



# BELLWETHER SUITES

21 Bellwether Way, Bellingham, WA 98225

21 Bellwether Way: Suite 415 Has 2,747 SF

Easy Access to I-5 & Downtown Bellingham

Top Floor with Beautiful Bay View

Secure Parking Garage

Two Exterior Decks

Scott Walker, Commercial Broker

(360) 220-0370

Scott@PacificContinentalRealty.com



Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://www.PacificContinentalRealty.com)



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

## DETAILS

SUITE 415: 2,747 SF @ \$5,952.00 /M (\$26.00 SF/Y) + \$1,767.24 /M (\$7.72 SF/Y)

CBA #: 637708

This top floor suite with its gorgeous views of Bellingham Bay, the San Juan Islands, the city, and Mount Baker is the smaller of two last remaining office suites in this 90,000 SF building located in the most upscale and secure area of the Bellingham waterfront. The suite is a portion of a larger space that was leased formerly by CH2M Hill Engineering Firm as its local conference and event center.

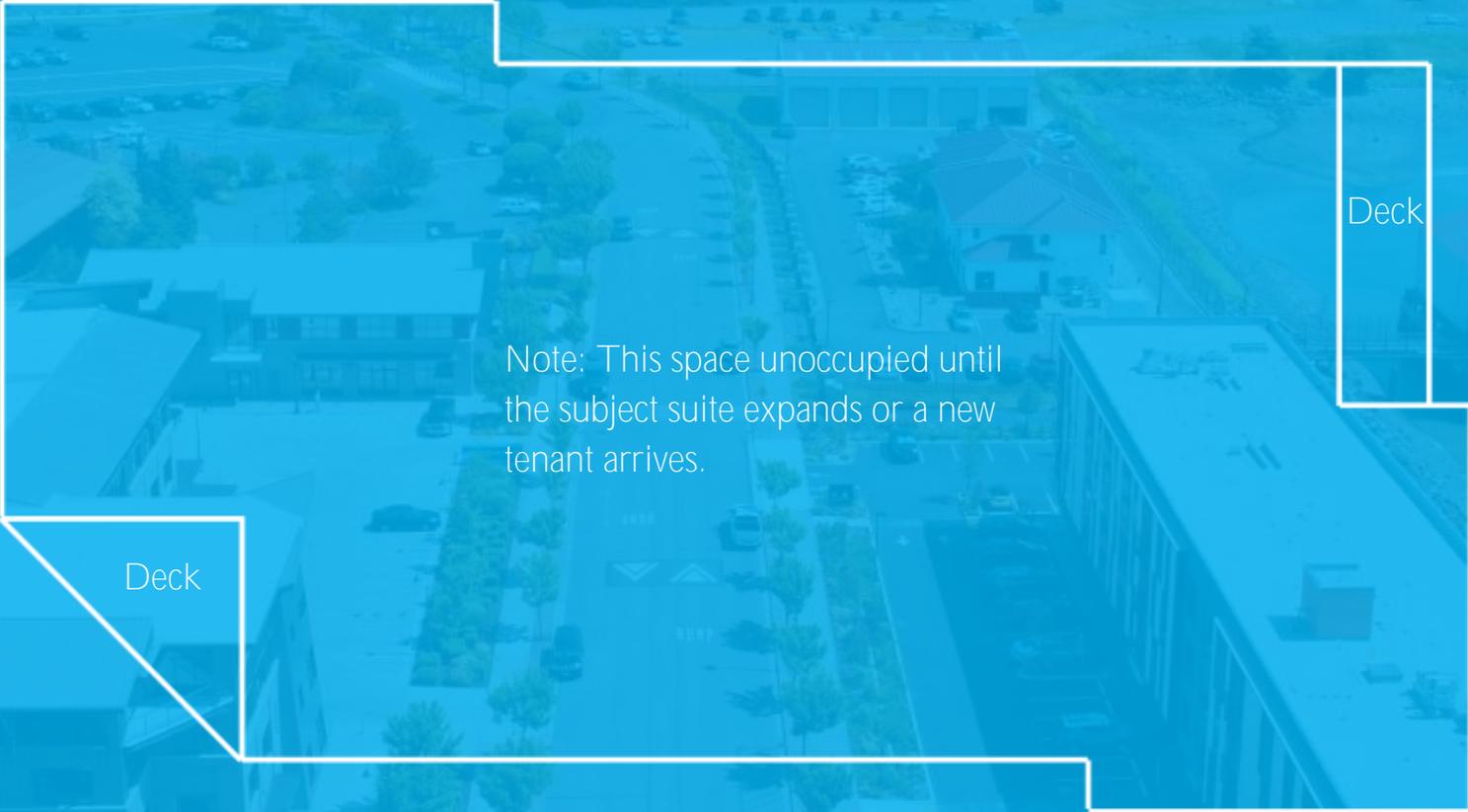
Two exterior decks included with the suite. The space is only suitable for usage by a single tenant for professional office use. Located adjacent to the Waterfront Trail, to **four of the city's finest Class A office buildings** and to the 1,400-slip Squalicum Harbor Marina. Excellent Italian restaurant on the main floor and a one-minute walk to three other top restaurants

