

(360) 671-4200

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[Retail](#) [Office](#) [Industrial](#) [Business Ops](#) [For Sale](#) [For Lease](#) 114 W Magnolia St, Suite 201, Bellingham, WA 98225

Retail Space For Lease

20 Bellwether Way, Bellingham WA

Suite 109: 4,145 SF @ \$8,635 /M (\$25 SF/Y) + NNN \$1,845 (\$5.34 SF/Y)



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. 100% TI allowance possible. The space is suitable for usage by a single tenant or for division into multiple suites. It is designed to accommodate water-oriented 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 from four of Bellingham's most popular restaurants. Some use limitations apply.

Contact: [Scott Walker @ \(360\) 220-0370](#)

Lynden Towne Plaza Guide Meridian at Birch Bay-Lynden Road, Lynden

Suite 8160: 8,618 SF @ \$10,460 /M (\$13 SF/Y) + NNN \$2485 /M (\$3.10 SF/Y) |

CBA #: 565878

Suite 8170: 2,150 SF @ \$4,479 /M (\$25 SF/Y) + NNN \$555 /M (\$3.10 SF/Y) |

CBA #: 640226

Retail Pad: 2,000 SF @ \$5,000 /M (\$30 SF/Y) + NNN \$200 /M (\$1.20 SF/Y)

CBA #: 646058



Grocery-anchored shopping center, located at the active intersection in Lynden. Neighboring Tenants include Food Pavilion, McDonald's, Coconut Kenny's, Papa Murphy's, Subway, Dairy Queen, El Ranchito, Cruisin Coffee, Guide Insurance, numerous banks & more!

Contact: [Kirk Ennen @ \(360\) 220-1575](#) Or [Nate Ennen @ \(360\) 510-7696](#)

Waterview Building 1225 Roeder Ave, Bellingham, WA

Suite 102: 2,025 SF @ \$3,476 /M (\$18 SF/Y) + NNN \$439 /M (\$2.60 SF/Y) | CBA #: 640144

Suite 103: 1,625 SF @ \$2,438 /M (\$18 SF/Y) + NNN \$352 (\$2.60 SF/Y) | CBA #: 62975



New construction at the Port of Bellingham along Bellingham Bay. Outstanding location for a business looking to leverage off the waterfront location and the ongoing activities of a working waterfront. Shell building delivery completed early 2021 ready for tenant improvements! Quality steel construction with two 25'x65' bays. Unit 102 includes a 400 sq ft mezzanine. Broad retail/commercial/light industrial permitted uses with lots of easy access parking.

Contact: [KC Coonc @ \(360\) 305-9977](#) Or [Ben Black @ \(864\) 906-3225](#)

Ferndale Crossings 5905 Portal Way, Ferndale, WA

Building B: 1,500-7,500 SF @ \$2,250-\$11,250 /M (\$18 SF/Y) + NNN \$463-\$2,313 (\$3.70 SF/Y)

Building C: 1,500-7,500 SF @ \$2,250-\$11,250 /M (\$18 SF/Y) + NNN \$463-\$2,313 (\$3.70 SF/Y)

Outstanding location off I-5 exit 263 in Ferndale. Maximum SF is flexible. New construction with flexible layout and interior design. Construction to begin once tenants for 3,000+ SF are obtained. 134 parking spaces when complete. Great visibility from I-5 plus rapidly increasing traffic count on 2nd Ave and Portal Way. Adjacent to Ferndale City Park and across the street from Cruisin Coffee. Other tenants are Anytime Fitness, Custom Prescription Shoppe and Edaleen Dairy Store.

Contact: [Scott Walker @ \(360\) 220-0370](#)

1873 E Main Street Ferndale, WA

Suite 3: 1,200 SF @ \$1,600 /M (\$16 SF/Y) + NNN \$550 /M (\$5.50 SF/Y)

Suite 4: 1,200 SF @ \$1,600 /M (\$16 SF/Y) + NNN \$550 /M (\$5.50 SF/Y)

Suite 5: 2,384 SF @ \$3,178 /M (\$16 SF/Y) + NNN \$1,093 /M (\$5.50 SF/Y)

Prime office/retail spaces in Ferndale. Located next to Walgreens & across from Samuel's Furniture on Main Street. Parking on site and easy access to office/retail center (stop light) & I-5 exit 263. Neighbors include O'Reilly, Haggen, Walgreens, Woods Coffee, Starbucks, Sonic Burger, Locker Room Fitness and many more!

Contact: [KC Coonc @ \(360\) 305-9977](#) or [Ben Black @ \(864\) 906-3225](#)

Five Columns 1301 E. Maple Bellingham, WA

4,437 SF @ \$7,395 /M (\$20 SF/Y) + NNN \$924 (est \$2.50 SF/Y)

Outstanding corner restaurant location in Bellingham for over 45 years. Current owner is looking to retire soon after 32 years in operation. Seating count for up to 141 guests, very large functional kitchen with ample parking. Restaurant hours are 11am to 830pm Tuesday thru Saturday and Sunday 8am to 830pm Sunday. Excellent opportunity to expand hours and add Monday to your operation. Excellent opportunity to simply take over the reins with the FF&E and expand your opportunity or convert to the business model of your choosing. A brew pub or sports bar concept would work well at this location. This is a turnkey restaurant that is operational so please view with discretion.

