



MARINA BUILDING

851 Coho Way, Bellingham, WA 98225

Office Space For Lease

Premium Waterfront Location

Downtown and Freeway Access

Well-Maintained Building

Ample Parking

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114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com



THE OFFERING

SUITE 302: 1,540 SQUARE FEET

Base Rent: \$24.00 Square Foot / Year

Modified Gross

CBA #: 30100192

Corner office with 180 degree sweeping bay views inn beautifully maintained waterfront office building situated near Zuanich Park and the Bellingham Yacht Club. Features four private offices, a conference room, and a break room with a full kitchenette. Private restroom, storage, and lots of windows allowing for ample natural light and exceptional views. Close to walking trails, downtown, and freeway access.

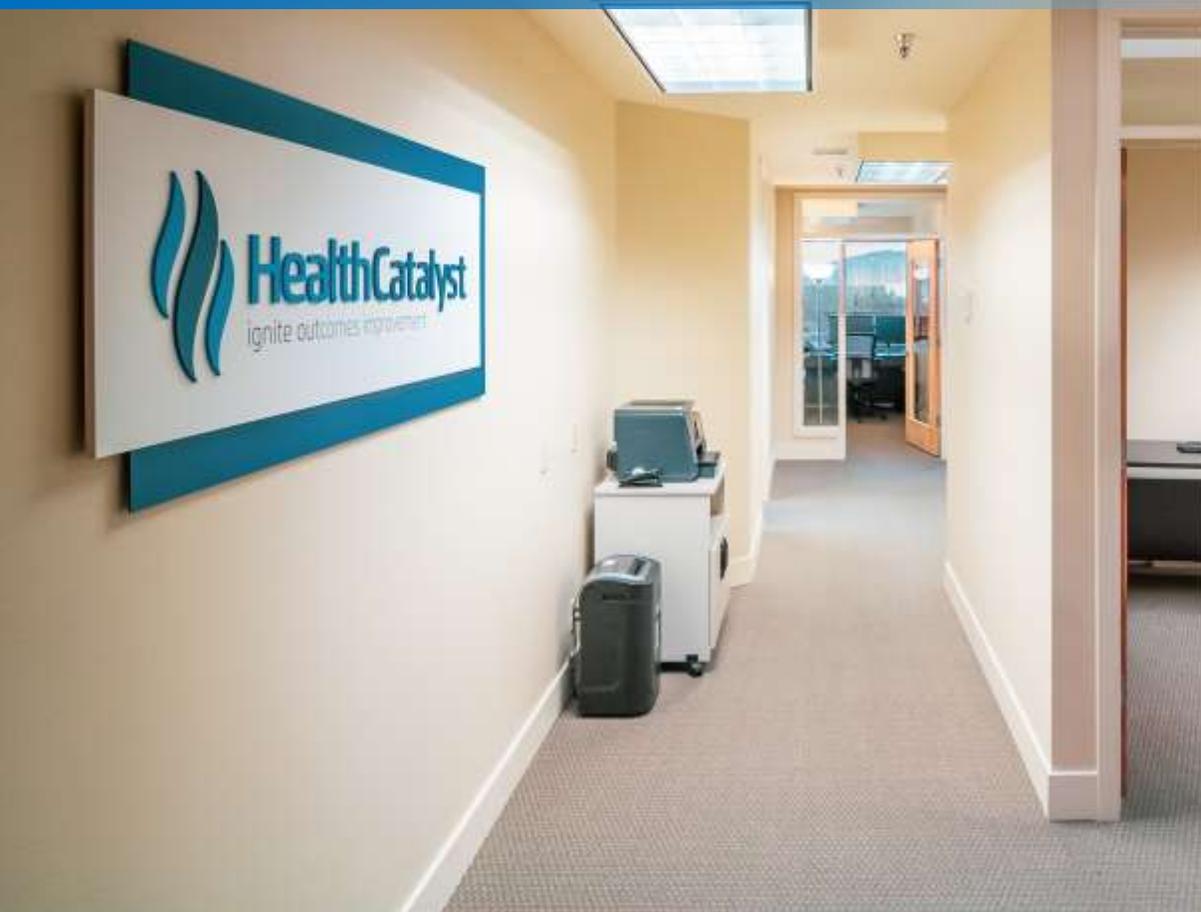
High pride of ownership shows in the finishes and building maintenance. Professionally managed with ample parking and great signage. ADA elevator and common area restrooms. Modified gross rent with gas and electricity separately metered.

SUITE 302 - 1,540 SF

Suite 302 at the Marina Building is a large corner office suite with lots of windows. The space is made up of four private offices, a conference room, a break room with kitchenette, and private restroom.



SUITE 302







LOBBY



HALLWAY



Within Walking Distance



WATERFRONT DEVELOPMENT

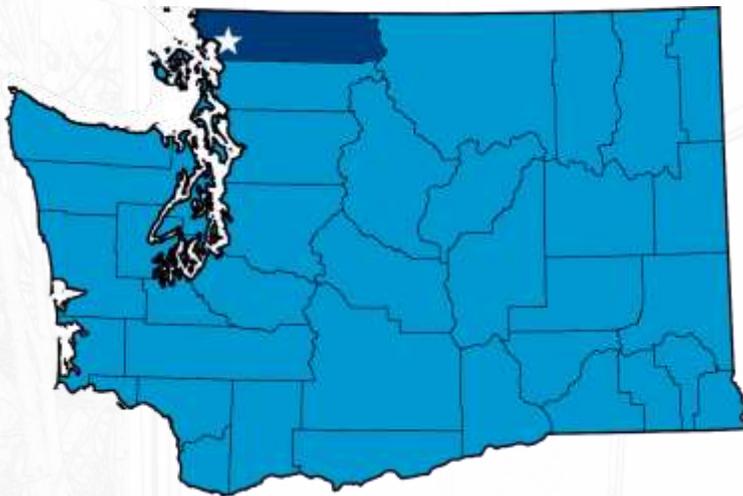


In June of 2006, Georgia Pacific sold the property to the Port of Bellingham in exchange that they be responsible for the environmental cleanup of the property. The redevelopment is intended to create new mixed-use areas on the waterfront for commercial, industrial, educational, recreational and residential 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.

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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