

BIRCHWOOD MEDICAL CENTER

520 Birchwood Ave, | Bellingham, WA

Medical Office Space in Prime Location by Hospital

Easy Access to Freeway and Downtown Bellingham

Large Reception Area & Ample Parking

Private Office, Break Room, Kitchenette

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Commercial Sales | Leasing | Management

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



The Offering

SUITE 520B: 1,176 SF

BASE RENT: \$23.00 SF/Y

BASE NNN: \$7.45 SF/Y

BASE RENT + NNN = \$2,984.10 PER MONTH

CBA#: 617885

Suite 470A: 1,584 SF

BASE RENT: \$23.00 SF/Y

BASE NNN: \$7.45 SF/Y

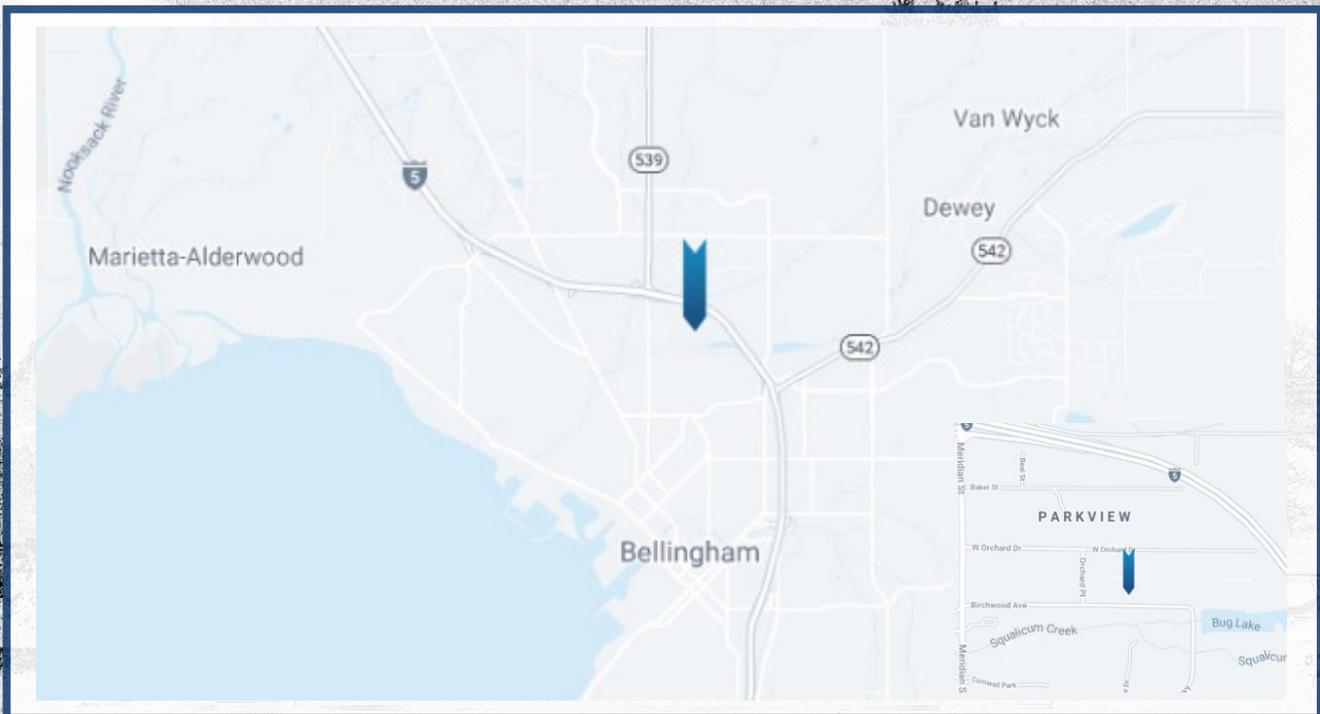
BASE RENT + NNN = \$4,019.56 PER MONTH

CBA #: 633726

Birchwood Medical is located less than half a mile from the local hospital and minutes from the I-5 freeway. Its convenient location creates an easy way for any of your patients to go to and from your business.

The medical space has a large waiting room, with a reception office area. The large amounts of shelving and storage in the reception office will allow for a thoroughly organized front desk. There is a large open lab area, two bathrooms, a break room with kitchenette, and also a private office space.

