



Marina Building

851 Coho Rd | Bellingham, WA 98225

MULTIPLE OFFICE SPACES FOR LEASE

PREMIUM WATERFRONT LOCATION

DOWNTOWN AND FREEWAY ACCESS

LARGE PARKING LOT

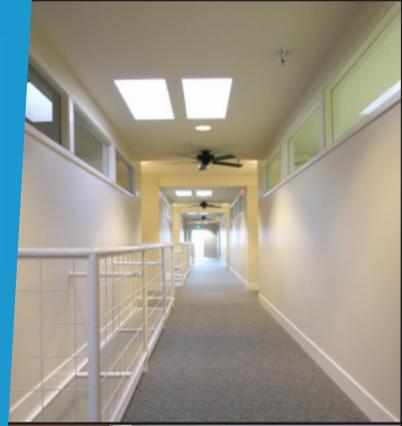
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Commercial Management | Sales | Leasing

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The Offering

SUITE 306: 1,311 SQUARE FEET
BASE RENT: \$21.00 SQUARE FOOT / YEAR
BASE MODIFIED GROSS INCLUDES ELECTRIC

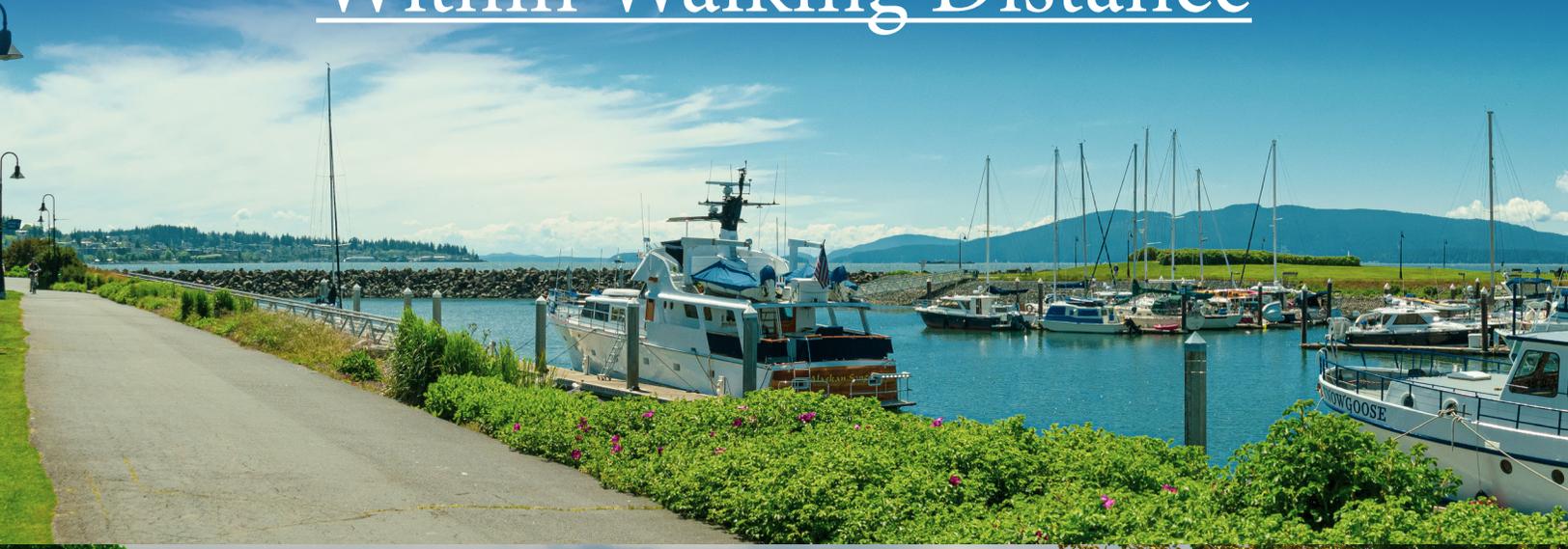
SUITE 310: 1,265 SQUARE FEET
BASE RENT: \$18.00 SQUARE FOOT / YEAR
BASE MODIFIED GROSS INCLUDES ELECTRIC

