



BELLWETHER SUITES

23 Bellwether Way, Bellingham, WA 98225

23 Bellwether Way: Suite 101 Has 2,197 SF
Easy Access to I-5 & Downtown Bellingham

Beautiful Bay Location

Secure Parking Garage

Ground Floor Access

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Commercial Sales | Leasing | Management

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BELLWETHER PENINSULA



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.



SUITE 101: 2,197 SF

BASE RENT: \$25.46 SF/Y

BASE NNN: \$9.45 SF/Y

BASE RENT + NNN: \$6,391.44 PER MONTH

CBA #: 30544693

Suite 101 is a beautiful and extremely well maintained ground floor unit that was completely renovated in 2018. It has 3 private offices and a large conference room each with views. The center open area currently houses 6 workstations. Also included is a kitchen and dining room. There is no load factor. Bathrooms are located in the hallway outside the suite.

The building is in the center of a Class A development on the Bellwether peninsula with beautiful views of the 1,100 slip marina, Bellingham Bay, the City and the San Juan Islands. Walking paths, high-class restaurants, and more retail and commercial spaces surround the building. An underground parking garage is available to the employees, while above-ground parking is available for clients as well.

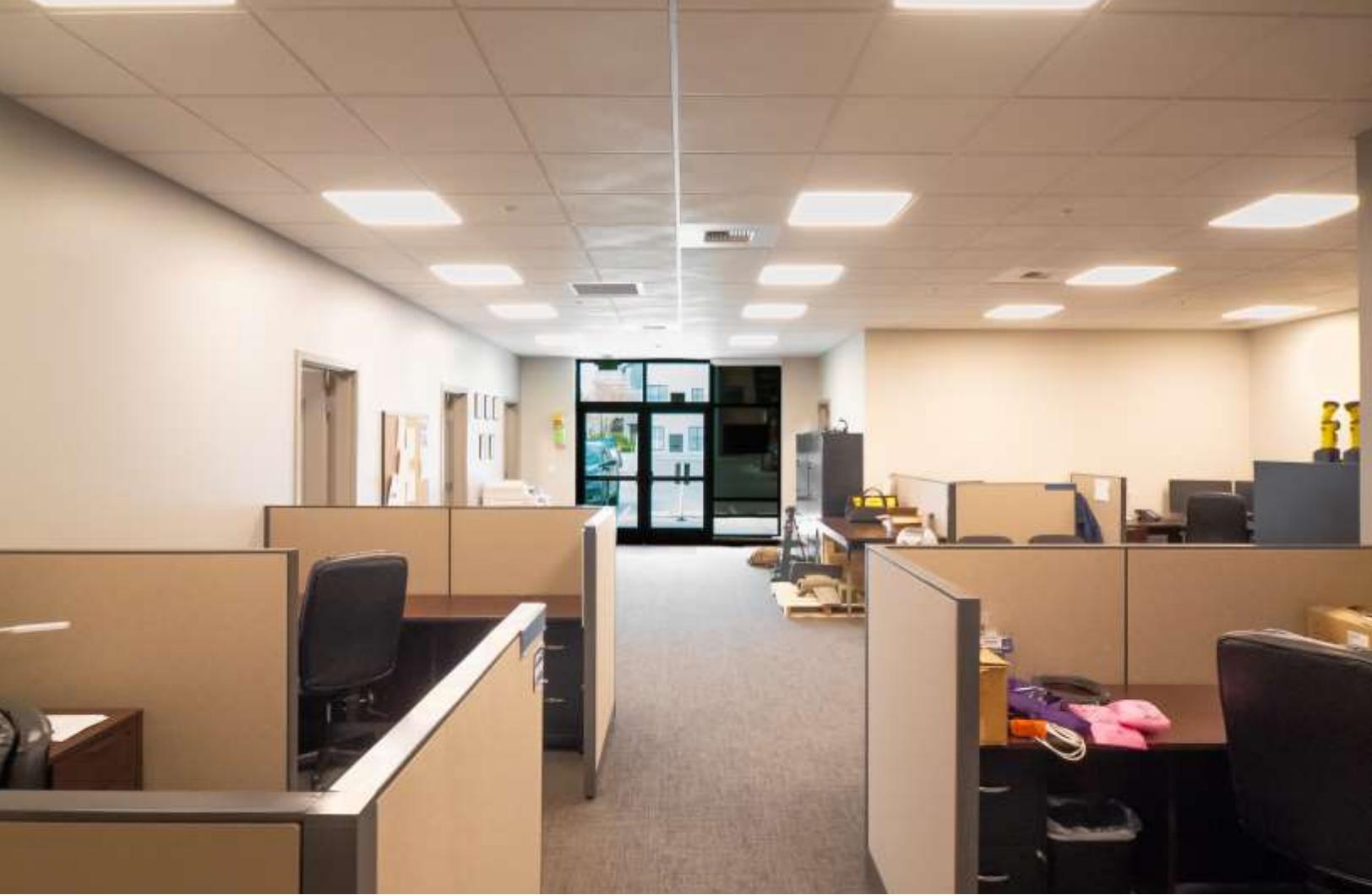
SUITE 101 – 2,197 SF

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All measurements are estimates.



SUITE 101



SUITE 101



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.

Suite at the Bellwether

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