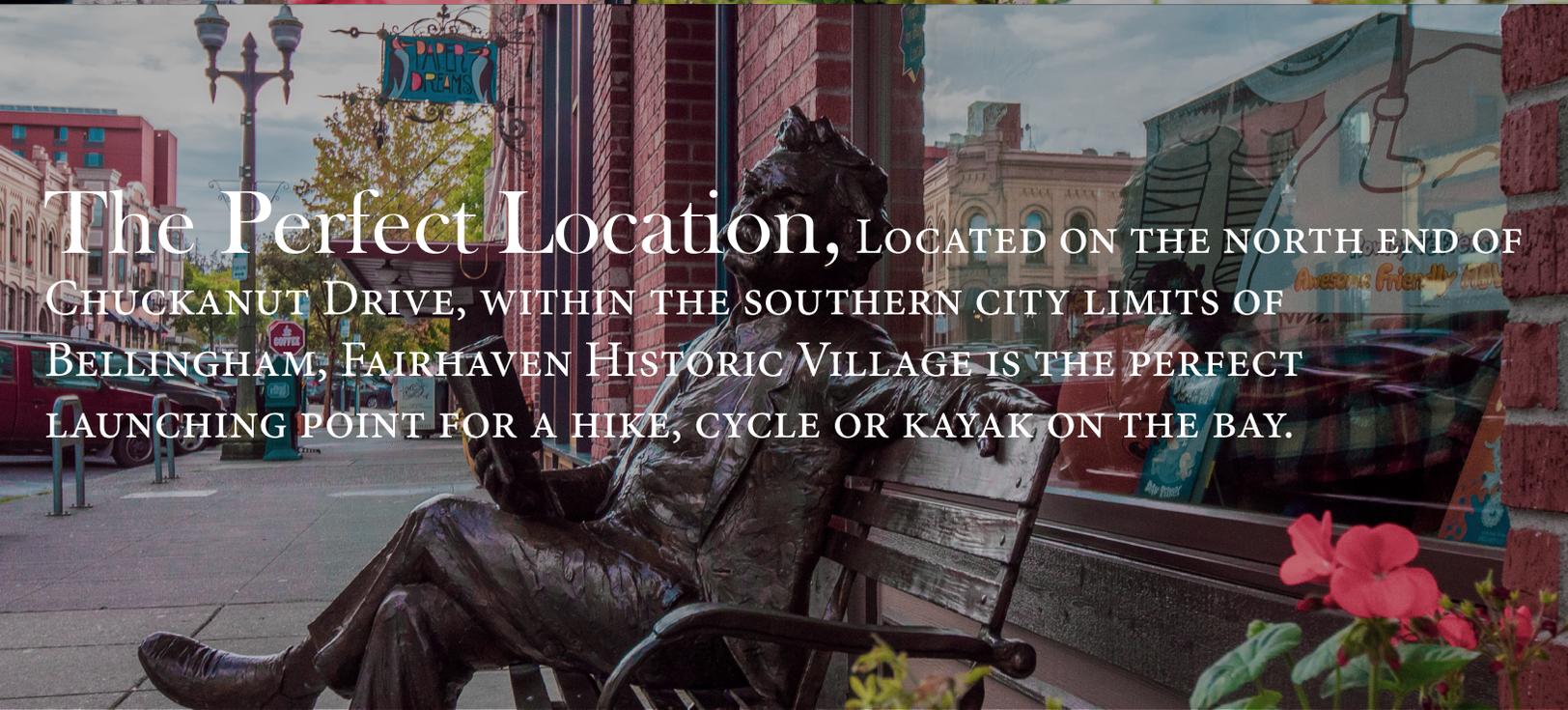




**FAIRHAVEN,** NESTLED BETWEEN THE CALM WATERS OF BELLINGHAM BAY AND THE MAJESTIC CASCADE MOUNTAINS IN WASHINGTON STATE, HISTORIC FAIRHAVEN VILLAGE IS KNOWN FOR ITS VICTORIAN-ERA ARCHITECTURE AND COLORFUL HISTORY



**SUPPORTING LOCAL,** FAIRHAVEN IS HOME TO A VARIETY OF UNIQUE LOCAL BUSINESSES, ART GALLERIES, RESTAURANTS AND PUBS AND ONE OF THE BEST INDEPENDENT BOOKSTORES IN THE NATION.



**The Perfect Location,** LOCATED ON THE NORTH END OF CHUCKANUT DRIVE, WITHIN THE SOUTHERN CITY LIMITS OF BELLINGHAM, FAIRHAVEN HISTORIC VILLAGE IS THE PERFECT LAUNCHING POINT FOR A HIKE, CYCLE OR KAYAK ON THE BAY.

# WATERFRONT DEVELOPMENT



In June of 2006, Georgia Pacific sold the property to the Port of Bellingham in exchange that they be responsible for the environmental cleanup of the property. The redevelopment is intended to create new mixed-use areas on the waterfront for commercial, industrial, educational, recreational and residential uses. The development is in progress and continues to innovate and develop on the waterfront.

- The 37-acre downtown extension is intended to restore public access and increase foot traffic, with the implementation of housing, office and institutional uses.

- 52-acre Log Pond area is to be utilized for transportation, construction or light industrial use. Businesses in the Central Business District will provide family-wage jobs, including offices, research and development, business incubators, live-work studios, and water-related industries.

- The Bellingham Comprehensive Plan projects a demand for 1,225 infill housing units in the Central Waterfront District Urban Center, and an additional 1,321 units in the Downtown Core Urban Center by the year 2025.

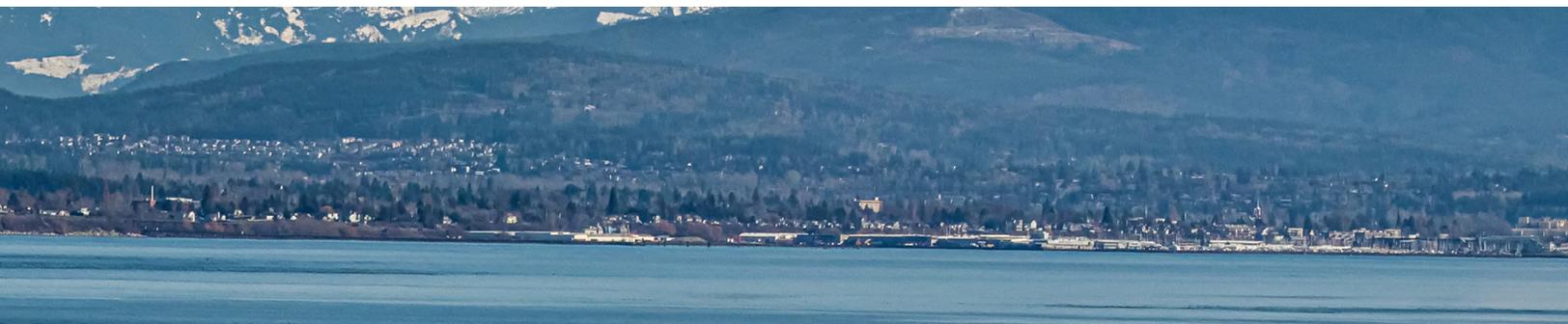


# About The City of Bellingham

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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