



GATEWAY CENTRE

1313 E. Maple St. | Bellingham, WA 98226

Inside Sehome Village

Open Concept Space

Easy I-5 Freeway Access

Perfect For Office Or Retail

CBA #: 604466

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Commercial Sales | Leasing | Management
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THE OFFERING

SUITE 101: 1,554 SQUARE FEET

BASE RENT: \$22.00 SQUARE FOOT / YEAR

BASE RENT = \$2,849.00 GROSS / PER MONTH

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Office or retail location on the ground floor of Gateway Centre that includes a kitchenette and ADA bathroom. There is bonus opportunity to grow your business by leasing additional executive suite space full or part time as needed.

Gateway Centre is a meticulously maintained building centrally located in Bellingham with easy I-5 access with an abundance of parking. Formerly a pharmacy, and would work well for most destination retail. Other uses could be a law office, physical therapy, doctor, dentist, insurance agency, real estate group and more. Turnkey suite that is bright and open.

GATEWAY CENTRE - 1,410 SF


The space is open concept and ready for your business. This is a ground floor unit that would be convenient to both clients, customers, and employees. Large windows help fill the space with natural light, and the building is well maintained. A great opportunity to take over a suite as the Sehome area continues to be transformed into a Urban Village.



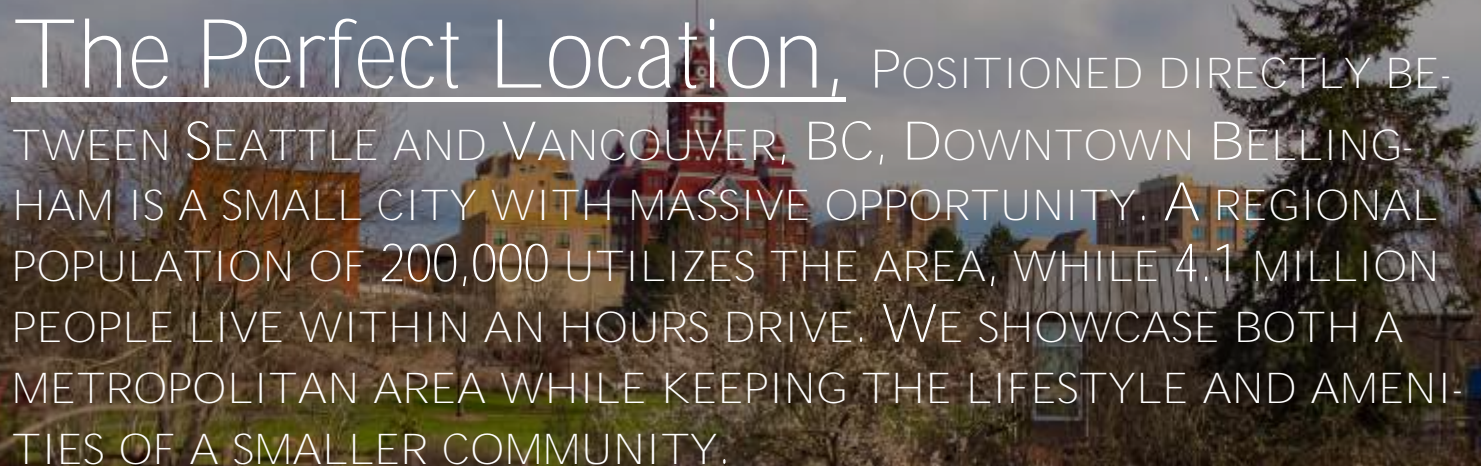




Downtown Bellingham BRINGS THE CREATIVE, ICONIC ENERGY OF THE CITY AND INFUSES IT INTO THE BUSINESSES THAT HELP CREATE OUR UNIQUE COMMUNITY.



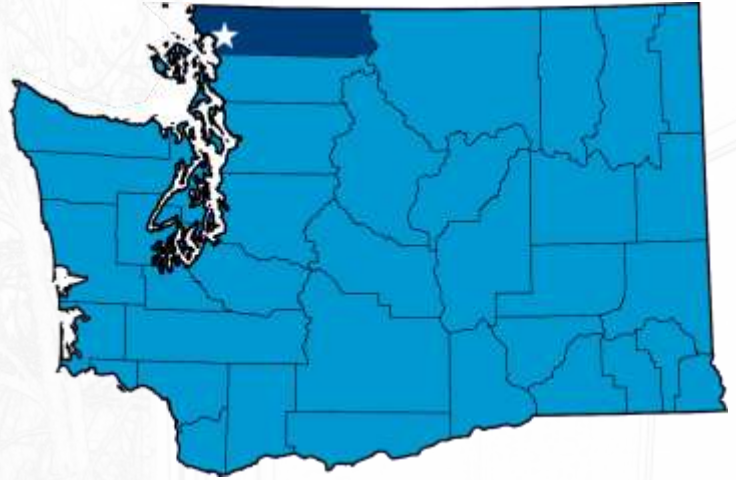
Supporting Local, OUR COMMUNITY TAKES PRIDE IN WHAT WE PROVIDE AND PRODUCE. YOU'LL FIND AN EMPHASIS ON KEEPING OUR DOWNTOWN VIBRANT THROUGH SUPPORTING THE LOCAL BUSINESSES.



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.

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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