Contact: [KC Coonc @ \(360\) 305-9977](#)

Gateway Centre 1313 Maple, Bellingham WA
Suite 101: 1,554 SF @ \$2,849 /M (\$22 SF/Y) Gross

Suite 101: 1,554 sq ft 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.

Contact: [KC Coonc @ \(360\) 305-9977](#)

Meridian Square 4280 Meridian St, Bellingham, WA

Suite 100: 1,460 SF @ \$3,407 /M (\$28 SF/Y) + NNN \$791 /M (\$6.50 SF/Y)

Suite 106: 3,559 SF @ \$5,339 /M (\$18 SF/Y) + NNN \$1,928 /M (\$6.50 SF/Y)

Suite 120: 10,688 SF @ \$24,940 /M (\$28 SF/Y) + NNN \$5,790 /M (\$6.50 SF/Y)

Suite 140: 6,040 SF @ \$14,093 /M (28 SF/Y) + NNN \$3,272 /M (\$6.50 SF/Y)

Meridian Square is a retail medical office hub centrally located on the Meridian and Kellogg signalized intersection. The center is currently anchored by PeaceHealth and Olive Garden. There is 10,688 SF of turn-key medical office space available, which can be demised down or increased to 16,728 SF with frontage on Meridian St.

Contact: [KC Coonc @ \(360\) 305-9977](#)

Gaston Bay Building 2925 Roeder Ave, Bellingham, WA

Suite 120: 1,677 SF @ \$2,935 /M (\$21 SF/Y) + NNN &1,004.80 /M (\$7.19 SF/Y)

Suite 121/122: 5,495 SF @ \$8,700 /M (\$19 SF/Y) + NNN \$3,292.42 /M (\$7.19 SF/Y)

Located on Bellingham's waterfront with 360 degree views from all floors. Liberal use of windows, flexible floor plans, and a private rooftop deck to showcase the beautiful views of Bellingham Bay. Suite 120 was recently finished to turn-key ready to move in. Suite 121/122 is vanilla shell. The building has Gold LEED certification pending which leads to lower expenses, and higher productivity rates. Received 2013 NWAIA Design Award.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)

Prime Waterfront Class A Office Suites 21 Bellwether Way, Bellingham WA 98225

Suite 101: 1,383 SF @ \$2,535 /M (\$22 SF/Y) + \$890 /M (\$7.72 SF/Y)

Gorgeous high-visibility ground floor studio available on waterfront in Bellingham. 1,383 sf suite was designed/build as a Barre studio but pandemic blocked use. Main studio may be used for dance, exercise, gym or other similar uses. See OM and video tour. Expansion into contiguous 600 sf is also available. High traffic and excellent demographic area. Located next to waterfront trail and Squalicum Harbor Marina. 174-slip private underground parking garage with separate, secure bicycle storage and private bathrooms with showers.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Prime Bar/Retail Located Downtown 1319 Commercial St. Bellingham WA 98225

1319 Commercial St: 2,700 SF @ \$2,700 /M (\$12 SF/Y) + NNN \$691 /M (\$3.07 SF/Y)

CBA #: 638936

Centrally located bar/retail space available in the heart of downtown Bellingham. Historic building with beautiful façade, huge windows and original wood floors. Current use is bar (Uisce Irish Pub), but the space could be reconfigured for retail/restaurant/office. Private loft office space, restrooms with multiple stalls, and rear delivery ramp entrance. This space has a lot of potential and has tremendous visual appeal.

Contact: [KC Coonc @ \(360\) 305-9977](mailto:KC.Coonc@pcr.com) Or [Heather Baker @ \(360\) 927-0639](mailto:Heather.Baker@pcr.com)

Large Open Flex Downtown Building 1411 Railroad Ave Bellingham, WA 98225

1411 Railroad Ave: 11,000 SF @ \$21,083 (\$23 SF/Y) + NNN \$3,428 /M (\$3.74 SF/Y)

CBA #: 639265

Fantastic opportunity to lease a fully renovated 11k sq ft building in Bellingham's downtown commercial core. The landlord is open to working with the tenant to customize and create the perfect floor plan to fit the tenant's needs. The building is equally divided between the 1st and 2nd floor, and with some creativity, the spaces could work for two separate tenants. Both floors of the building are 75% open, with offices and conference rooms situated to the back of the building with tons of natural light cascading through the storefront and the 2nd floor. Access to the 2nd floor is by a wide steel staircase or the elevator. The 2nd floor has very high ceilings with an exposed structural truss system that adds to the character of the space—the perfect location for a tech company or engineering firm. However, it could work well for a large brewpub or restaurant. Don't hesitate to bring your ideas to this super cool building in a premium downtown location. The building will be vacant on July 31st and available for lease in the first week of August.

