



Crown Plaza

114 W. Magnolia | Bellingham, WA

Prime Downtown Location

Managing Company On Site

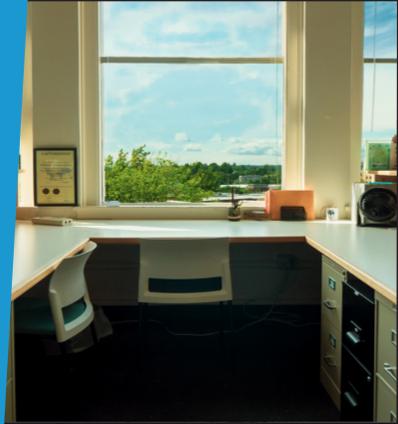
Tenants Parking Available

Scenic Views of Bellingham Waterfront

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Commercial Management | Sales | Leasing

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





The Offering

SUITE 303: 1,500 SQUARE FEET

BASE RENT: \$16.00 SQUARE FOOT/YEAR

BASE NNN: \$5.72 SQUARE FOOT /YEAR

BASE RENT + NNN =

CBA #: 622796

SUITE 501: 1,600 SQUARE FEET

BASE RENT: \$16.00 SQUARE FOOT/YEAR

BASE NNN: \$5.72 SQUARE FOOT /YEAR

BASE RENT + NNN =

CBA #: 621221

SUITE 503: 280 SQUARE FEET (SUB-LEASE)

BASE RENT: \$850 + GROSS / PER MONTH

SUITE 505: 3,947 SQUARE FEET

BASE RENT: \$17.00 SQUARE FOOT/YEAR

BASE NNN: \$5.72 SQUARE FOOT /YEAR

BASE RENT + NNN =

CBA#: 627342

SUITE 506: 1,623 SQUARE FEET

BASE RENT: \$14.00 SQUARE FEET/YEAR

BASE NNN: \$5.72 SQUARE FOOT /YEAR

BASE RENT + NNN =

CBA #: 584616

The opportunity is to be able to work in one of the top five large historical buildings in Bellingham, WA. Crown Plaza is a tenanted, stabilized, and iconic building in the core of downtown Bellingham. Built-in 1927, this Neoclassical-style building is five stories with a mechanical basement.

Beautiful Professional office building with fiber optic internet. Renovated historic building with elegant interior. Great location bin the heart of Bellingham's central business district. Close to the city, county, and federal buildings. Hundreds of services to support your business needs within a few blocks. Abundant shopping and dining opportunities. Within walking distance to everything.



Building History

This building was initially known as the Montague & McHugh building, built on the corner of Magnolia and Commercial streets. Famous for its Neoclassical Commercial design, the five-story structure was created with reinforced concrete covered in terra cotta. The terra cotta itself is glazed in a faux marble gray-pink that gives the building its distinctive look.

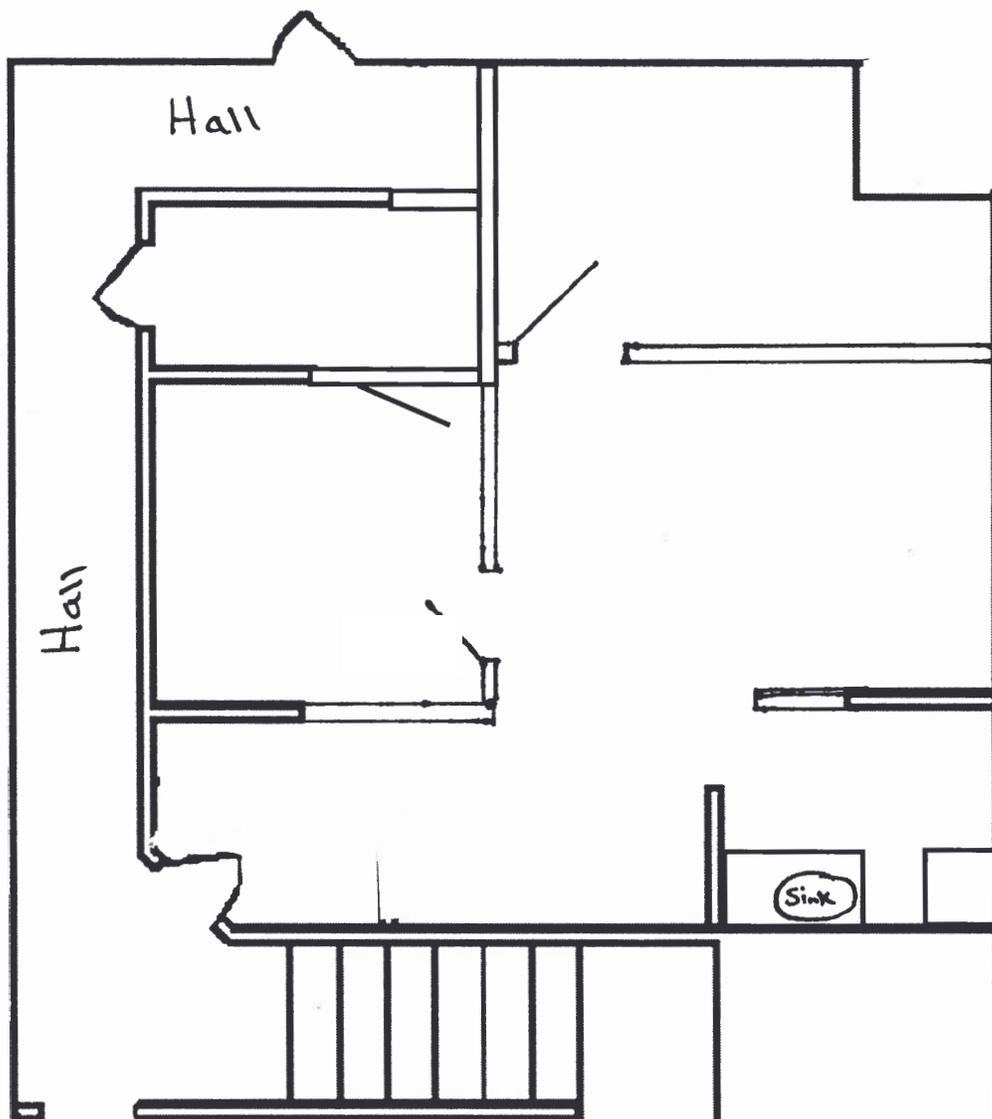
The building is almost square, 125 feet by 110 feet. Graham created a symmetrical appearance by adjusting the spacing of the features to keep things in proportion. There are rounded pediment arches, an ornamental frieze, spiral columns with finials, and rising fluted pilasters. The ornamentation of the outside of the building, particularly the first and second floors, is an astonishing amount of detail work. Within each pediment is a cartouche flanked by floral panels. Graham used friezes, vertical piers, and urn finials, as well as a projecting cornice with overhanging dentils in his work. The parapet has a floral cresting rising over a foot above it.