# BELLWETHER WAY



# SUITE 415 - 2,747 SF

This 2,747 sf suite is on the southeast corner of the top floor of Bellingham waterfront's premier Class A building. It is one third of former large training/event center of original tenant. Renovation work demising former suite expected to finish by July 31. LL will provide TI allowance/architect/interior designer for buildout. Two private exterior decks. Suite overlooks Hilton Harbor with view of Bellingham and mountains. No load of common areas. 174-slip private underground parking garage with separate, secure bicycle storage and private bathrooms with showers.

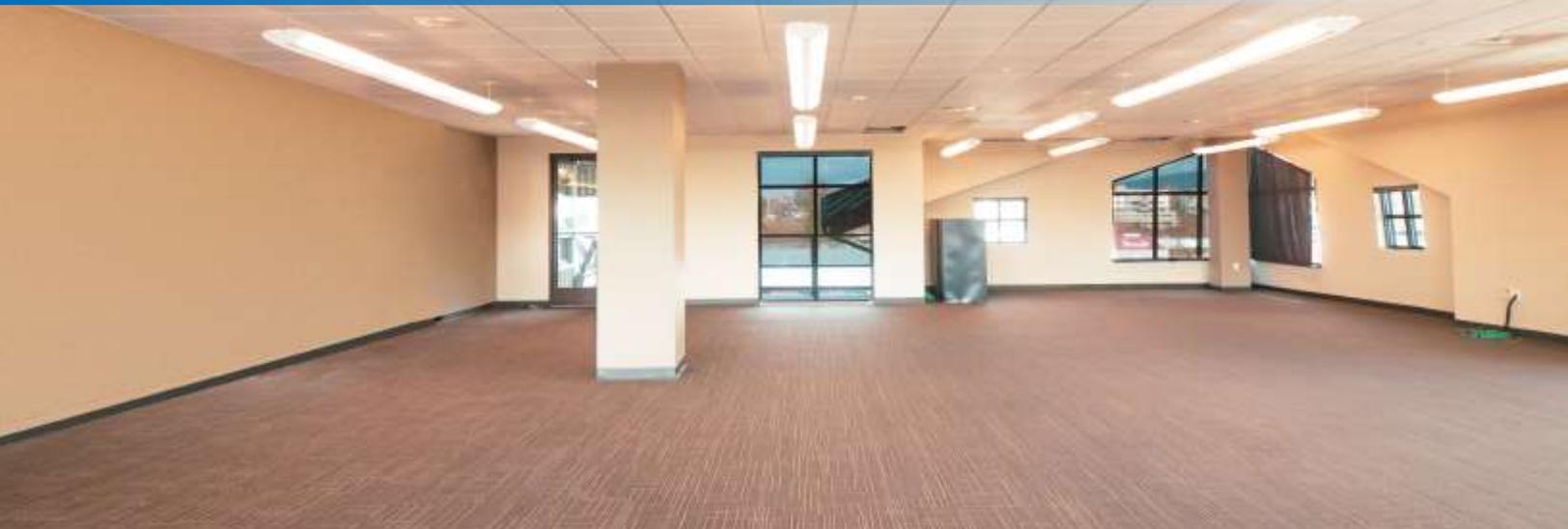


Note: This space unoccupied until the subject suite expands or a new tenant arrives.

Deck

Deck

# SUITE 415



# 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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