Contact: [KC Coonc @ \(360\) 305-9977](mailto:KC.Coonc@pcr.com) Or [Heather Baker \(360\) 927-0639](mailto:Heather.Baker@pcr.com)

Pad at Lynden Towne Plaza 8112 Guide Meridan Rd, Lynden, WA 98264

2,000 SF @ \$5,000 (\$30 SF/Y) + NNN \$623 /M (\$3.74 SF/Y)

CBA #: 28396644

2,000 sf building site on 26,000 sf lot situated between Dairy Queen and McDonalds with ample parking and drive-thru opportunity. Lynden Towne Plaza is a grocery-anchored shopping center conveniently located in Lynden at the active intersection of Birch Bay-Lynden Road and Guide Meridian! This intersection sees over 24,000 cars daily and is enroute to the busiest US/Canada border crossing. Pad site is highly visible from Birch-Bay Lynden Road and Guide Meridian.

Contact: [Contact: Kirk Ennen @ \(360\) 220-1575](mailto:Kirk.Ennen@pcr.com) Or [Nate Ennen @ \(360\) 510-7696](mailto:Nate.Ennen@pcr.com)





Barkley Crossroads Restaurant & Bar 1263 Barkley Blvd, Bellingham, WA

3,910 SF @ \$7,260 (\$22.28 SF/Y) + NNN \$1,533 /M (\$4.74 SF/Y)

CBA #: 645845

Outstanding restaurant & tap room/bar with excellent outdoor seating at Barkley Crossroads - Barkley Boulevard & Orleans Street - 1 minute from I-5, Sunset Square Mall, Barkley Village; directly across from Lowe's. Formerly Crossroads BBQ Bar & Grill. The kitchen, restaurant and bar has most furniture, fixtures and equipment intact and is ready to open. 3,910 sf total space. Building is free standing and is a portion of the Barkley Crossroads mall, home to many other retail and office users. Outstanding exposure with excellent traffic counts. Offer is for sublease for remaining term of lease (until May 14, 2024 plus extension options). F, F & E available for purchase.

Contact: [Scott Walker @ \(360\) 220-0370](mailto:Scott.Walker@pcr.com)



Trove Coffee Shop 218 N Samish Way, Bellingham, WA

1,541 SF @ \$25 SF/Y + NNN \$4.98 | Base Rent + NNN: \$3,849.93

CBA #: 29743031

This beautifully designed and furnished space was formerly Trove Coffee. Adjacent to but separated from it is highly successful Trove Cannabis, which continues to be owned and operated by the building owner. This 1,514 sf space remains as shown in the photos on these pages. The suite is perfect for a cocktail lounge, wine bar, tap room, coffee house and similar uses if a full kitchen is not required. The space has inside seating for 58 customers, as well as outside seating for more.

The building is supported by its own substantial parking lot and has convenient pedestrian access as well.

Contact: [Scott Walker @ \(360\) 220-0370](mailto:Scott.Walker@pcr.com)



Douglas Building Retail 206 W Magnolia St., Bellingham, WA 98225

2,830 SF @ \$20 SF/Y + NNN \$4.30 | Base Rent + NNN: \$5,731

CBA #: 29818019

Centrally located 2,830 sf retail space available in beautiful historic downtown building. Features kitchen equipped with class A hood, ample indoor seating, and wide sidewalk ideal for additional outdoor seating. Beautiful façade decorated with large windows offering exceptional visibility in high foot traffic intersection. Exiting tenant desires to sell equipment and furnishings.

Contact: [Jim Bjerke @ \(360\) 961-1369](mailto:Jim.Bjerke@pcr.com)

Office Space For Lease

Barkley Medical Center, 2075 Barkley Blvd, Bellingham WA
Suite 100: 2,900 SF @ \$5,800 /M (\$24 SF/Y) + NNN \$1,738 /M (\$7.19 SF/Y)

The Barkley Medical Building is the premium location for medical tenants within Barkley Village. The building offers great exposure and plenty of parking for staff and clients. This 2,900 SF suite is street level with retail exposure. The floor is prepped for a medical build out with \$35/SF T.I. allowance included in the lease rate. This is the only available suite located in the Barkley Medical Building.

Contact: [KC Coonc @ \(360\) 305-9977](#)

20 Bellwether Way Bellingham, WA
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Contact: [Scott Walker @ \(360\) 220-0370](#)

Professional Office Building, 4340 Pacific Highway, Bellingham WA
Suite 102: 913 SF @ \$1,522 /M (\$20 SF/Y) Gross

Large, open space suite with lots of windows to bring in tons of natural light. The professional office building comes with ample amounts of parking as well as available large signage. Its located right on the edge of northern Bellingham, minutes from Bakerview Fred Meyer and Costco. It's also very close to the airport, with easy access to the I-5 freeway heading both North and South.