The third and fourth floors are less ornamental, but the windows and vertical elements continue in the same pattern for continuity. There are still architectural elements such as fluted pilasters, spandrels, and medallions. The ornate features of the building helped it stand out as downtown grew around it.

DETAILS

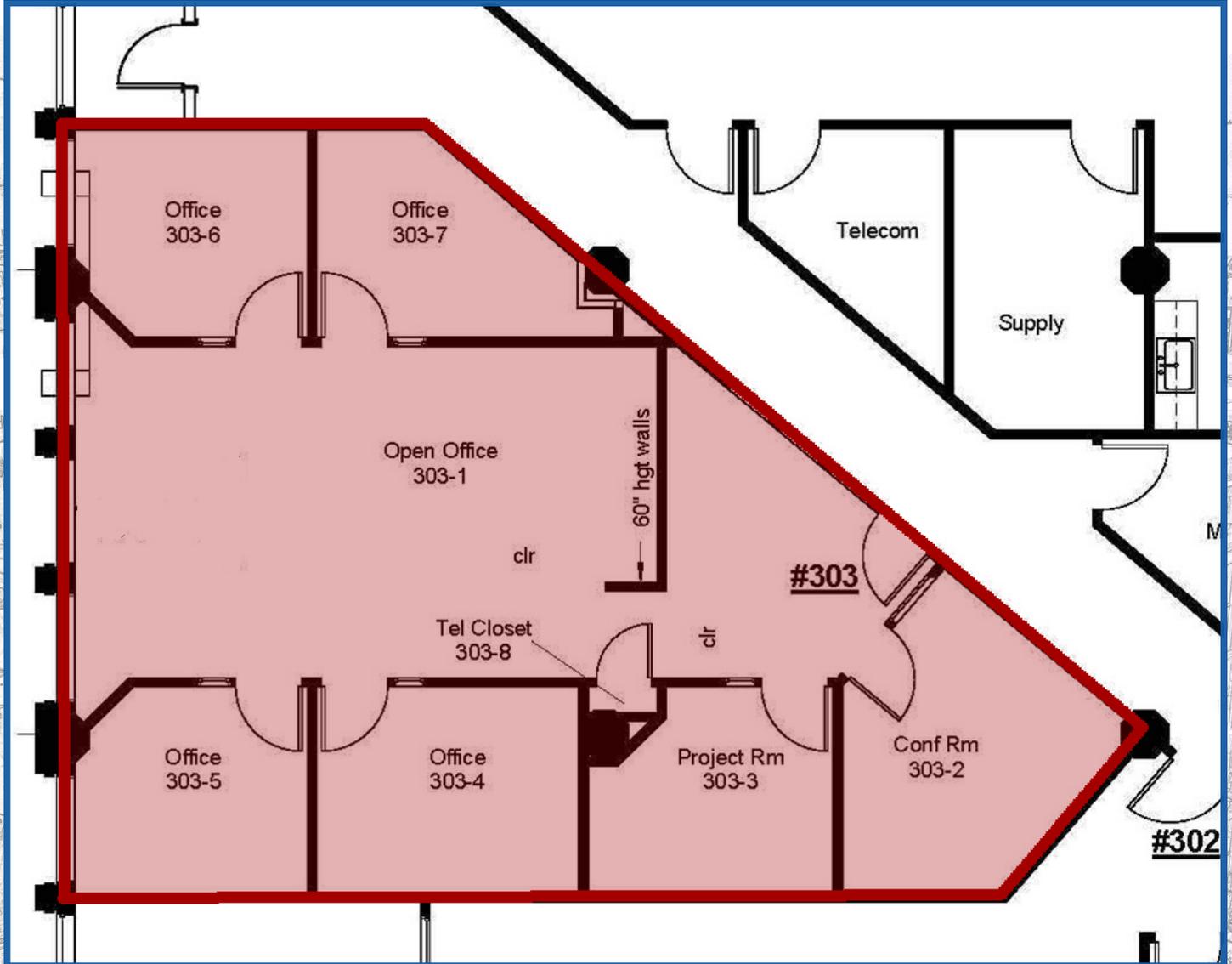
- Scenic views of the Bellingham water front, Mt. Baker and beautiful downtown Bellingham
- Outstanding natural light
- Managing company on site
- UPS & FedEx drop boxes in lobby
- Tenants parking available
- Current tenants include government offices, attorneys, NGOs, NPOs, Financial services, IT professionals, website design & graphics, marketing professionals, cafes, and salon.
- Ample amount of foot traffic and easy for customers to get to.
- Central Bellingham location, that provides easy access to all areas and the freeway.