BIRCHWOOD MEDICAL



SUITE 520B







SUITE 470A



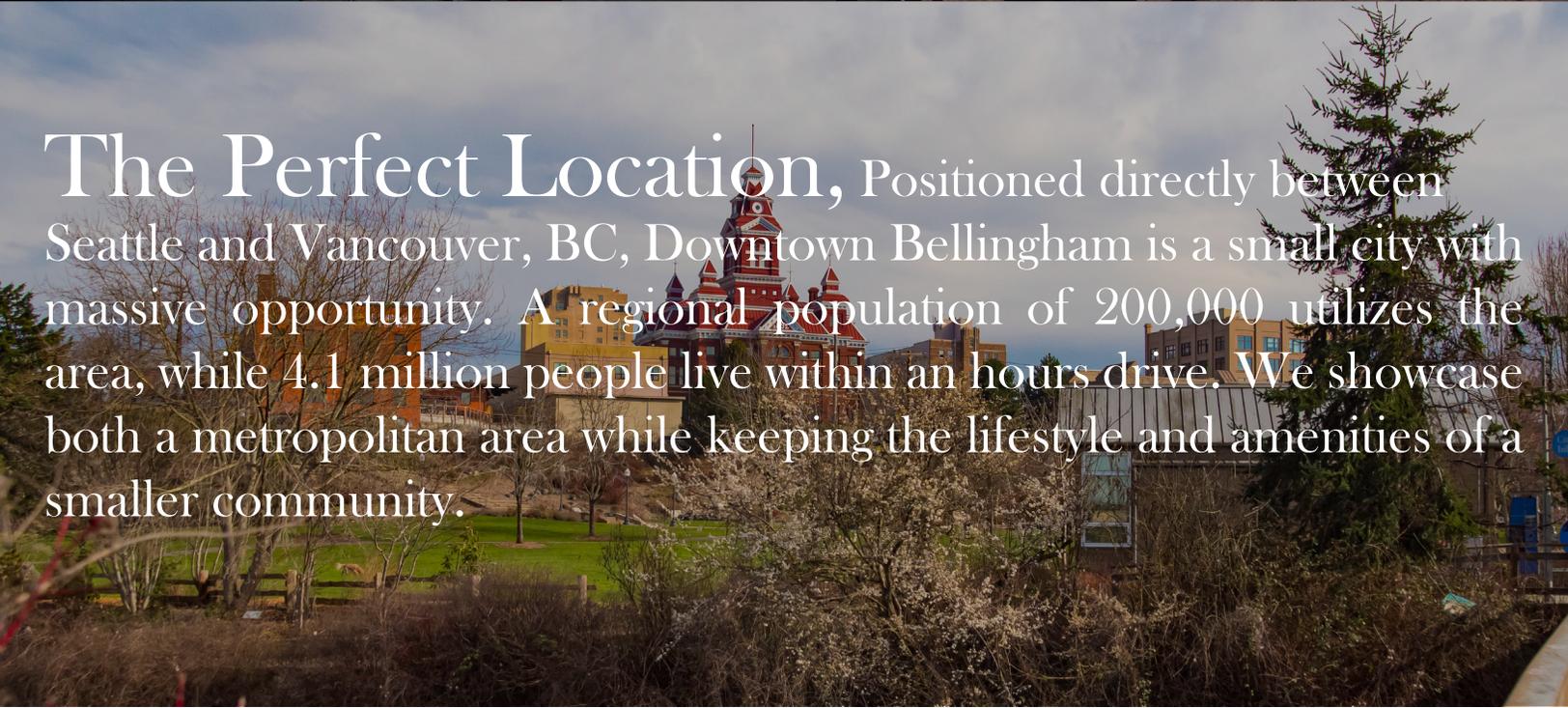




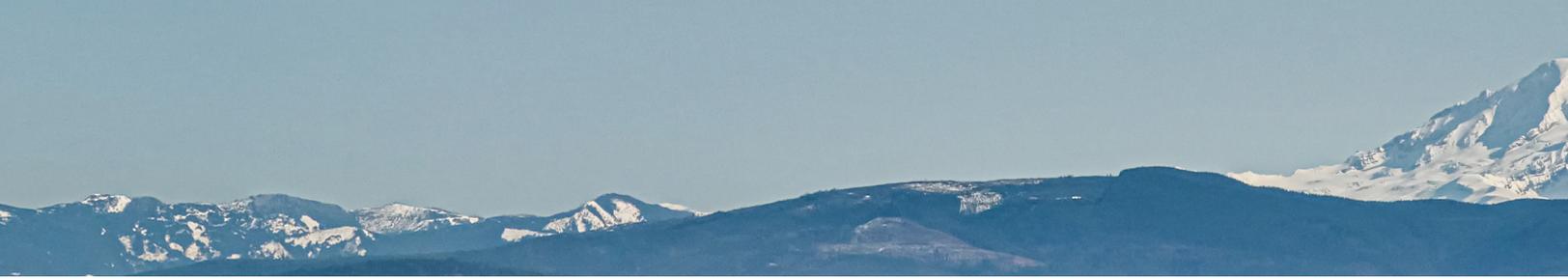
DOWNTOWN BELLINGHAM BRINGS THE CREATIVE, ICONIC ENERGY OF THE CITY AND INFUSES IT INTO THE BUSINESSES THAT HELP CREATE OUR UNIQUE COMMUNITY.



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.



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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