



BELLWETHER SUITES

20 Bellwether Way, Bellingham, WA 98225

20 Bellwether Way: Suite 109 Has 4,145 SF

Easy Access to I-5 & Downtown Bellingham

Beautiful Bay View

Negotiable T.I. Allowance

CBA #: 604356

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Commercial Sales | Leasing | Management

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The Bellwether peninsula is widely recognized as the premier Bellingham location for commercial, professional, and government entities due to its high-quality buildings. The waterfront location provides stunning views of the San Juan Islands, the Cascade Mountains, and Bellingham Bay. Additionally, you are treated to four excellent restaurants within seconds of your office. **The Hearthfire Grill, Anthony's at Squalicum Harbor, Lombardi's Italian Restaurant & Wine Bar, and Lighthouse Bar & Grill** - all along the beautifully paved walking and bike path that weaves around the marina. The peninsula is also home to the Hotel Bellwether, voted as the **#1 luxury hotel in the entire northwest on King TV's Evening Magazine show.**

Professionals, businesses, and other organizations have chosen to locate on the Bellwether Peninsula. These businesses include credit unions, financial service firms, medical practices, many firms in the health and wellness category, law firms, counseling services, an architectural firm, technology companies, businesses offering brokerage and other real estate services, state and federal government agencies and numerous private and publicly-traded corporations.



THE OFFERING

SUITE 109: 4,145 SF

BASE RENT: \$25.00 SQUARE FOOT / YEAR

BASE NNN: \$5.34 SQUARE FOOT / YEAR

BASE RENT + NNN: \$10,479.95 PER MONTH

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This extraordinary space in the most upscale and secure area of the Bellingham waterfront in the new Bellwether Apartments offers an exceptional opportunity. Located on the ground floor with an unobstructed view of a working section of the waterfront, of the City and the mountains, the 4,145-SF cold shell is awaiting custom completion.

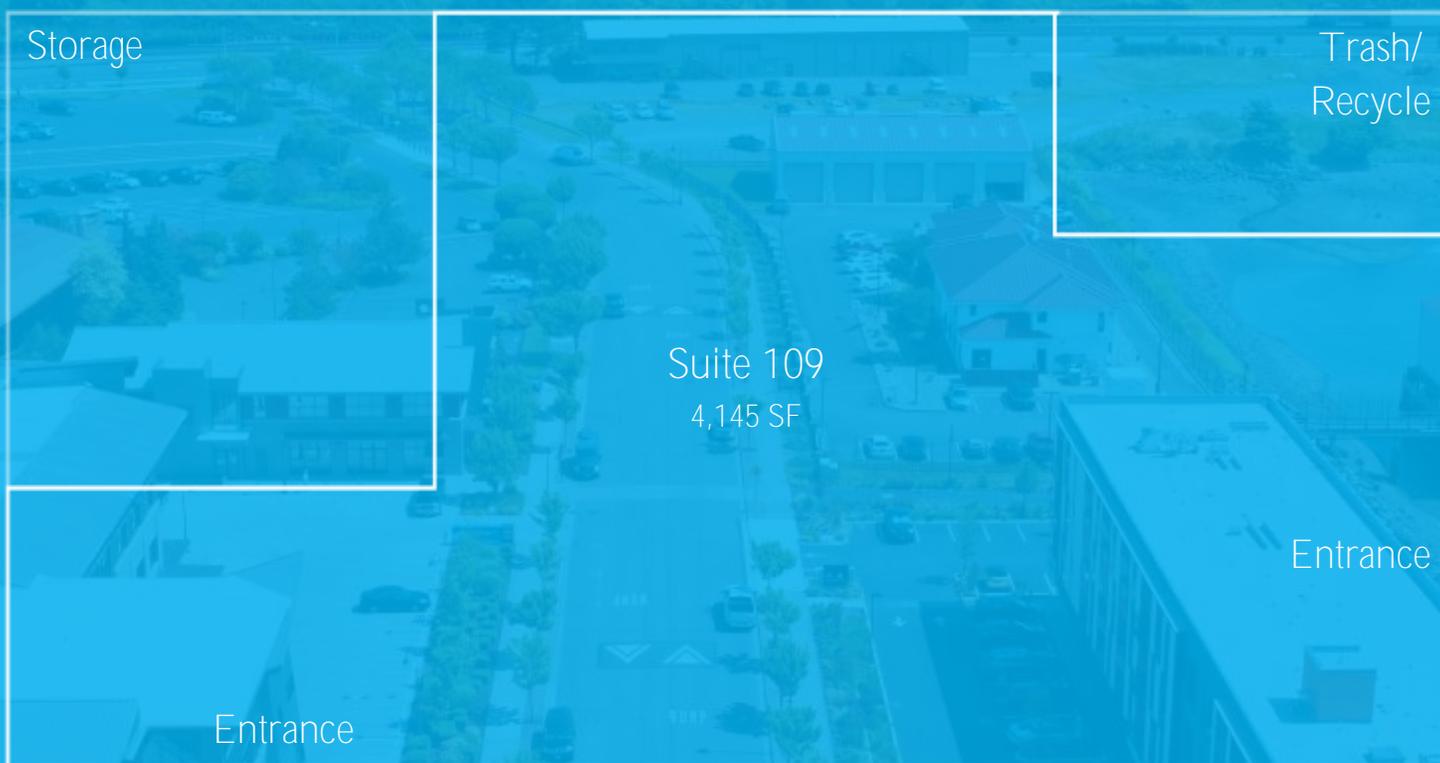
The space is suitable for usage by a single tenant or for division into multiple suites. It is designed to accommodate professional office use, a restaurant, cocktail lounge, wine bar, coffee bar and more. Space is available for exterior seating. Located adjacent to the **Waterfront Trail**, to **four of the city's finest Class A office buildings** and to the 1,400-slip Squalicum Harbor Marina. A one-minute walk to **four of Bellingham's most popular restaurants**. Some use limitations apply.

BELLWETHER WAY



SUITE 109 - 4,145 SF

Suite 109 at 20 Bellwether is located on the ground floor with unobstructed view of a working section of the waterfront, the City, and the mountains. 4,145-sf cold shell ready for your tenant improvements with negotiable TI allowance. Suitable for a single tenant or for division into multiple suites. It is designed to accommodate professional office use, a restaurant, cocktail lounge, wine bar, coffee bar and more. Exterior seating space is available.



SUITE 109





WITHIN WALKING DISTANCE



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.

Suites at the Bellwether

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