SUITE 202 FLOOR PLAN



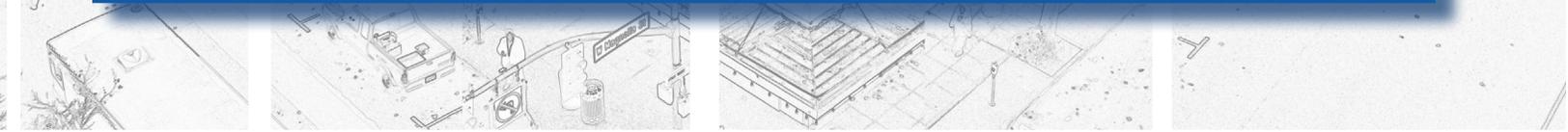
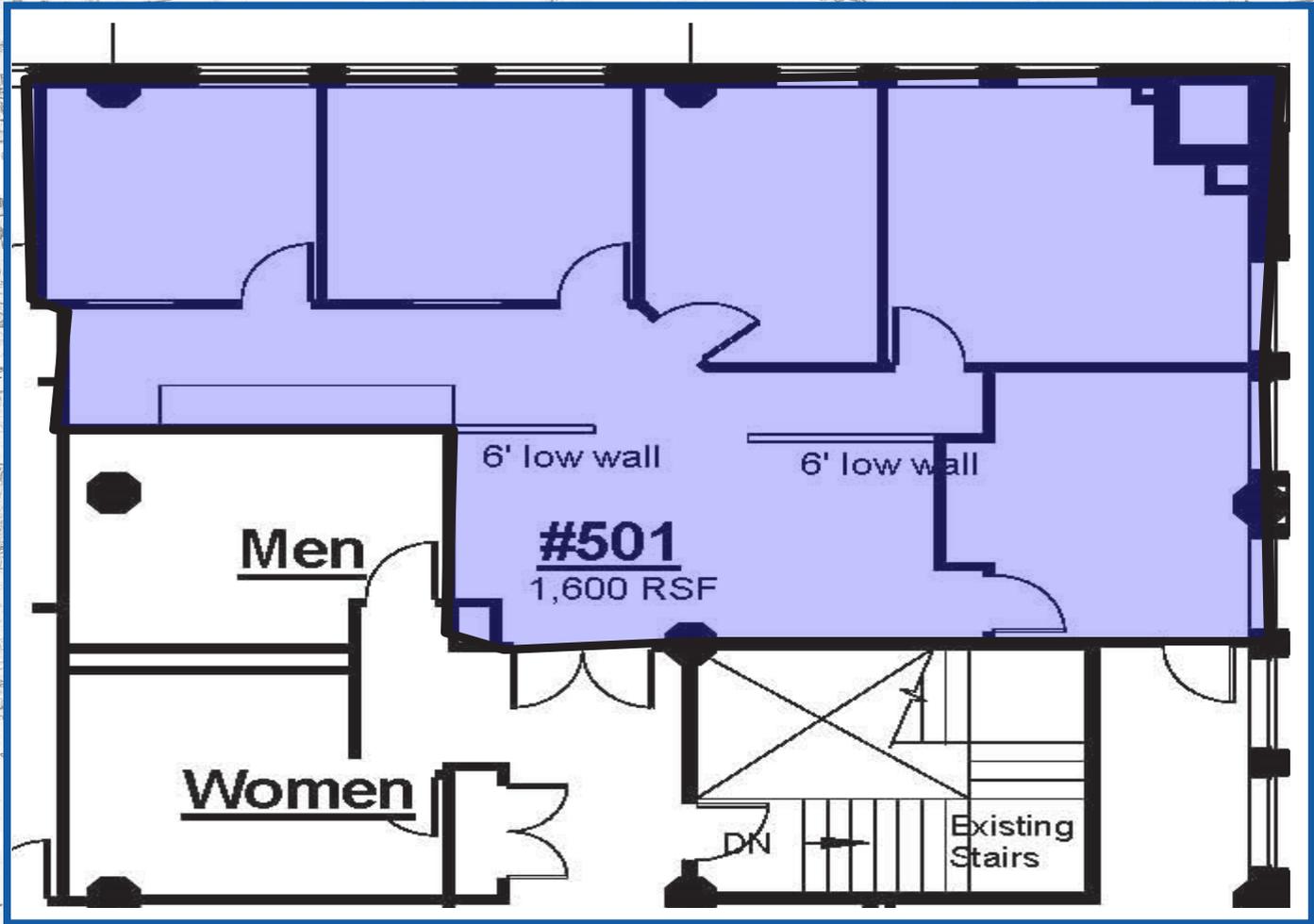


