



# FLEX SPACE ON MOUNT BAKER HWY

3825 E Sunset Dr | Bellingham, WA 98226

Flex Office Space Available

Two Private Offices and Open Workspace

Private Bathroom, Shower, and Kitchen

Large Parking Lot

CBA #: 640209

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Commercial Sales | Leasing | Management  
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## THE OFFERING

3825 E Sunset Dr: 1,625 Square Feet

Base Rent: \$19.75 Square Foot / Year

Base NNN: \$6.77 Square Foot / Year

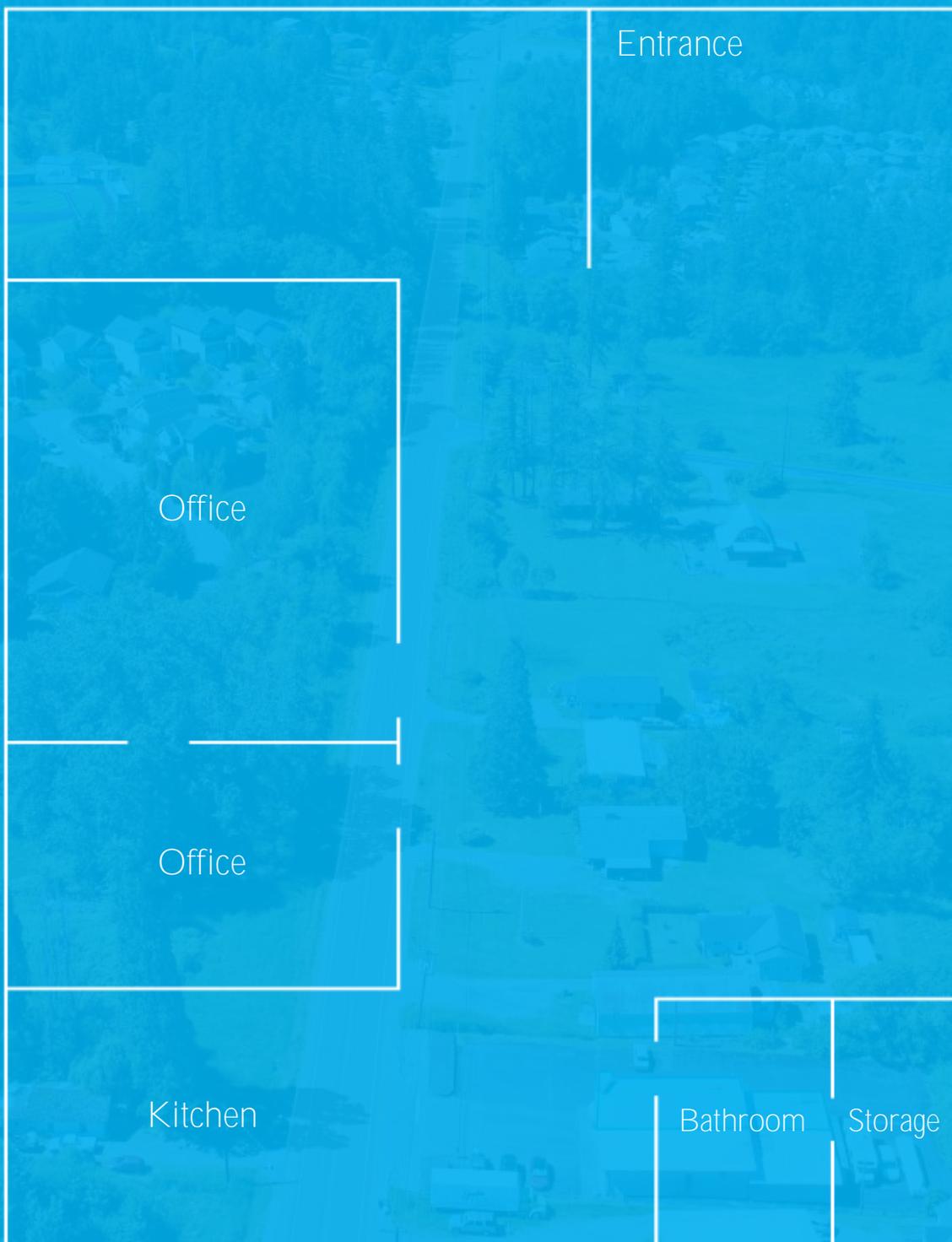
Base Rent + NNN = \$3,591.67 / Per Month

