

# ORCHARD BUSINESS PARK

715 W. Orchard Way | Bellingham, WA 98225

TWO SEPARATE SUITES, EACH 2,000 SF

MINUTES AWAY FROM HOSPITAL

MINUTES FROM I-5 FREEWAY

OFFICE AND WAREHOUSE MIX SPACE

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## The Offering

**SUITE 2 & 4 EACH 2,000 SQUARE FEET**

**BASE RENT: \$14.00 SQUARE FOOT / YEAR**

**BASE NNN: \$2.80 SQUARE FOOT / YEAR**

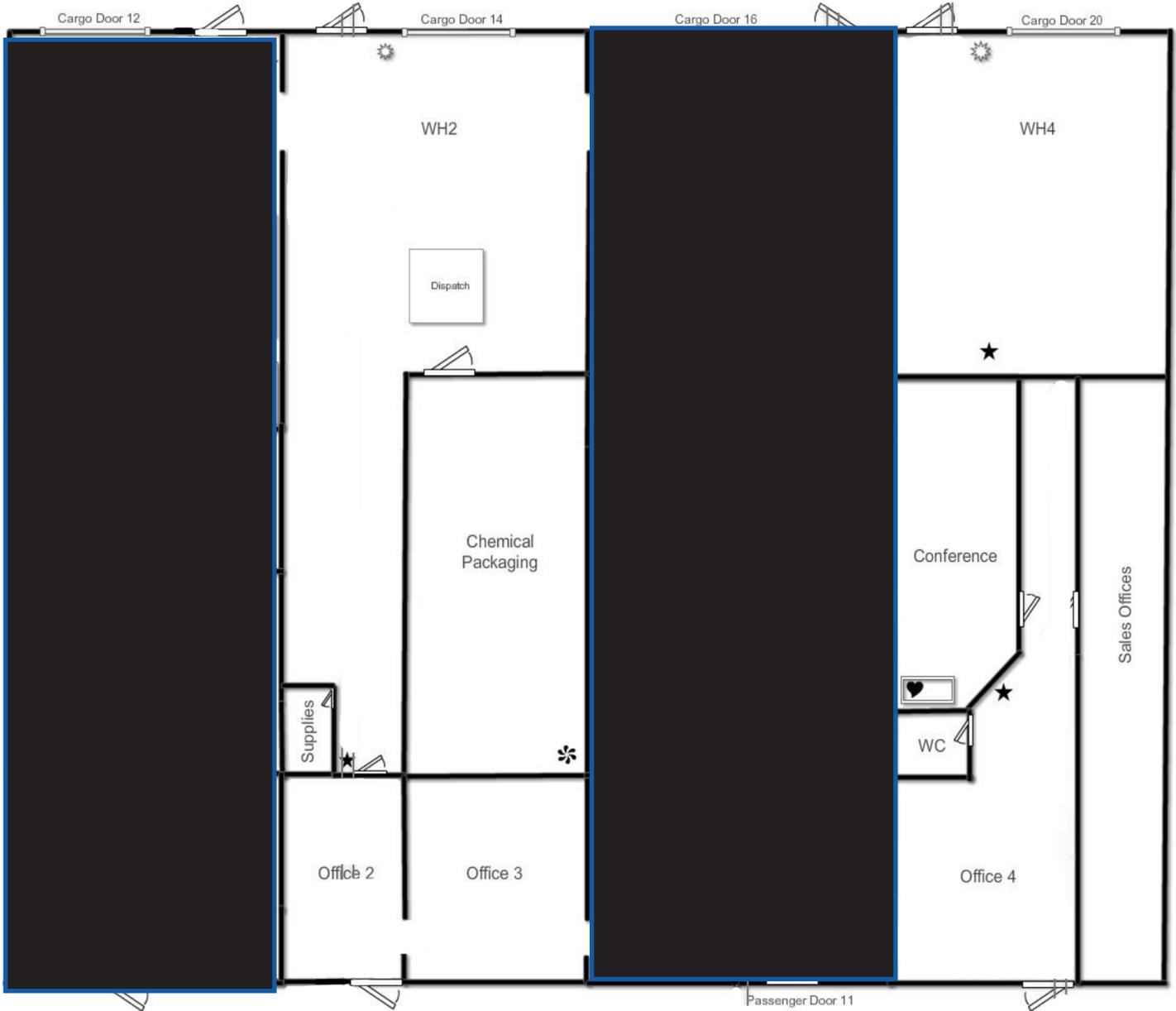
**MONTHLY BASE RENT + NNN = \$2,800.00 / PER MONTH**