SUITE 312: 1,668 SQUARE FEET
BASE RENT: \$22 SQUARE FEET / YEAR
BASE MODIFIED GROSS INCLUDES ELECTRIC

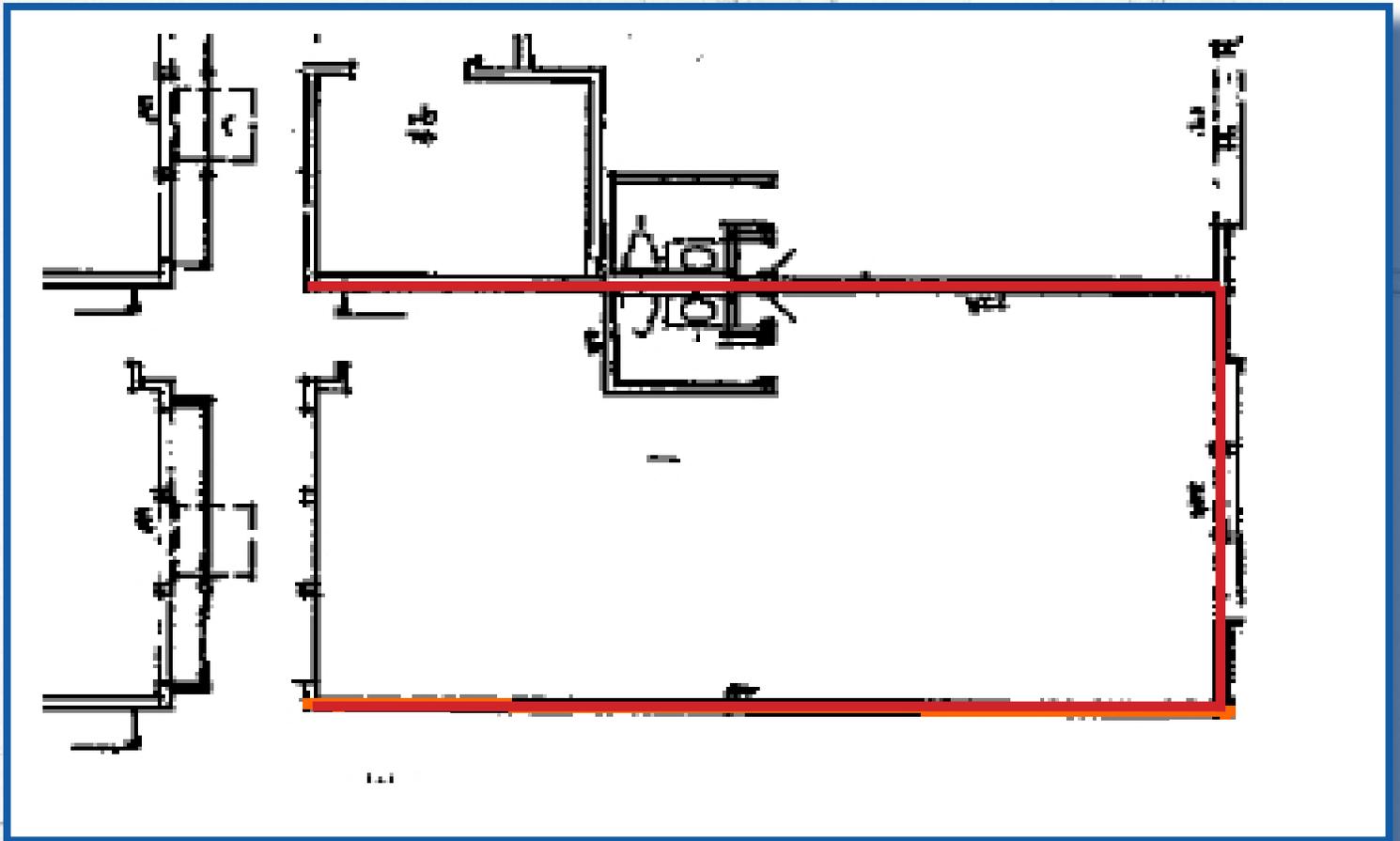
Beautifully maintained waterfront office building situated near Zuanich Park and the Bellingham Yacht Club. Close to walking trails, Downtown and Freeway access. Sweeping bay and mountain views from most offices. Natural light and fresh air from the bay make these offices a pleasure to work in.