SUITE 303 FLOOR PLAN



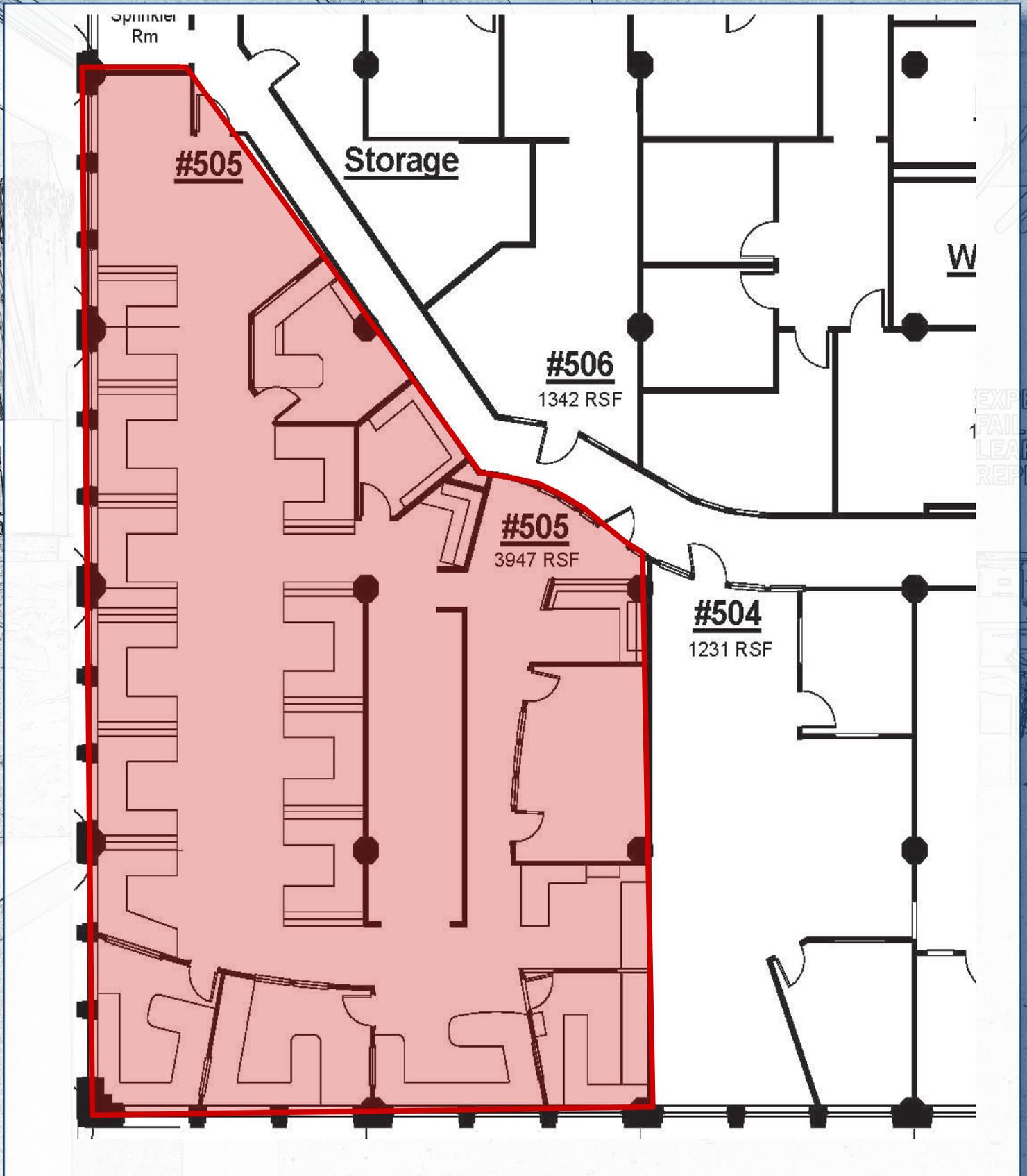


SUITE 501 FLOOR PLAN





