



# PROFESSIONAL OFFICE SPACE

3800 Byron Ave., Bellingham, WA 98229

Excellent Freeway Access

Office Space Available

Zero Load Factor

Exceptional Parking (5 Spaces Per 1,000 SF)

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Commercial Sales | Leasing | Management

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# THE OFFERING

Lincoln Professional Center currently has a number of different small office spaces available to satisfy the needs of your business, with suites ranging in size from the smallest at 744 SF to the largest at 1,540 SF. The Center offers excellent free parking options for both your staff and clients (over 100 spots). The Center is also situated in a great location, positioned next to **Exit 252 of Interstate 5**. This location offer's a short drive to **PeaceHealth St. Joseph's Hospital**, downtown **Bellingham** and **Fairhaven**.

Not only will choosing this site for your business provide excellent exposure and convenience for your customers and employees, but your business will also be close to a central hub for public transportation, **WTA's Lincoln Street Park and Ride**, directly across Byron Avenue. The center is also close to Whole Foods, Fred Meyer, Sehome Village Mall and many other conveniences.

Lincoln Professional Center was built to allow fast and inexpensive additions of plumbing, electrical and telecommunication features. The center has low NNN costs, and there is zero load factor (addition of common area).

# SUITE 108 - 1,296 SF

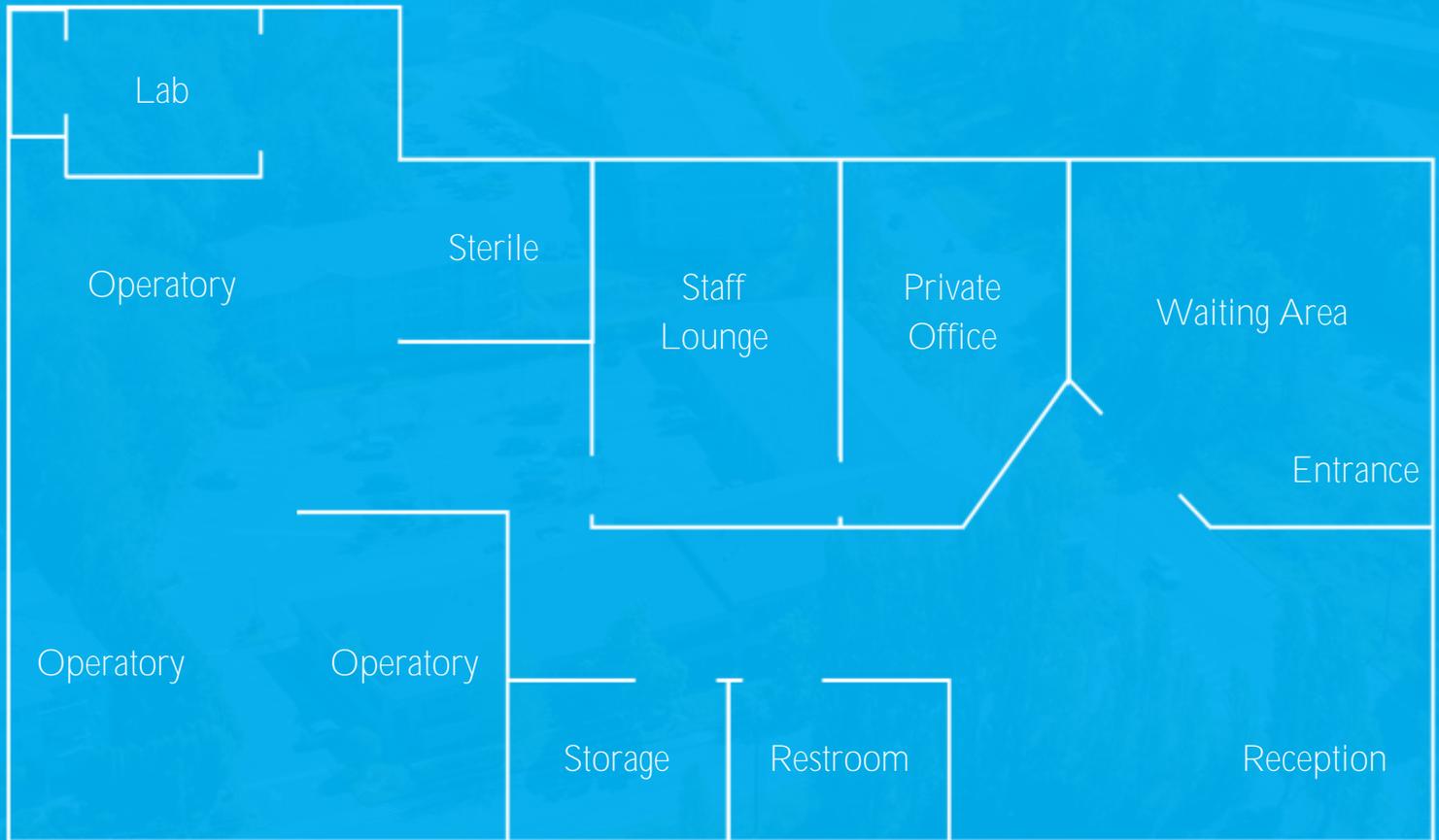
Base Rent: \$22.95 Square Foot / Year

Base NNN: \$5.22 Square Foot / Year

Base Rent + NNN = \$3,042.36 / Per Month

CBA: #604188

Suite 108 is a well-designed, completed dental suite ready for immediate occupancy. Excellent parking, a minute to I-5 north and southbound, and only 7 minutes to city center and Peacehealth St. Joseph Medical Center. Equipped with 3 operatories, a lab, sterilization area, and a storage room with washer/dryer. In addition, there is a waiting room, reception area, private office, and staff lounge.



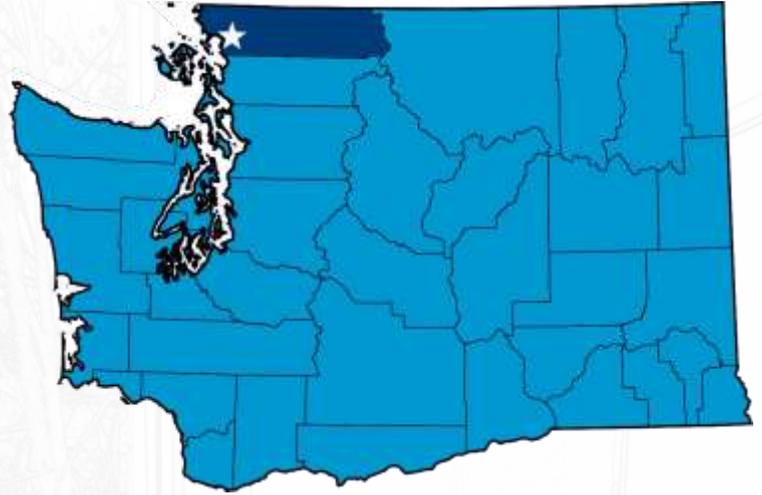
# SUITE 108





# 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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