High pride of ownership shows in the finishes and building maintenance. Professionally managed with ample parking and great signage. ADA elevator and common area bathrooms. Modified gross rent with gas and electricity separately metered.

Within Walking Distance

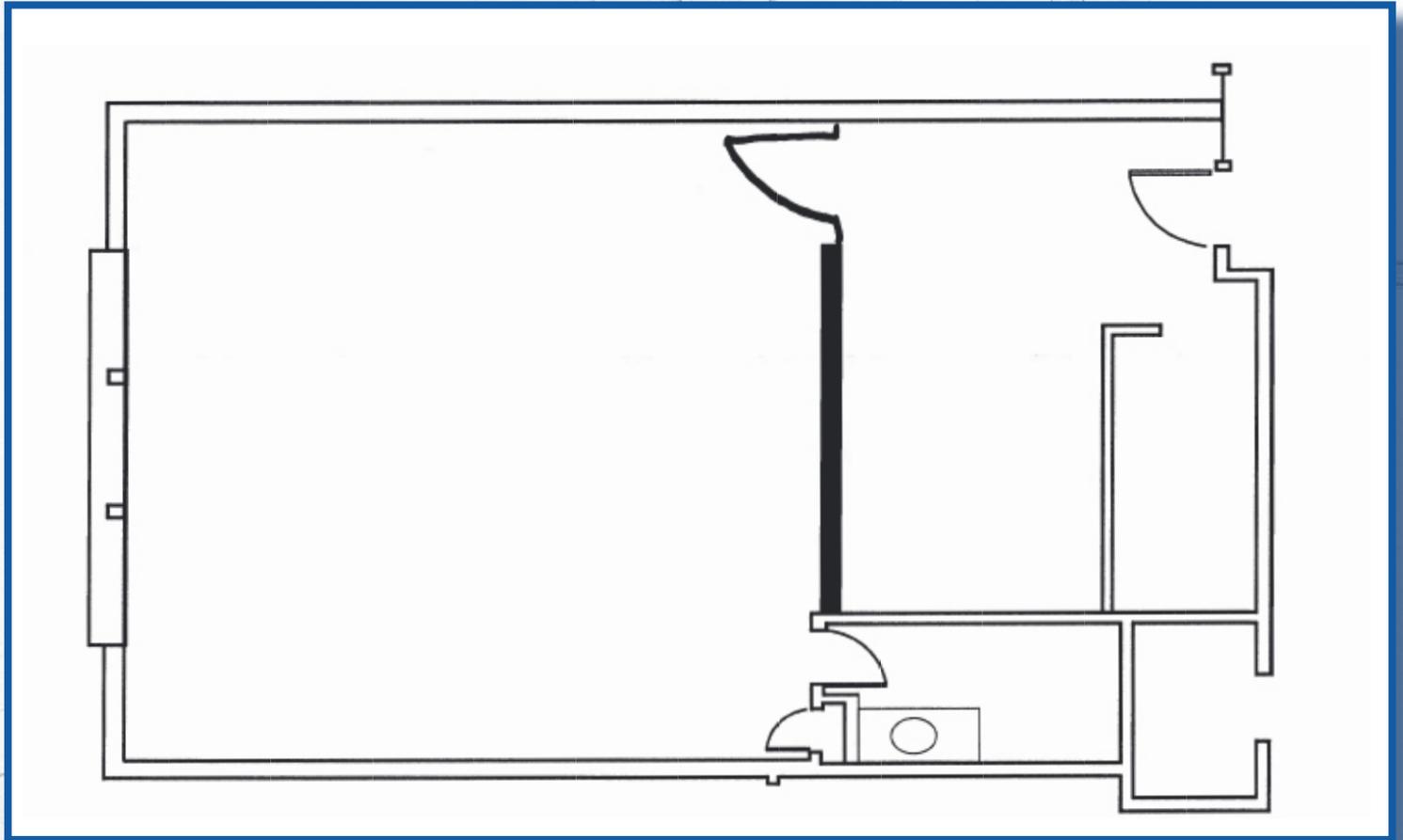


SUITE 306 FLOOR PLAN



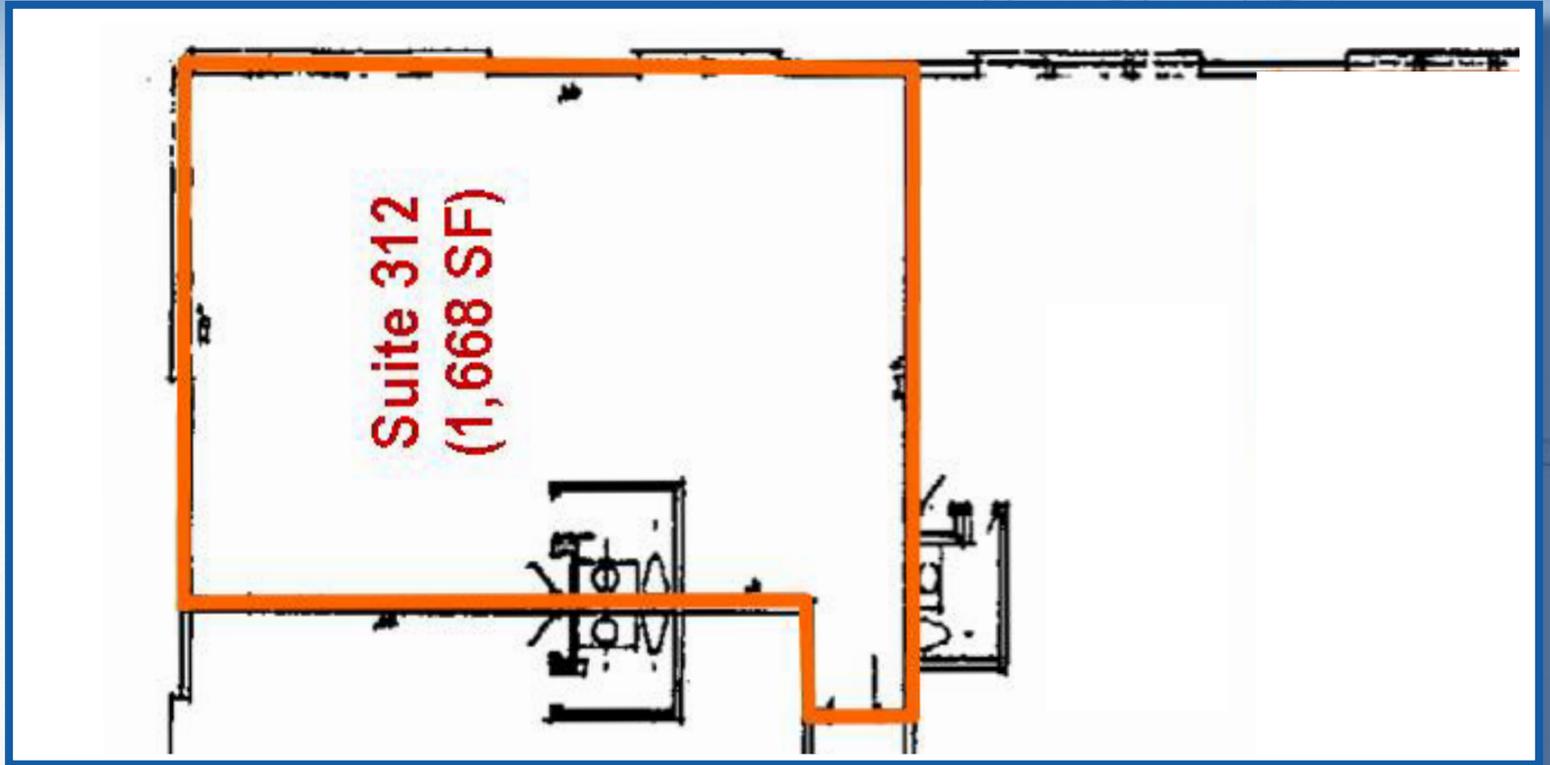


SUITE 310 FLOOR PLAN





SUITE 312 FLOOR PLAN





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.