Contact: [Ben Black @ \(864\) 906-3225](#)

Office Space For Lease

3800 Byron Ave Bellingham, WA 98225

Suite 108: 1,296 SF @ \$2,479 /M (\$22.95 SF/Y) + NNN \$564 /M (\$5.22 SF/Y)

Ready for immediate occupancy, the Lincoln Professional Center offers beautifully renovated office space options with excellent parking (105 spaces). Offers a quick trip to and from any part of Bellingham - 5 minutes from PeaceHealth St. Joseph's Hospital, Western Washington University and downtown. Half a block from WTA's Lincoln Creek Park & Ride Station.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Cascade Business Park 5373 Guide Meridian St, Bellingham, WA 98226

E-205: 732 SF @ \$775 /M (\$12.70 SF/Y) Modified Gross

Minutes from north Bellingham sits Cascade Business Park. The multifunctional spaces within the park are housed alongside the highly populated Guide Meridian Road, which sees over 30,000 vehicles daily and customers from Canada. The location is perfect for any business wishing to have easy access to the city of Bellingham while simultaneously be able to travel across the border with ease.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)



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New construction at the Port of Bellingham along Bellingham Bay. Outstanding location for a business looking to leverage off the waterfront location and the ongoing activities of a working waterfront. Shell building delivery completed early 2021 ready for tenant improvements! Quality steel construction with two 25'x65' bays. Unit 102 includes a 400 sq ft mezzanine. Broad retail/commercial/light industrial permitted uses with lots of easy access parking.

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Office Space For Lease



450-520 Birchwood Ave Bellingham, WA

Suite 470A: 1,584 SF @ \$3,564 (\$27 SF/Y) + NNN \$984 (\$7.45 SF/Y)

Suite 450B: 1,348 SF @ \$3,033 (\$27 SF/Y) + NNN \$837 (\$7.45 SF/Y)

Medical office space in a prime location close to the hospital. Large waiting room, reception office, open area, private office, break room with bathroom, patient bathroom, and lab area.

Contact: [Heather Baker](#) @ (360) 671-4200 x 105



Bellingham Crown Plaza Executive Suites 114 W. Magnolia St., Bellingham, WA

SUITES AVAILABLE FROM \$450/M, ALL INCLUSIVE

Located in the Crown Plaza Building in the heart of Bellingham's central business district. Full-time office manager on site caters to your needs, friendly receptionists who greet your clients, answer your phone calls to your specifications, mail service, e-mail service, courier service, copier and fax services, concierge and janitorial services. Use of four fully furnished conference rooms, furnished reception and waiting area, complementary guest parking adjacent to building, office furniture in every suite, full kitchen/break room, signage on door of your suite and the Crown Plaza Building's first floor directory, freight elevator, fully air-conditioned, 24-hour access. Warm sense of community and vibrant, diverse professional work environment. Rent includes phone and internet (fiber).

Contact: [Heather Baker](#) @ (360) 671-4200 x 105



Crown Plaza Building 114 W. Magnolia Street, Bellingham, WA 98225

Suite 104: 1,049 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$1,930.16 /M

Suite 107: 1,612 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,966 /M

Suite 109: 675 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$1,242 /M

Suite 302: 3,702 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$6,812 /M

Suite 316: 1,241 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,283 /M

Suite 500: 2,520 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$4,637 /M

Suite 501: 1,600 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,944 /M

Suite 505: 3,947 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$7,591 /M

Suite 506: 1,623 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,716 /M

Beautiful professional office building w/ fiber optic internet. Renovated historic building w/ elegant interior. Great location in heart of Bellingham's central business district. Close to city, county, & federal buildings. Hundreds of services to support your business nearby. Walking distance to everything. Scenic view of the waterfront, Mt. Baker and beautiful downtown Bellingham. Outstanding natural light. Managing company on site. UPS/FedEx drop boxes in lobby. Free customer parking on site. All spaces are bright, modern and clean.

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Gateway Centre 1313 Maple, Bellingham WA Suite 101: 1,554 SF @ \$2,849 /M (\$22 SF/Y) Gross

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Building B & C: Outstanding location off I-5 exit 263 in Ferndale. Maximum SF is flexible. New construction with flexible layout and interior design. Construction to begin once tenants for 3,000+ SF is obtained. 64 parking spaces. Great visibility from I-5 plus rapidly increasing traffic count on 2nd Ave and Portal Way. Adjacent to Ferndale City Park and across the street from Cruisin Coffee. Other tenants are Anytime Fitness. Custom Prescription Shoppe, and the Edaleen Dairy Store.

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Located on Bellingham's waterfront with 360 degree views from all floors. Liberal use of windows, flexible floor plans, and a private rooftop deck to showcase the beautiful views of Bellingham Bay. Suite 120 was recently finished to turn-key ready to move in. Suite 121/122 is vanilla shell. The building has Gold LEED certification pending which leads to lower expenses, and higher productivity rates. Received 2013 NWAIA Design Award.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)



Discovery Park 1400-1420 King St, Bellingham, WA 98229
Suite B104: Offices 4, 6 - 110 SF @ \$270 /M (\$30 SF/Y) Gross

Suite B104 has three different offices for lease. The shared common area is professional and quiet. The offices themselves offer a great private setting for both work and hosting clients.