**CBA #: 628023**

Two attractive 2,000 SF office/warehouse suites in successful and well-maintained Orchard Business Park offered at very competitive rates. Each 2,000 SF suite is a blend of office and warehouse with a 12x14 grade level OH door. Located 2 minutes from I-5 and PeaceHealth St. Joseph's Hospital. The business park offers a convenient location, with the ability to easily access all areas of Bellingham. Concrete tilt-up construction. Fully sprinklered and with HVAC.

# FLOOR PLAN

## \* CURRENT LAYOUT







I-5 FREEWAY

715 W. ORCHARD WAY



BELLINGHAM INTERNATIONAL AIRPORT  
*Part of Bellingham*

Whatcom  
COMMUNITY COLLEGE

**COSTCO**  
WHOLESALE

**Fred Meyer**

**TARGET**

Olive Garden  
ITALIAN KITCHEN

**McDonald's**

**Walmart**  
Save money. Live better.

Bellingham TECHNICAL COLLEGE

PORT OF BELLINGHAM  
*Washington State*

REGAL CINEMAS

MOD

STARBUCKS COFFEE

Haggen  
NORTHWEST FRESH

**Hotel Bellwether**  
Lighthouse Grill & Sunset Lounge  
BELLINGHAM BAY

**Downtown Bellingham**

BELLINGHAM SKAGIT VALLEY  
**CHUCKANUT**  
BREWERY  
ESTD 2008

**WHATCOM MUSEUM**

**CHOCOLATE NECESSITIES**

**THE UPFRONT THEATRE**  
YOUR HOME FOR IMPROV COMEDY

Bellingham Public Library

PEPPER SISTERS  
since 1988

**SPARK**  
MUSEUM OF ELECTRICAL INVENTION

**TRADER JOE'S**

**ASLAN BREWING CO**

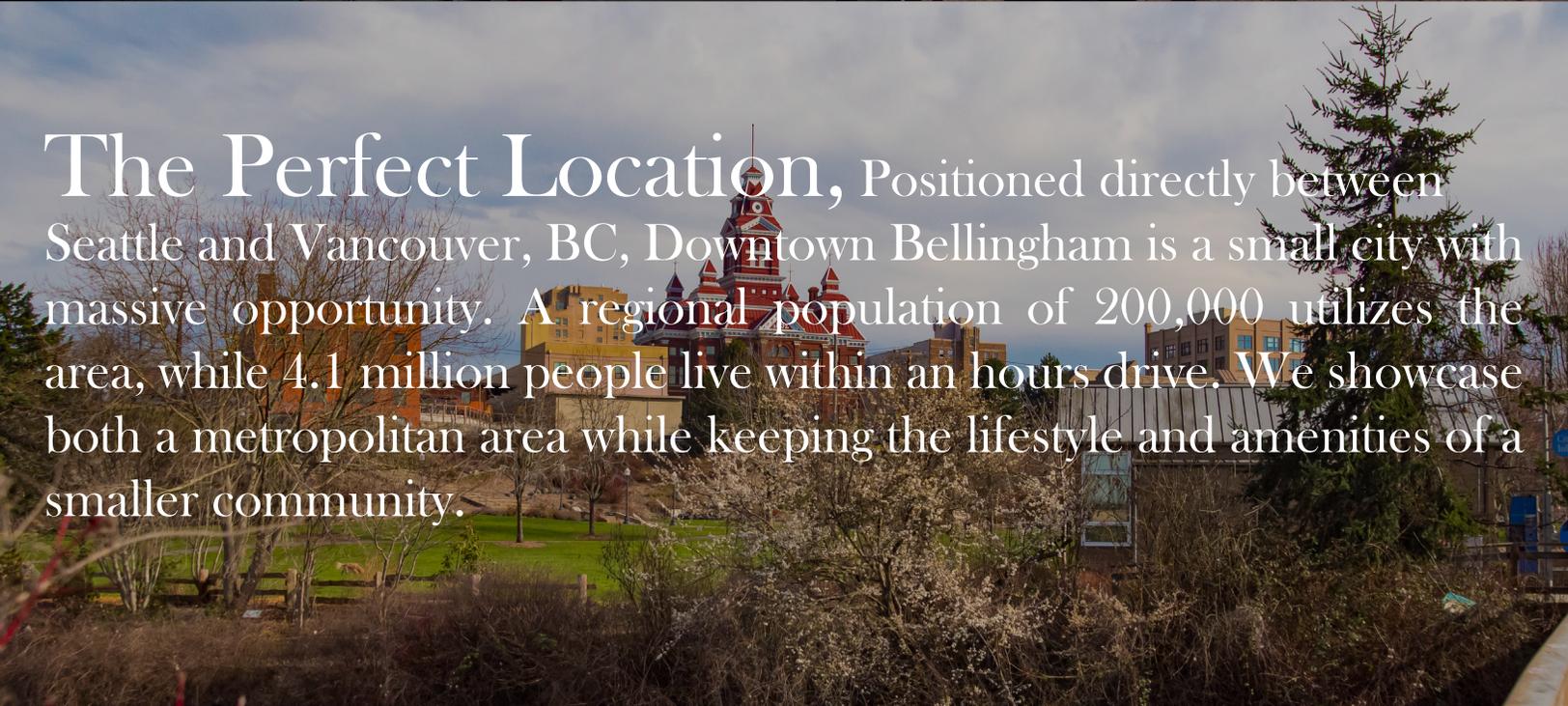
**LimeLight**



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



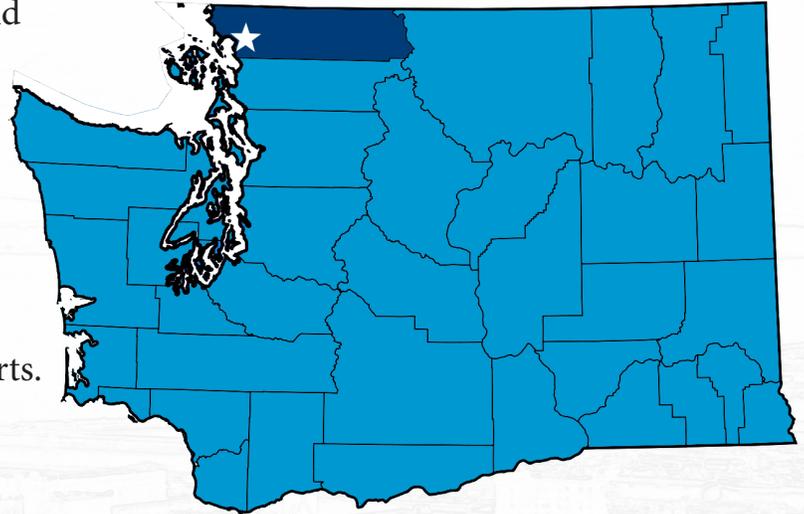
SUPPORTING LOCAL, OUR COMMUNITY TAKES PRIDE  
IN WHAT WE PROVIDE AND PRODUCE. YOU'LL FIND AN EMPHASIS ON  
KEEPING OUR DOWNTOWN VIBRANT THROUGH SUPPORTING THE LO-  
CAL BUSINESSES



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.