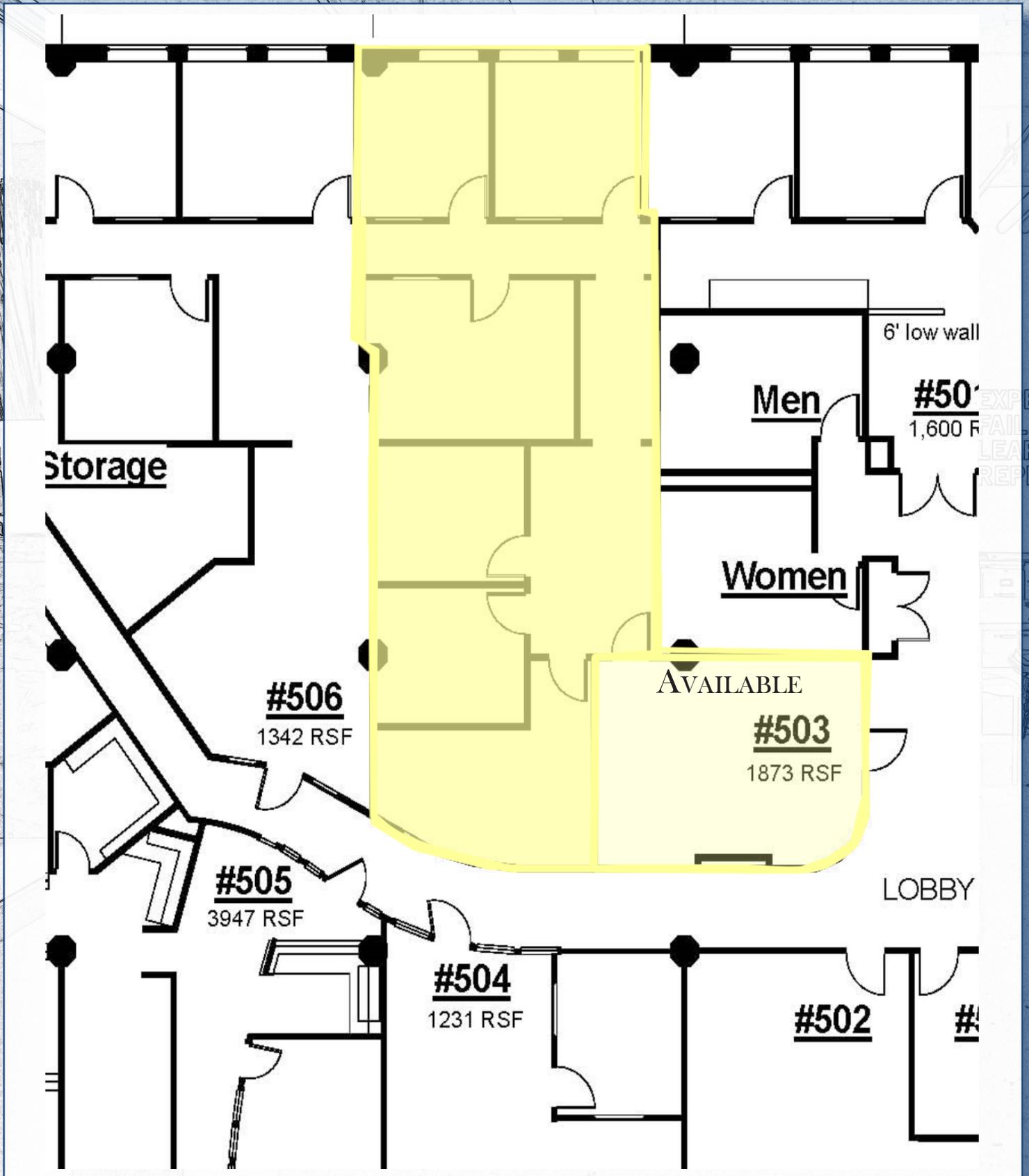
SUITE 505 FLOOR PLAN



EXPERIM
1 FAIL.
LEARN.
REPEAT.