Contact: [Ben Black @ \(864\) 906-3225](#)



Prime Waterfront Class A Office Suites 21 Bellwether Way, Bellingham WA 98225

Suite 415: 2,747 SF @ \$5,952 /M (\$26 SF/Y) + \$1,767 /M (\$7.72 SF/Y)

Suite 420: 3,432 SF @ \$7,722 /M (\$27 SF/Y) + \$2,208 /M (\$7.72 SF/Y)

Bellwether Gate is a beautiful 3-building complex located on the inner harbor of Bellingham Bay featuring Class A office space in a breathtaking setting and offering a 1-minute walk of 4 excellent restaurants and the Hotel Bellwether (voted the #1 Northwest Luxury hotel by Evening Magazine), a walking/jogging trail around a 1,400-slip marina, and inspiration at every turn.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Orchard Business Park 715 W. Orchard Dr. Bellingham, WA 98225

Suite 4: 2,000 SF @ \$2,333 /M (\$14 SF/Y) + NNN \$420 (\$2.52 SF/Y)

Attractive 2,000 SF office/warehouse suite in successful and well-maintained Orchard Business Park offered at a very competitive rate. This 2,000 SF suite is a blend of office and warehouse with a 12x14 grade level OH door. Located 2 minutes from I-5 and PeaceHealth St. Joseph's Hospital. The business park offers a convenient location, with the ability to easily access all areas of Bellingham. Concrete tilt-up construction. Fully sprinklered and with HVAC.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Orchard Business Park 801 W. Orchard Dr. Bellingham, WA 98225

Suite 1 & 2: 4,000 SF @ \$4,666.67 /M (\$14 SF/Y) + NNN \$920 (\$4.76 SF/Y)

Attractive 4,000 SF office/warehouse suite in successful and well-maintained Orchard Business Park offered at a very competitive rate. This 2,000 SF suite is a blend of office and warehouse with a 12x14 grade level OH door. Located 2 minutes from I-5 and PeaceHealth St. Joseph's Hospital. The business park offers a convenient location, with the ability to easily access all areas of Bellingham. Concrete tilt-up construction. Fully sprinklered and with HVAC. Can be divided into two 2,000 SF suites.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Large Open Flex Downtown Building 1411 Railroad Ave Bellingham, WA 98225
1411 Railroad Ave: 11,000 SF @ \$21,083 (\$23 SF/Y) + NNN \$3,428 /M (\$3.74 SF/Y)
CBA #: 639265

Fantastic opportunity to lease a fully renovated 11k sq ft building in Bellingham's downtown commercial core. The landlord is open to working with the tenant to customize and create the perfect floor plan to fit the tenant's needs. The building is equally divided between the 1st and 2nd floor, and with some creativity, the spaces could work for two separate tenants. Both floors of the building are 75% open, with offices and conference rooms situated to the back of the building with tons of natural light cascading through the storefront and the 2nd floor. Access to the 2nd floor is by a wide steel staircase or the elevator. The 2nd floor has very high ceilings with an exposed structural truss system that adds to the character of the space—the perfect location for a tech company or engineering firm. However, it could work well for a large brewpub or restaurant. Don't hesitate to bring your ideas to this super cool building in a premium downtown location. The building will be vacant on July 31st and available for lease in the first week of August.

Contact: [KC Coone](mailto:KC.Coone@pcr.com) @ (360) 305-9977 Or [Heather Baker](mailto:Heather.Baker@pcr.com) (360) 927-0639



Larrabee Office Building 1100 Larrabee Ave., Bellingham, WA 98225
1100 Larrabee Ave: 1120 SF @ \$2,520 (\$27 SF/Y) Gross
CBA #: 645191

Turnkey medical or professional office space located in the historic district of Fairhaven. The suite offers three office examination rooms, a waiting room, restroom and ADA ramp access to building entrance. Easily accessible from I-5, and downtown Bellingham. Within walking distance to the waterfront, local shops, food, and more!

Contact: [Ben Black](mailto:Ben.Black@pcr.com) (864) 906-3225



Cornwall Medical Office 2101 Cornwall Ave., Bellingham, WA 98225
Suite 101 #1: 1450 SF @ \$1,933.33 (\$16 SF/Y) + NNN \$584.83 (\$4.84 SF/Y)

Opportunity to lease a ground-level medical office suite at 2101 Cornwall. Suite 101 #1 is a 1,450 sf suite comprised of six private offices, a lobby with built-in reception, a breakroom and restroom. Excellent central location just outside of downtown Bellingham with high street visibility, signage opportunities and a large private parking lot. Available to lease in spring of 2022.