# CITY OF BELLINGHAM, WA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually business are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



2019 Households  
**90K**

Growth 2019-2024

**66%**  
2019 Population

**224K**

Growth 2019-2024

**5.7%**  
2019 Median Age

**37.3**

U.S. Median

**38.1**

2019 Median HH Income

**\$58,400**

U.S. Median

**\$60,800**



## NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



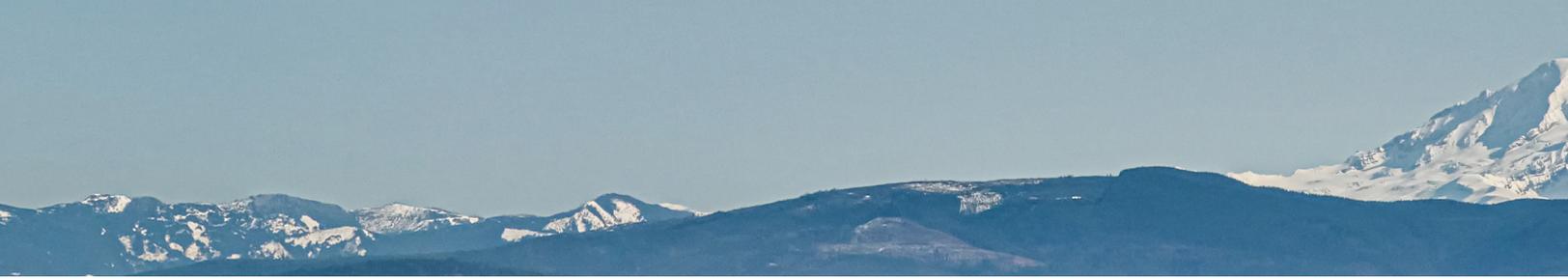
## STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides a essential middle point for those looking to operate within both expanding districts.



## HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provided qualified and skilled workers.



## About The City of Bellingham

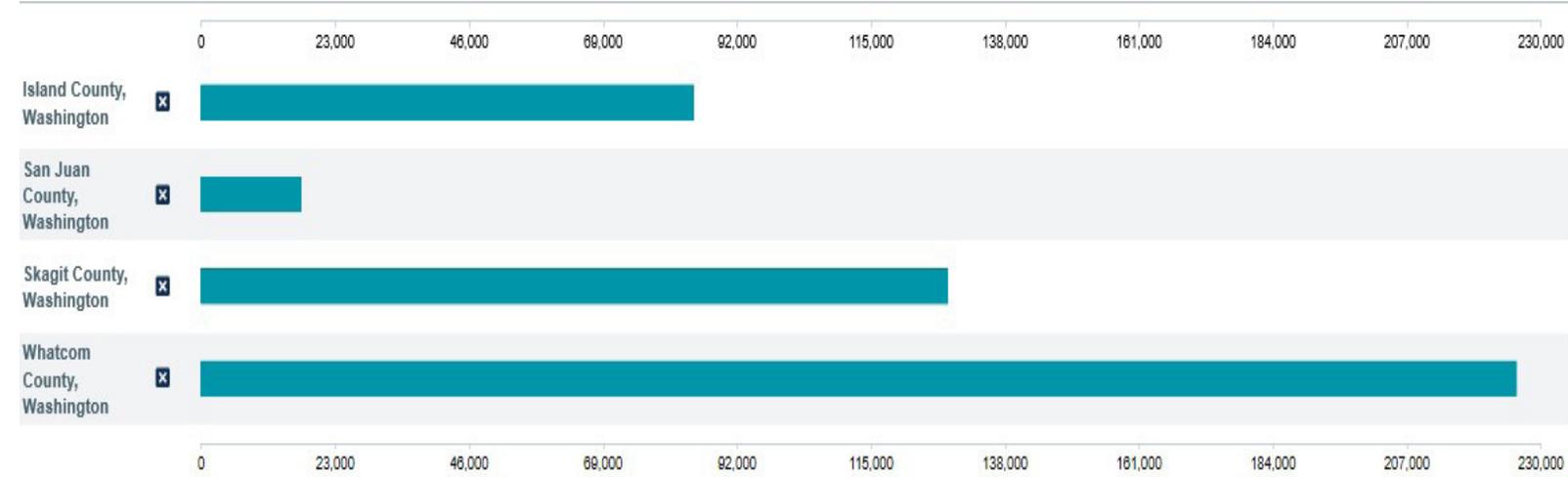
Located on Bellingham Bay with Mt. Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. Bellingham is 85 miles north of Seattle and an hour south of Vancouver B.C.

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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