

# 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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Commercial Management | Sales | Leasing

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



## 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 Square Feet

Base Rent: \$22.95 Square Foot / Year

Base NNN: \$5.30

Base Rent + NNN = \$3,051.00 / Per Month

CBA: #604188

Suite 112: 1,360 SF

Base Rent: \$20.99 Sqaure Foot / Year

Base NNN: \$5.30

Base Rent + NNN = \$2,979.54 / Per Month

CBA: #610006

Suite 136: 1,540 SF

Base Rent: \$21.00

Base NNN: \$5.30

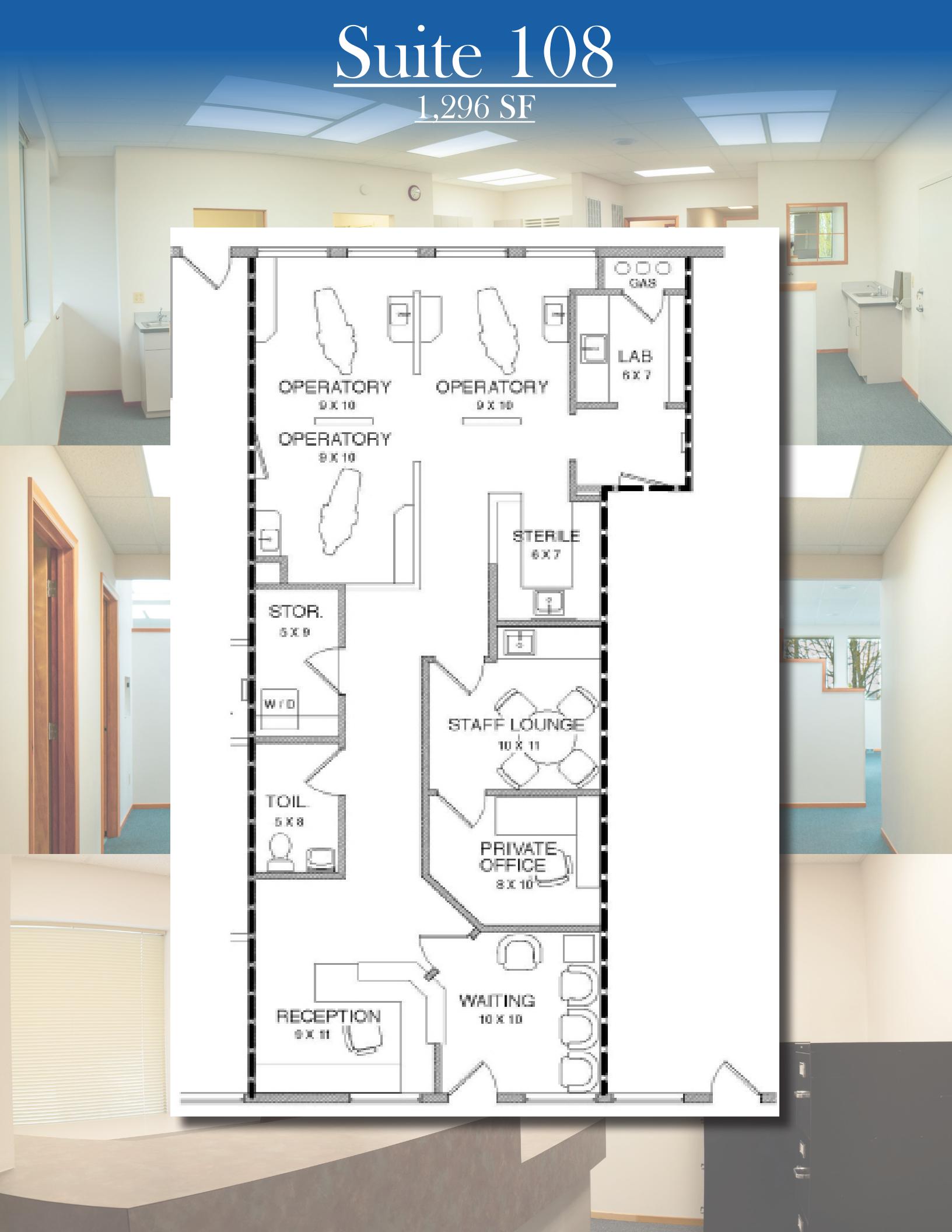
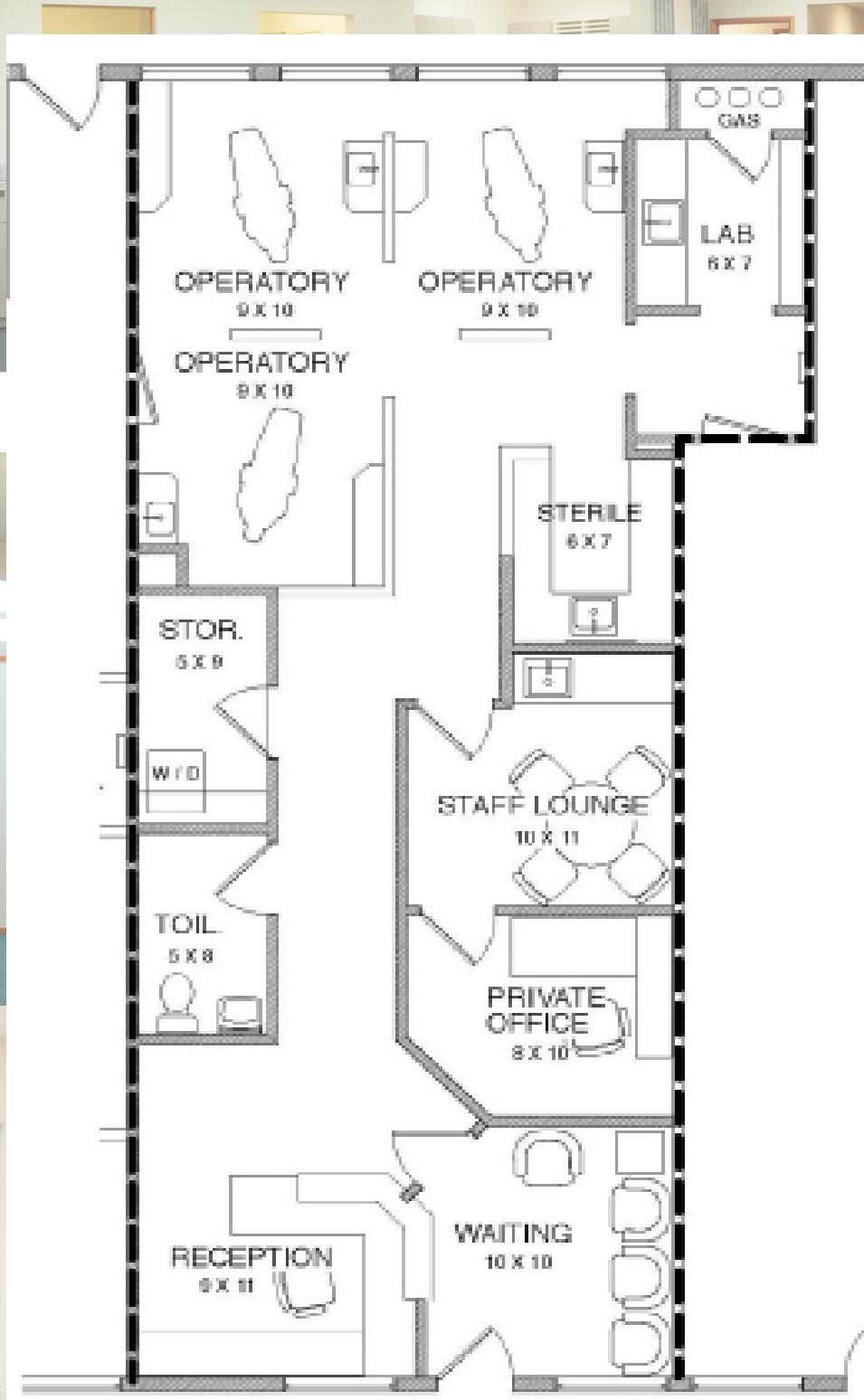
Base Rent + NNN = \$3,375.17