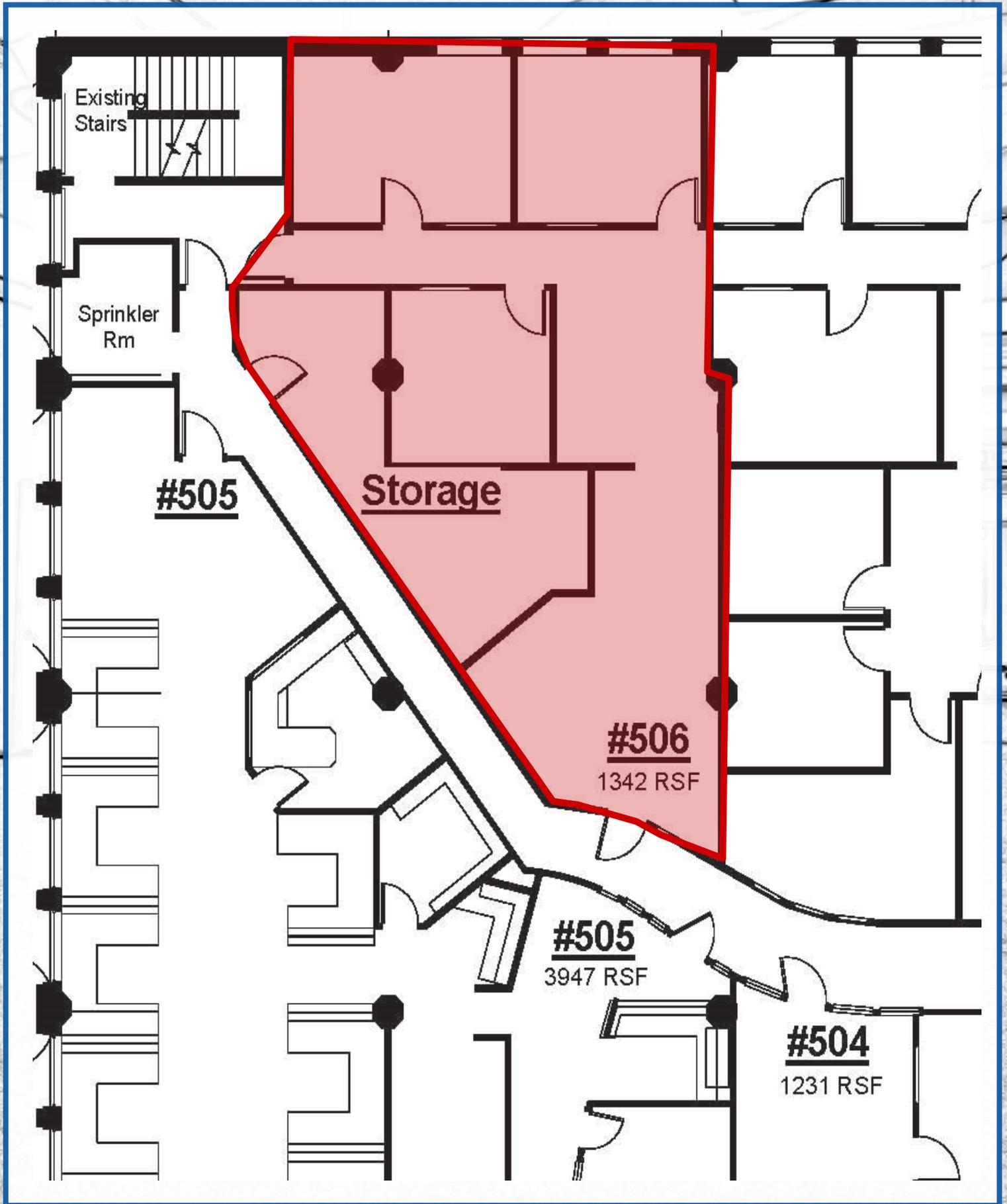


SUITE 503 FLOOR PLAN



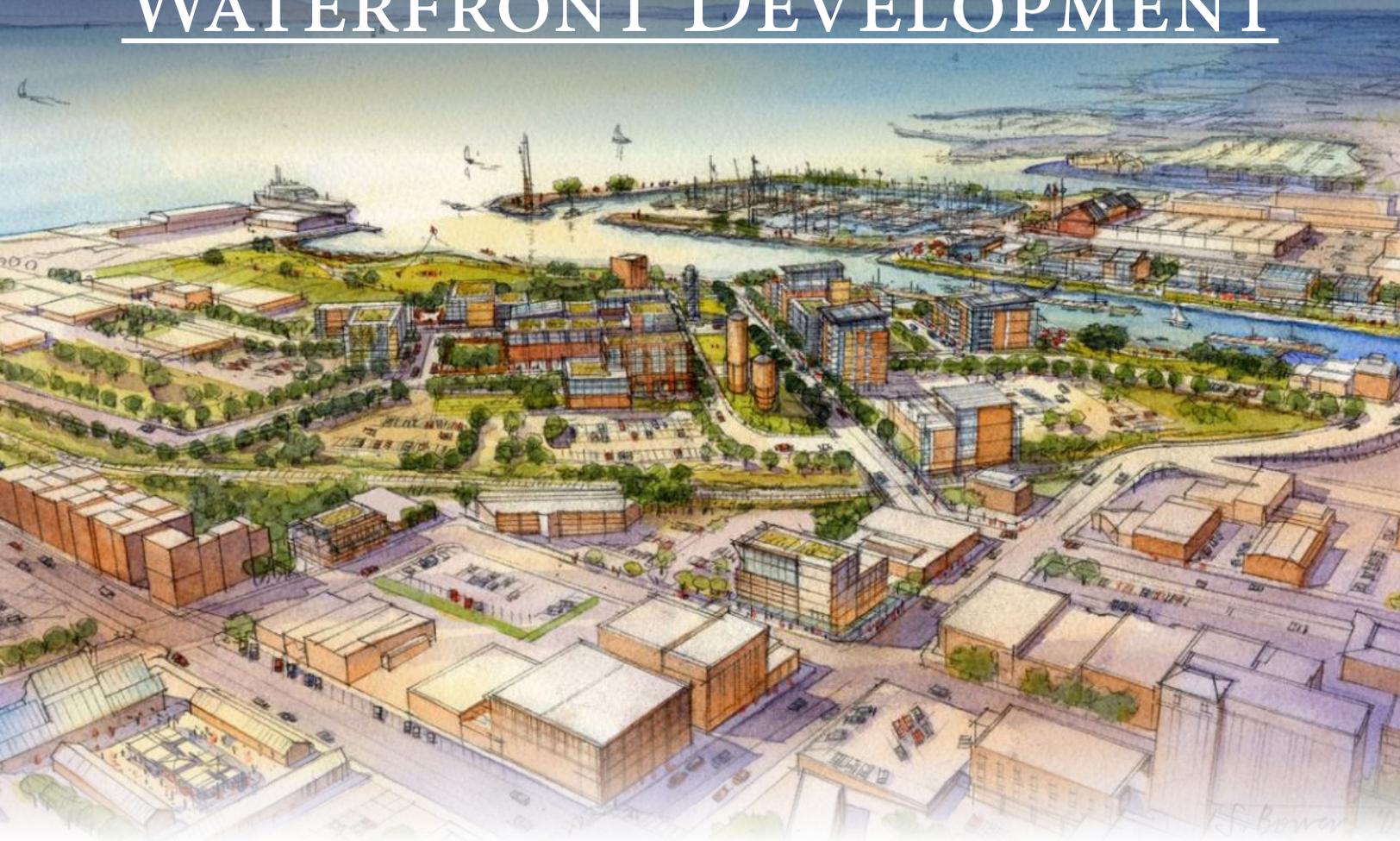


SUITE 506 FLOOR PLAN





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.

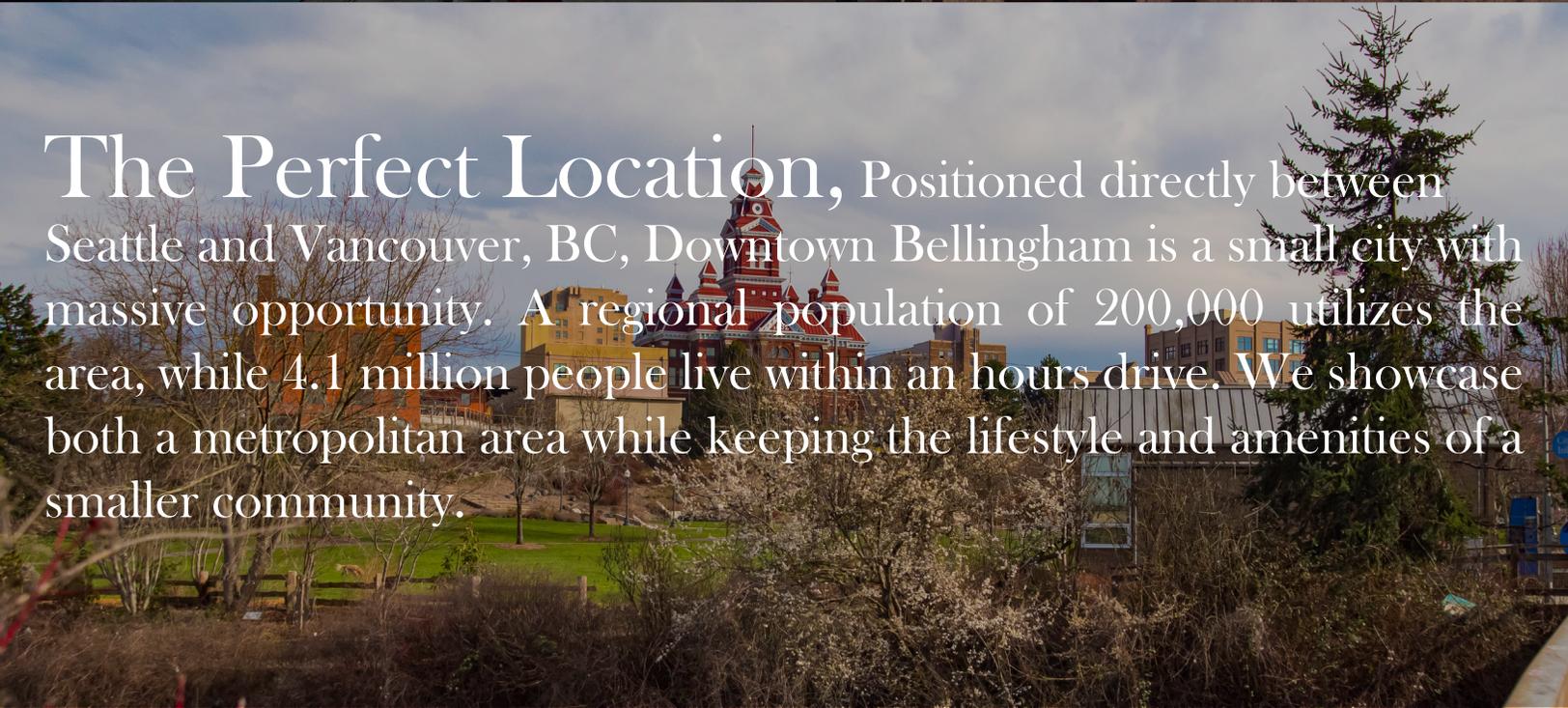
- The Bellingham Comprehensive Plan projects a demand for 1,225 infill housing units in the Central Waterfront District Urban Center, and an additional 1,321 units in the Downtown Core Urban Center by the year 2025.