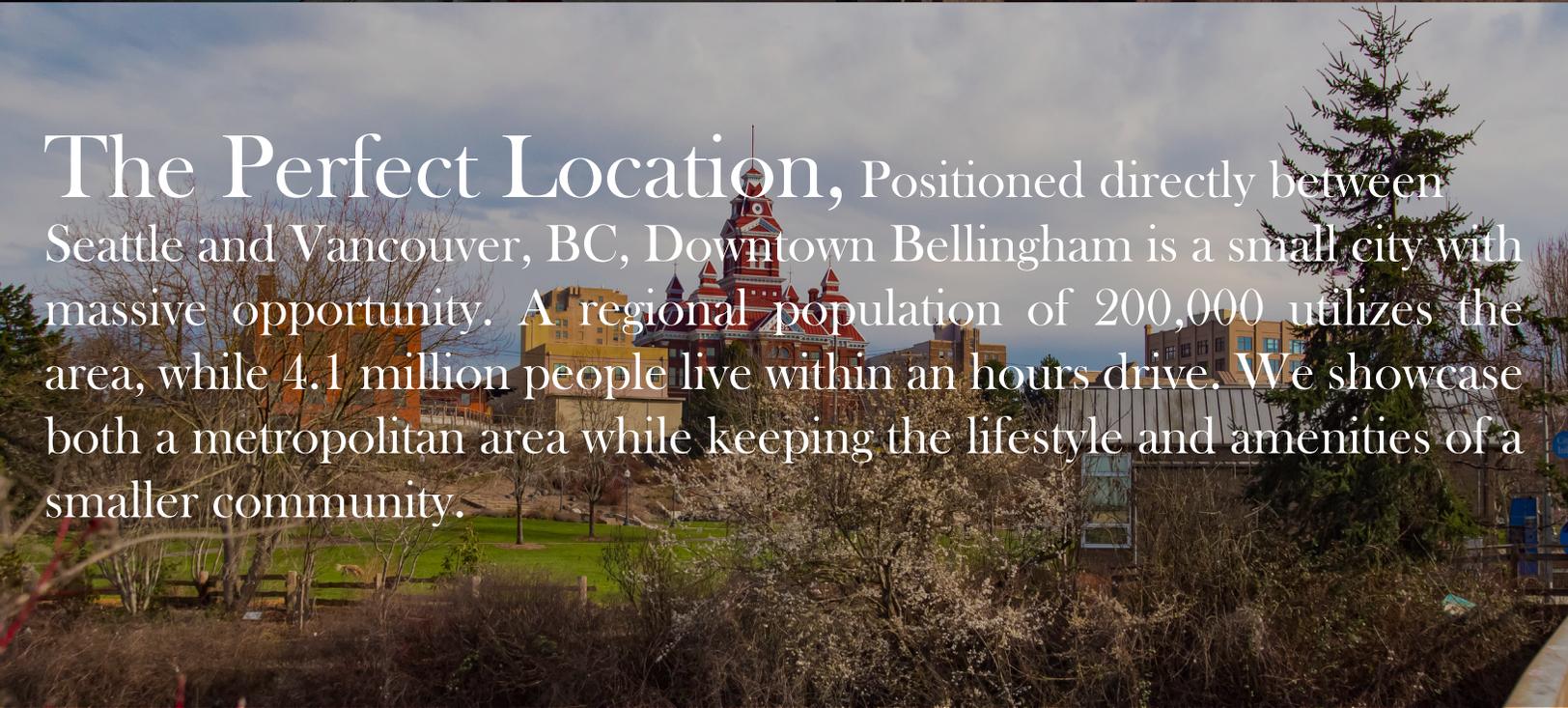
- The Bellingham Comprehensive Plan projects a demand for 1,225 infill housing units in the Central Waterfront District Urban Center, and an additional 1,321 units in the Downtown Core Urban Center by the year 2025.