Contact: [Ben Black](mailto:Ben.Black@pcr.com) (864) 906-3225



Cordata Place Office 4151 Meridian St, Bellingham, WA 98226
Suite 102: 1525 SF @ \$2,415 (\$19 SF/Y) + NNN \$770 (\$5.82 SF/Y)

Opportunity to lease a spacious seven-office suite at Cordata Place, the retail center located at the intersection of Guide Meridian and Bakerview. In addition to seven private offices, this inline suite features a lobby, restroom and kitchenette and offers excellent signage opportunities fronting Meridian St, one of the highest-traffic roads in Bellingham. Ample parking and easy I-5 access. Space was formerly leased by Sunrise Services.

Contact: [Heather Baker](mailto:Heather.Baker@pcr.com) (360) 927-0639

Pacific Harbor 801 Samish Way, Bellingham, WA 98229

Suite 204: 173 SF @ \$700 /month (\$4 SF/Y) Gross

Suite 205: 173 SF @ \$700 /month (\$4 SF/Y) Gross

CBA #: 28595777



Opportunity to lease professional single office space in beautiful park-like setting with ample parking and easy access! Pacific Harbor building is a professional office building located on a serene hillside on Samish Way, just off of I-5. The building is set on a large parcel of property surrounded by grass, trees and beautiful landscaping. Offices have large windows that look onto wooded setting and provide lots of natural light. The building was completely remodeled and is well appointed with ADA access, large waiting area with a practitioner call button, ample free parking, heating and cooling. Owners recently upgraded HVAC system to highest COVID protection recommendations including air scrubbers, air purifiers and sanitation coils recently installed. Other tenants are mostly mental health counselors, this is a very professional and quiet setting. Call or email to schedule a showing.

Contact: [Heather Baker \(360\) 927-0639](mailto:Heather.Baker@pcr.com)

Orchard Business Park 805 W. Orchard Dr. Bellingham, WA 98225

Suite 4: 2,000 SF @ \$2,333 /M (\$14 SF/Y) + NNN \$480 (\$2.88 SF/Y)



Attractive 2,000 SF office/warehouse suite in successful and well-maintained Orchard Business Park offered at a very competitive rate. This 2,000 SF suite is a blend of office and warehouse with a 12x14 grade level OH door. Located 2 minutes from I-5 and PeaceHealth St. Joseph's Hospital. The business park offers a convenient location, with the ability to easily access all areas of Bellingham. Concrete tilt-up construction. Fully sprinklered.

Contact: [Scott Walker @ \(360\) 220-0370](mailto:Scott.Walker@pcr.com)



(360) 671-4200

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Industrial Space For Lease

Waterview Building 1225 Roeder Ave, Bellingham, WA

Suite 102: 2,025 SF @ \$3,476 /M (\$18 SF/Y) + NNN \$439 /M (\$2.60 SF/Y) | CBA #: 640144

Suite 103: 1,625 SF @ \$2,438 /M (\$18 SF/Y) + NNN \$352 /M \$2.60 SF/Y | CBA #: 62975



New construction at the Port of Bellingham along Bellingham Bay. Outstanding location for a business looking to leverage off the waterfront location and the ongoing activities of a working waterfront. Shell building delivery completed early 2021 ready for tenant improvements! Quality steel construction with two 25'x65' bays. Unit 102 includes a 400 sq ft mezzanine. Broad retail/commercial/light industrial permitted uses with lots of easy access parking.

Contact: [KC Coonc @ \(360\) 305-9977](#) Or [Ben Black @ \(864\) 906-3225](#)

Orchard Business Park 715 W. Orchard Dr. Bellingham, WA 98225

Suite 4: 2,000 SF @ \$2,333 /M (\$14 SF/Y) + NNN \$420 (\$2.52 SF/Y)



Attractive 2,000 SF office/warehouse suite in successful and well-maintained Orchard Business Park offered at a very competitive rate. This 2,000 SF suite is a blend of office and warehouse with a 12x14 grade level OH door. Located 2 minutes from I-5 and PeaceHealth St. Joseph's Hospital. The business park offers a convenient location, with the ability to easily access all areas of Bellingham. Concrete tilt-up construction. Fully sprinklered and with HVAC.

Contact: [Scott Walker @ \(360\) 220-0370](#)

Orchard Business Park 805 W. Orchard Dr. Bellingham, WA 98225

Suite 4: 2,000 SF @ \$2,333 /M (\$14 SF/Y) + NNN \$480 (\$2.88 SF/Y)



Attractive 2,000 SF office/warehouse suite in successful and well-maintained Orchard Business Park offered at a very competitive rate. This 2,000 SF suite is a blend of office and warehouse with a 12x14 grade level OH door. Located 2 minutes from I-5 and PeaceHealth St. Joseph's Hospital. The business park offers a convenient location, with the ability to easily access all areas of Bellingham. Concrete tilt-up construction. Fully sprinklered.