CBA: # 589850

- Perfect for medical & dental, professional, corporate and non-profits.
- Suite 108 is a well-designed finished dental suite ready fro 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

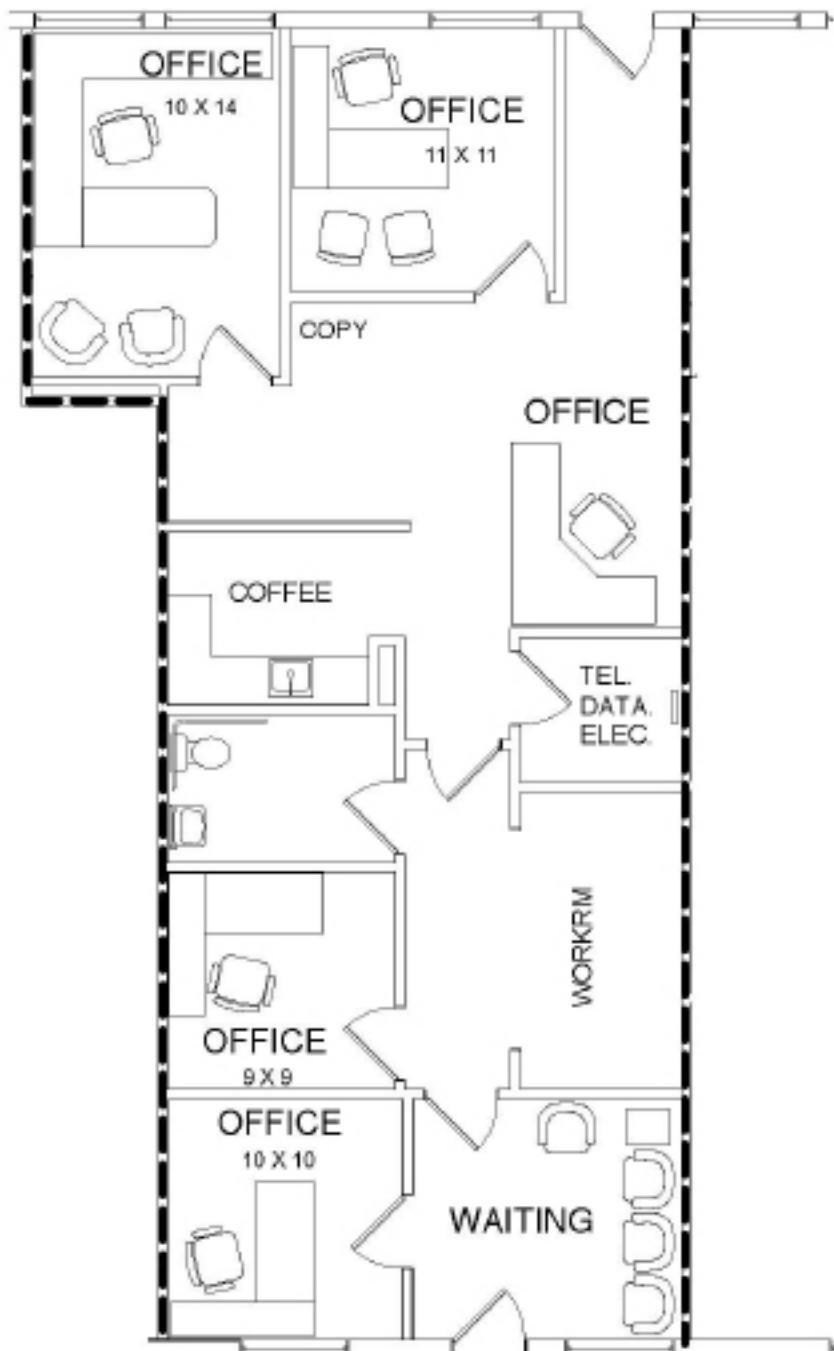
1,296 SF





# SUITE 112

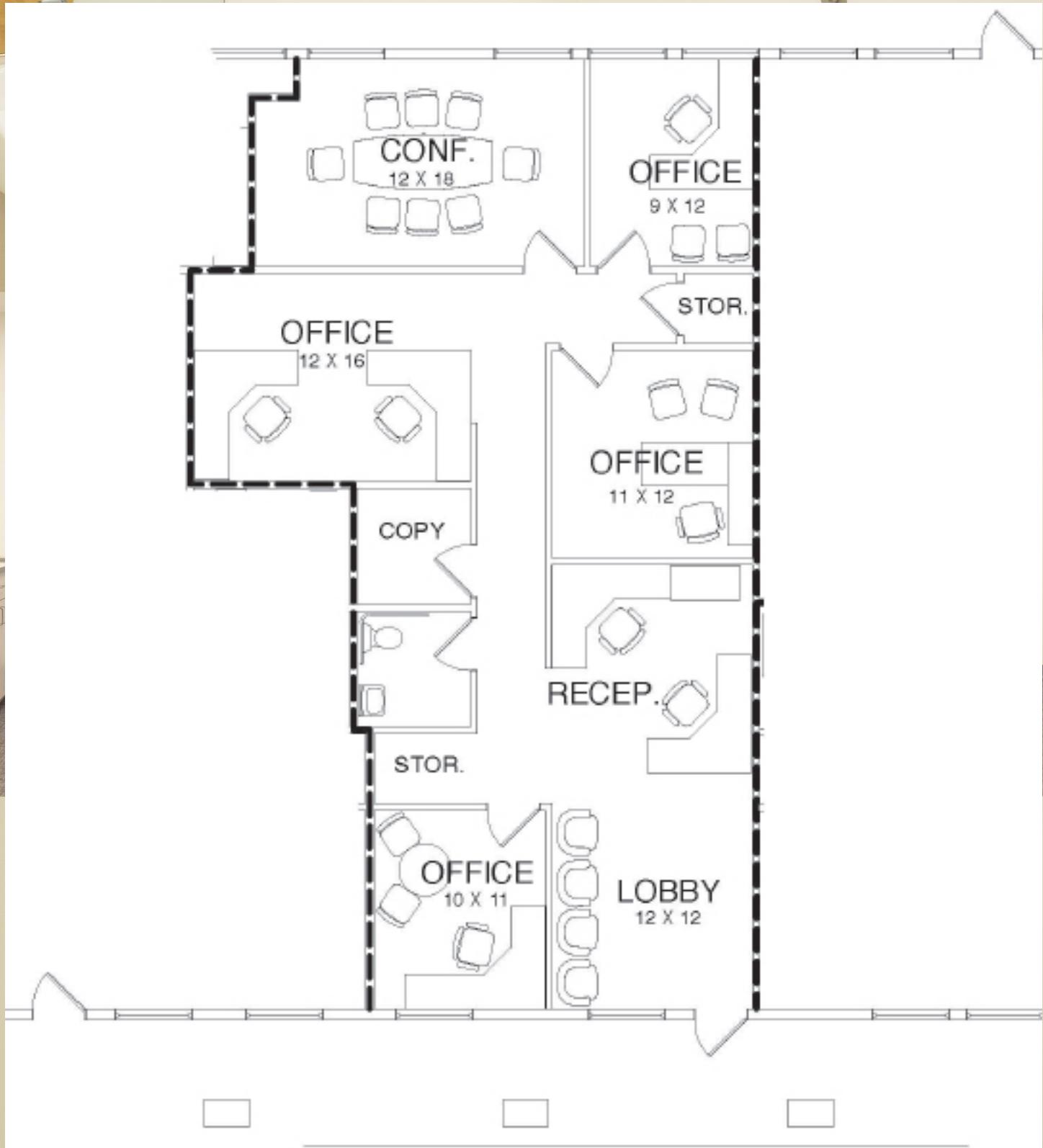
1,360 SF





# SUITE 136

1,540 SF



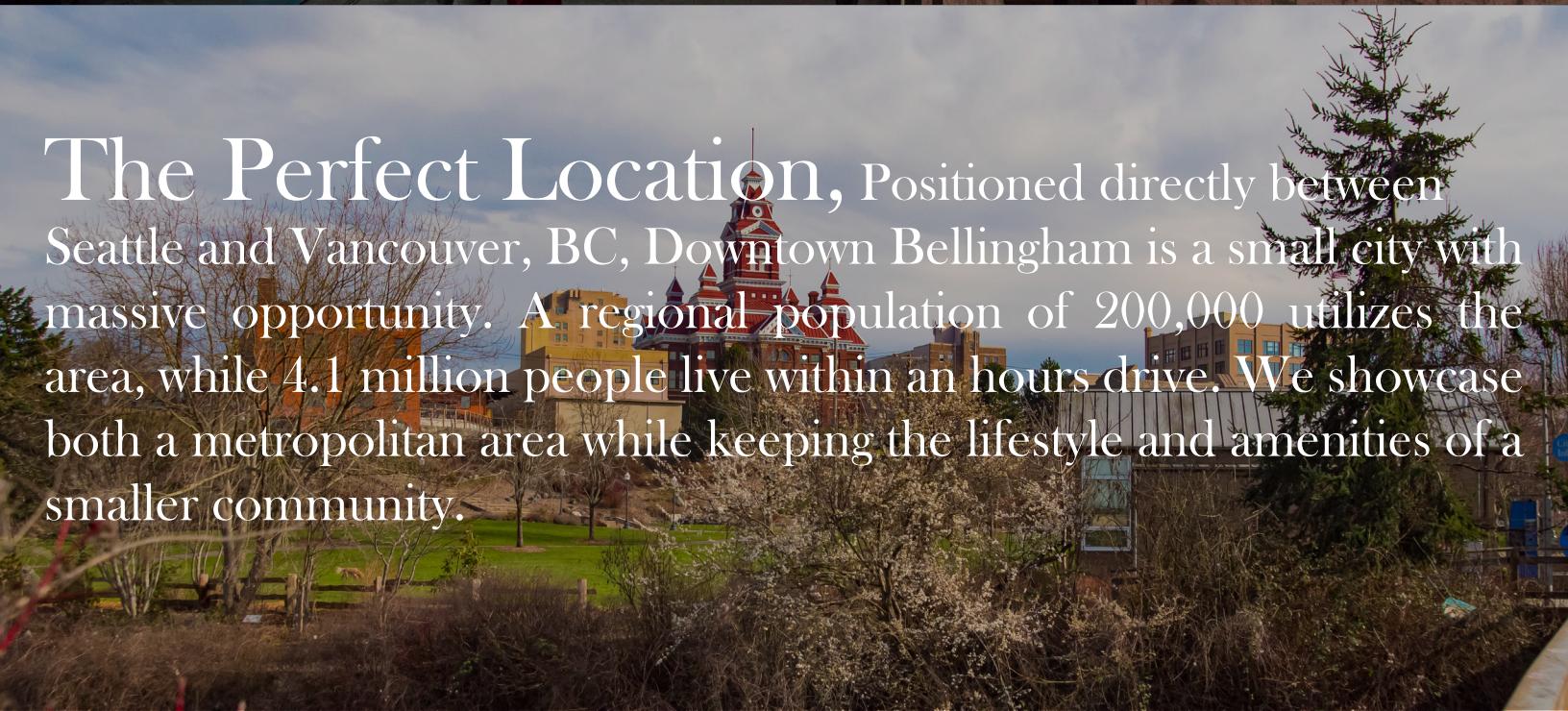




**DOWNTOWN BELLINGHAM** BRINGS THE CREATIVE, ICONIC ENERGY OF THE CITY AND INFUSES IT INTO THE BUSINESSES THAT HELP CREATE OUR UNIQUE COMMUNITY.



**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 LOCAL 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.



Downtown Bellingham





## 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.

There are many cultural draws to the downtown area, with a local movie theater, museums and many brewries popping up. The support from the area to help continue to grow Downtown Bellingham is obvious. The plans to grow the downtown area into an even more vibrant business centered area is already in motion.



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 lower housing and living costs.

Bellingham is the economic hub for Whatcom County. The estimated 2017 population for Bellingham is 90,665. 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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