CBA #: 640209

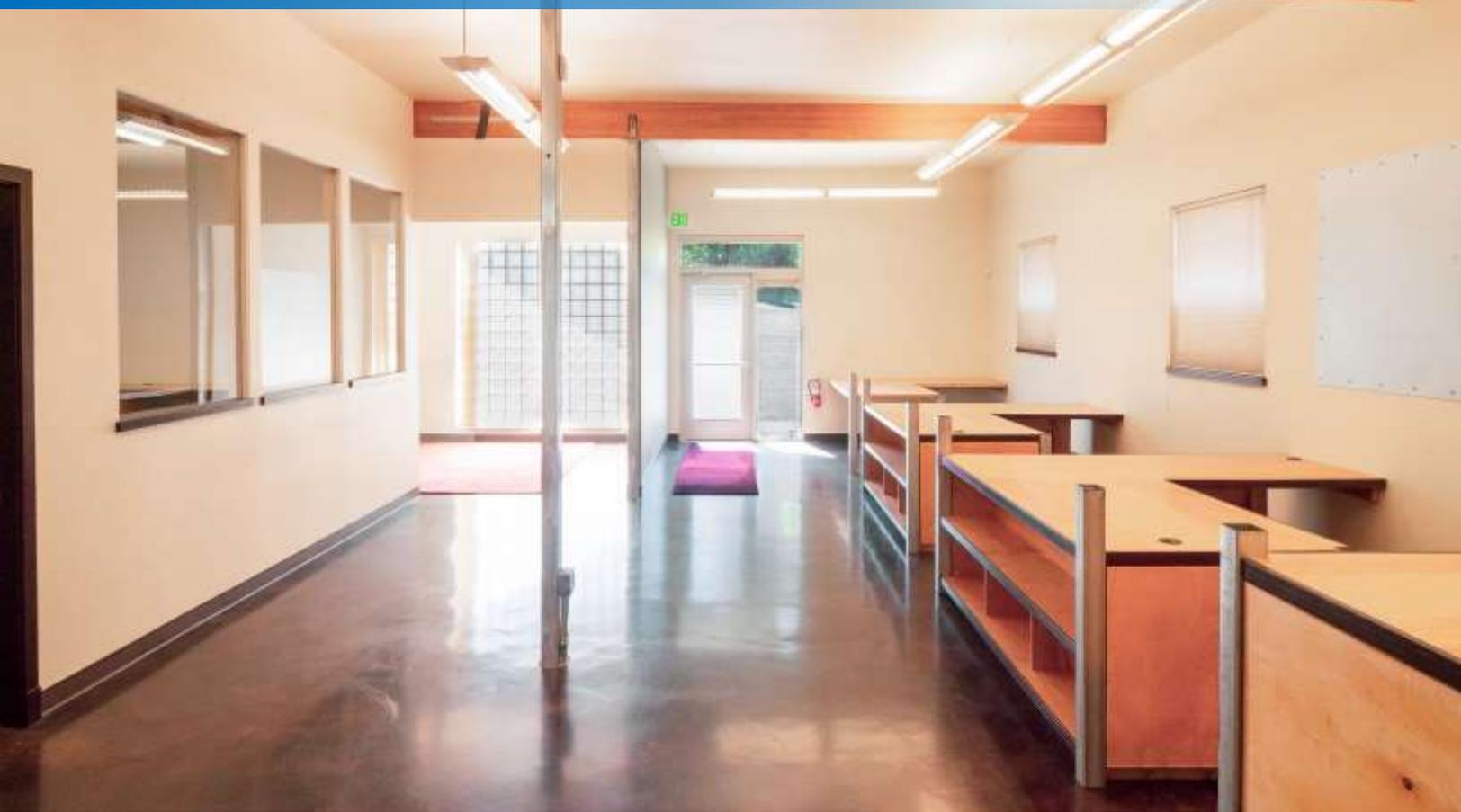
This 1,625 SF suite is perfect for engineers, architects, general contractors, financial advisors and similar professionals. Immediately available with no need for modifications. Suite consists of a large conference/meeting room, one very large office, a standard-size office, four built-in work stations, kitchen, a full bathroom with shower and storage. Radiant in-floor heating, air conditioning, security system and Comcast internet. Excellent interior finishes and on-site parking. Perfect location for morning skiing/late day working.

# 3825 E SUNSET DR: 1,625 SF

3825 E Sunset is a modern office building featuring two private offices, a kitchen, one restroom, and a storage closet. Upon entering, there are four work stations and an additional area located on the right of the entrance which could be utilized as a conference room.



3825 E SUNSET DR







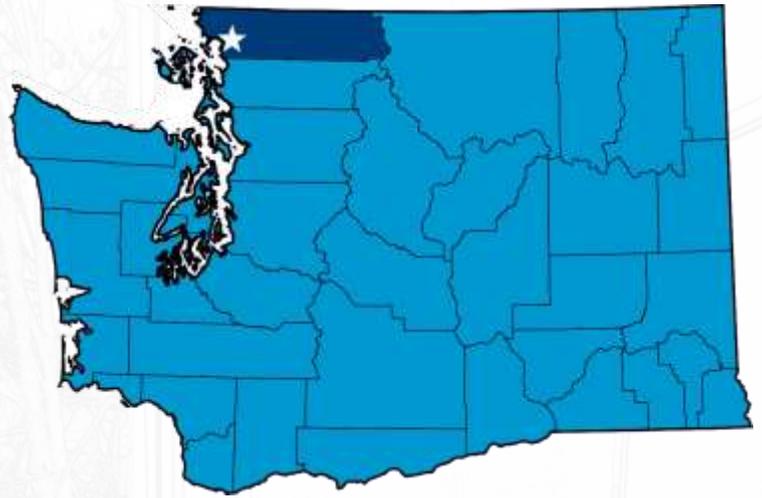




Sunset Drive

# 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 businesses 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

6.6%



2020 Metro Population

224K

Growth 2019-2024

5.7%



2020 Median Age

31.5

U.S. Median

38.1



2020 Median HH Income

\$62,984

U.S. Median

\$63,030



## 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 an 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 provide qualified and skilled workers.

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