Contact: [Scott Walker @ \(360\) 220-0370](#)

Cascade Business Park 5373 Guide Meridian St, Bellingham, WA 98226

E-205: 732 SF @ \$775 /M (\$12.70 SF/Y) Modified Gross



Minutes from north Bellingham sits Cascade Business Park. The multifunctional spaces within the park are housed alongside the highly populated Guide Meridian Road, which sees over 30,000 vehicles daily and customers from Canada. The location is perfect for any business wishing to have easy access to the city of Bellingham while simultaneously be able to travel across the border with ease.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)



(360) 671-4200

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Industrial Space For Lease

**Orchard Business Park** 801 W. Orchard Dr. Bellingham, WA 98225**Suite 1 & 2: 4,000 SF @ \$4,666.67 /M (\$14 SF/Y) + NNN \$920 (\$4.76 SF/Y)**

Attractive 4,000 SF office/warehouse suite in successful and well-maintained Orchard Business Park offered at a very competitive rate. This 2,000 SF suite is a blend of office and warehouse with a 12x14 grade level OH door. Located 2 minutes from I-5 and PeaceHealth St. Joseph's Hospital. The business park offers a convenient location, with the ability to easily access all areas of Bellingham. Concrete tilt-up construction. Fully sprinklered and with HVAC. Can be divided into two 2,000 SF suites.

Contact: [Scott Walker @ \(360\) 220-0370](#)

For Sale

Five Columns 1301 E. Maple Bellingham, WA

Sale Price: \$2,500,000

Redevelopment opportunity or continue existing restaurant use. The Samish Neighborhood is rapidly going thru re-gentrification with substantial residential over commercial use in progress. Outstanding corner restaurant location in Bellingham for over 45 years. Current owner is looking to retire soon after 32 years in operation. Seating count for up to 141 guests, very large functional kitchen with ample parking. Excellent opportunity to simply take over the reins with the FF&E and expand your opportunity or convert to the business model of your choosing. A brew pub or sports bar concept would work well at this location. This is a turnkey restaurant that is operational so please view with discretion.

Contact: [KC Coonc](#) @ 360-305-9977

Gaston Bay Building 2925 Roeder Avenue, Bellingham, WA

22,948 SF @ \$6,950,000

PRO FORMA: \$445,970 CAP RATE: 6.4%

Located on Bellingham's waterfront with 360 degree views from all floors. Liberal use of windows, flexible floor plans, and a private rooftop deck to showcase the beautiful views of Bellingham Bay. The building has Gold LEED certification pending which leads to lower expenses, and higher productivity rates.

Contact: [Heather Baker](#) @ (360) 671-4200 x 105 Or [KC Coonc](#) @ 360-305-9977

For Sale

Marina Building 851 Coho Way, Bellingham, WA 98225

Sale Price: \$11,400,000



The Marina Building sits proudly within the Port of Bellingham's Marina District. 100% fully leased, 6.16% Cap on actuals, 3% vacancy credit loss, with a strong mix of regional and local tenants. 1st floor is anchored by LFS retail sales serving marine industry and the 2nd and 3rd floor as Class A office. Secure entry served by elevator. Fully sprinkled. This 47k plus sq ft building has been meticulously upgraded and maintained with a tenant occupancy average of 6.75 years. Building is situated on a landlord favorable Port of Bellingham Land Lease with 40 years remaining. The math works! Abundant parking, in a walkable area with easy access to affiliated services, restaurants, trails and parks. Limited tour available prior to offer submission. OM is reflective of actual financials. Full financial information including building inspection available upon accepted offer.

Contact: [KC Coonc](#) @ 360-305-9977 or [Ryan Martin](#) @ (360) 319-0040

Land For Sale

4577 Meridian Bellingham, WA

Sale Price: \$4,159,000 | SF: 594,721

Bounded by 470 feet of frontage on Meridian Street/State Route 539 on its east side and 1300 feet of frontage on Horton Road at the northeast entrance to Cordata, this 13.6 acre parcel presents an outstanding development opportunity to capture the benefits of its excellent exposure to the more than 25,000 vehicles passing daily. Permissible uses include a wide range of commercial, retail and light industrial activities as described in BMC Chapter 20.36. Public water and public sewer are available. Wetlands Assessment Completed.

Contact: [Scott Walker @ \(360\) 220-0370](#)

151 Birch Bay Lynden Rd 151 State Route 539, Lynden, WA

Sale Price: \$650,000 PENDING

The lot is a 40,946 square foot parcel of land situated on the south side of Birch Bay Lynden Road just west of Safeway and intersection of Birch Bay Lynden Road with the Guide Meridian, the lot has 185.24 lineal feet frontage on Birch Bay Lynden Road. It is level and graveled. Storm, sewer, water, power, natural gas, cable and telephone lines area available on site.