DOWNTOWN BELLINGHAM BRINGS THE CRE-
ATIVE, ICONIC ENERGY OF THE CITY AND INFUSES IT INTO THE BUSI-
NESSES THAT HELP CREATE OUR UNIQUE COMMUNITY.



SUPPORTING LOCAL, OUR COMMUNITY TAKES PRIDE
IN WHAT WE PROVIDE AND PRODUCE. YOU'LL FIND AN EMPHASIS ON
KEEPING OUR DOWNTOWN VIBRANT THROUGH SUPPORTING THE LO-
CAL BUSINESSES



The Perfect Location, Positioned directly between
Seattle and Vancouver, BC, Downtown Bellingham is a small city with
massive opportunity. A regional population of 200,000 utilizes the
area, while 4.1 million people live within an hours drive. We showcase
both a metropolitan area while keeping the lifestyle and amenities of a
smaller community.



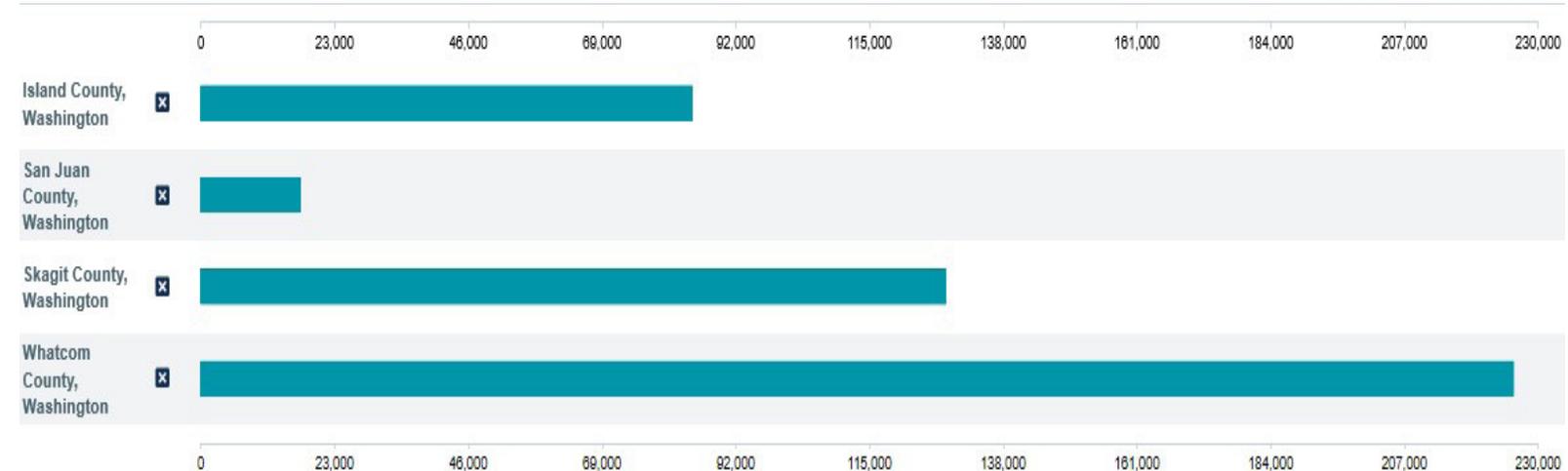
About The City of Bellingham

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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