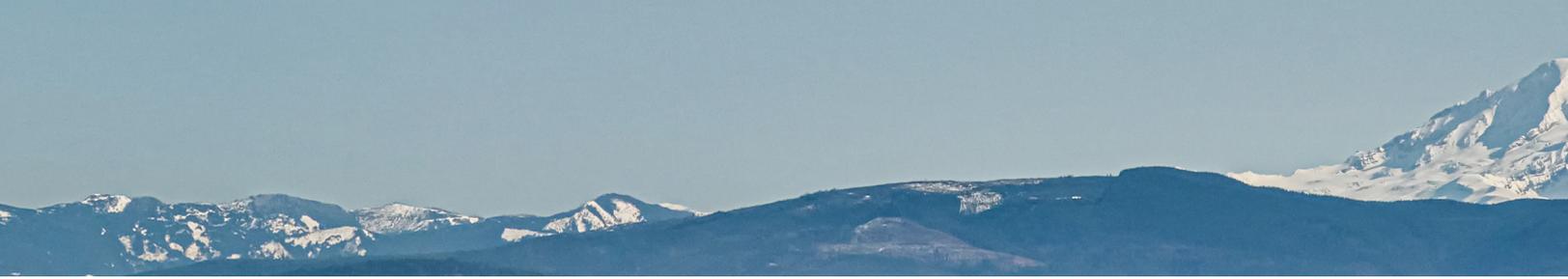
DOWNTOWN BELLINGHAM BRINGS THE CRE-
ATIVE, ICONIC ENERGY OF THE CITY AND INFUSES IT INTO THE BUSI-
NESSES THAT HELP CREATE OUR UNIQUE COMMUNITY.



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.

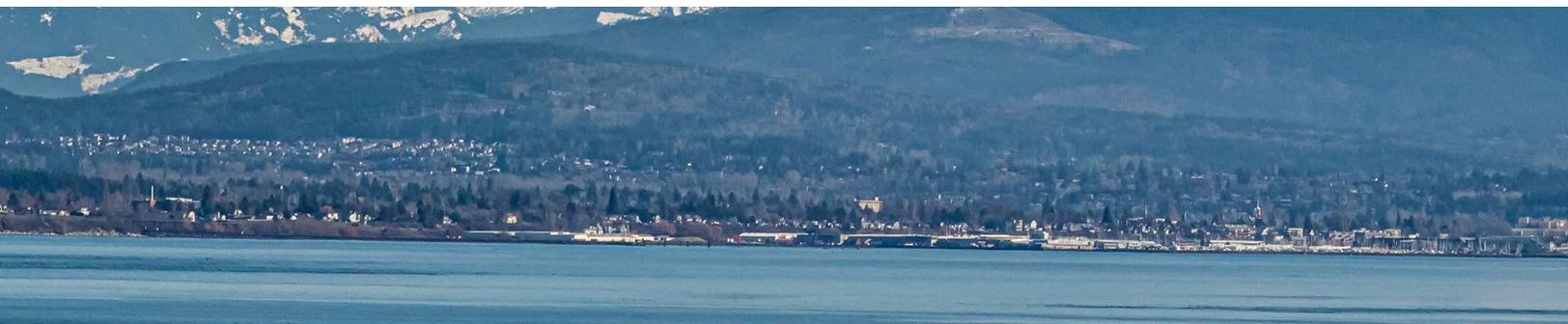


About The City of Bellingham

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.



The Crown Plaza

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