Contact: [Scott Walker @ \(360\) 220-0370](#)

2240 Grandview Rd Ferndale, WA

Sale Price: \$6,952,176 (1,158,696 SF)

Bounded by the southbound off ramp at Interstate 5 Exit 266 and arterials Grandview Road and Portal Way, this 26.6 acre tract is perhaps the finest undeveloped parcel remaining along Interstate 5 in Washington, lying 10 minutes south of the Canadian border. With its recent change in zoning, it is now suitable for development to its highest and best use. The site is clean, level, unencumbered, free of wetlands, and offers unmatched visibility.

Contact: [Scott Walker @ \(360\) 220-0370](#)

Squalicum Creek Medical Center, 2500 Squalicum Parkway, Bellingham, WA

Sale Price: Unit 103 - \$1,800,000 PENDING

The Squalicum Creek Medical Center is a new development opportunity located just 1,000' NW of PeaceHealth St. Joseph Medical Campus. Join the Plastic Surgery Bellingham group on their new medical campus. This is the last remaining development site that is ready to build near the hospital. Pad sites available for a 11,040 SF building and 2,950 SF building that fronts Squalicum Parkway. The pad site is condominiumized and includes all street improvements, paving, striping, landscaping and utilities to pad.

Contact: [KC Coonc @ \(360\) 305-9977](#)



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Land For Sale

**1655 Main St**, Ferndale, WA**Sale Price: \$1,100,000**

Ready for construction in late Spring. Plans are drawn, and nearly finalized at the City for 66 units - 38 studios, 12 loft studios, 4 live/work studios, 2 live/work two bedrooms, 6 two bedrooms 4 two bedroom lofts, 70 parking spaces. Outstanding flat multifamily site on East Main Street in Ferndale. The property is the field in front of Kid's World with easy access to I-5 and next to the WTA Bus Depot. Lot size is 58,620 sq ft subject to seller recording lot segregation separating the adjacent Kid's World Daycare.

Contact: [KC Coonc @ \(360\) 305-9977](#)**6289-6295 Portal Way**, Ferndale, WA**Sale Price: \$2,297,500**

Highly visible 7.64 acre development site with full I-5 exposure in area of rapid commercial, residential and industrial development. In close proximity to Exits 264 and 266. Current use includes 5 occupied rental houses on short term leases generating \$5,225.00 monthly revenue together with gated yard for heavy equipment storage. The balance of the property is undeveloped. General Business zoning allowing wide range of uses. Served by City water and sewer and other public utilities. Seller willing to provide gap financing to qualified buyers with suitable down payment.

Contact: [Scott Walker @ \(360\) 220-0370](#)**4063 Northwest Ave**, Bellingham, WA 98226**Sale Price: \$710,000 PENDING**

High traffic count corner location (20,741 ADT with Planned Industrial Commercial Zoning. Mixed use development is allowed and encouraged by City. No wetlands, high visibility, close to Fred Meyer, Jack in the Box, and Costco. Prime for a multifamily project with a small commercial element or simply commercial development. The location is an area of significant development with a new Hampton Inn Hotel under construction within 200' of this site and a newly completed Care Medical facility next door. Do not disturb tenant.

Contact: [KC Coonc @ \(360\) 305-9977](#)**1800 Main St**, Ferndale, WA 98248**Sale Price: \$1,620,000**

This 6.2 acre commercial property is level with offsite stormwater complete. This is an ideal location for storage units or commercial condominiums. With General Business zoning there is a wide variety of permitted uses including but not limited to most retail commercial and light industrial uses. There is an ingress/egress easement on the east side of the Haggen property that is paved with sidewalks in. This property is ready to go for your new commercial development.

Contact [KC Coonc 360-305-9977](#) or [Ryan Martin 360-319-0040](#).

Land Sale

Land For Sale

201 SE Pioneer Way Oak Harbor, WA 98277

Sale Price: \$3,750,000



Excellent redevelopment opportunity in Qualified Opportunity Zone positioned along high-traffic four lane arterial adjacent to Windjammer Park with unimpeded views of nearby waterfront and short walk to City Beach - one block from Oak Harbor CBD. C-3 ("Community Commercial") zoning allows great flexibility and high-density development - mixed-use multi-family/commercial/retail. 3.66 acre site with two existing buildings and balance as fully paved parking. All utilities to site.

Contact: [Scott Walker @ \(360\) 220-0370](#)

Redevelopment Opportunity 3700 Consolidation Ave, Bellingham, WA 98225

Sale Price: \$3,000,000



Nearly 1 acre multifamily site in the Samish Way Urban Village zoned high density multifamily. This is a Designated Opportunity Zone location that has full abatement of property taxes associated with any multifamily building for 8 years, taxes remain payable on land and commercial improvements only. A 12-year abatement could be earned if 20% of the units are designated permanently affordable. Bellingham has additional B&O Tax exemptions and traffic impact credits for development of this property. Potential for up to 100 2-bed units or mix of units with floor area potential up to 107,810 sq ft. 3 tax parcels, one 12,632 sq ft and one 30,492 sq ft parcel. Explosive growth area of 5-7 story buildings with continued low vacancy. Close to WWU.

Contact: [KC Coonc @ \(360\) 305-9977](#)