

THE RENAISSANCE BUILDING

1414 Cornwall Ave., Bellingham, WA 98225



Heather Baker, Broker

(360) 927-0639 | Heather@PCRNw.com

Commercial Sales | Leasing | Management

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

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

THE OFFERING



Suite: 2,798 SF

Base Rent: \$16 SF/Y

NNN: \$5.50 SF/Y

Base Rent + NNN = \$5,013 / Per Month

CBA #: 32573046

Former restaurant space in downtown historical building available now! The Renaissance, otherwise known as the Elks Club Building, has been completely renovated and re-energized! The building is fully occupied except for the former restaurant space on the main floor. Other tenants in the building include Evergreen Beauty College on the second floor and Bellingham AXE on the basement level. There is a lift for ADA access from street entrance and two large multi stall ADA complaint bathrooms in the common area near entrance. Restaurant or bar use would be a great fit for the space. It also lends itself well toward an experience based business. Owner is open to your ideas and eager to work with you! Easy to show!

SURROUNDING AREA



I-5 Freeway

Western Washington University

State Street Apartments

YMCA

Mallard Ice Cream

Commercial St. Parking

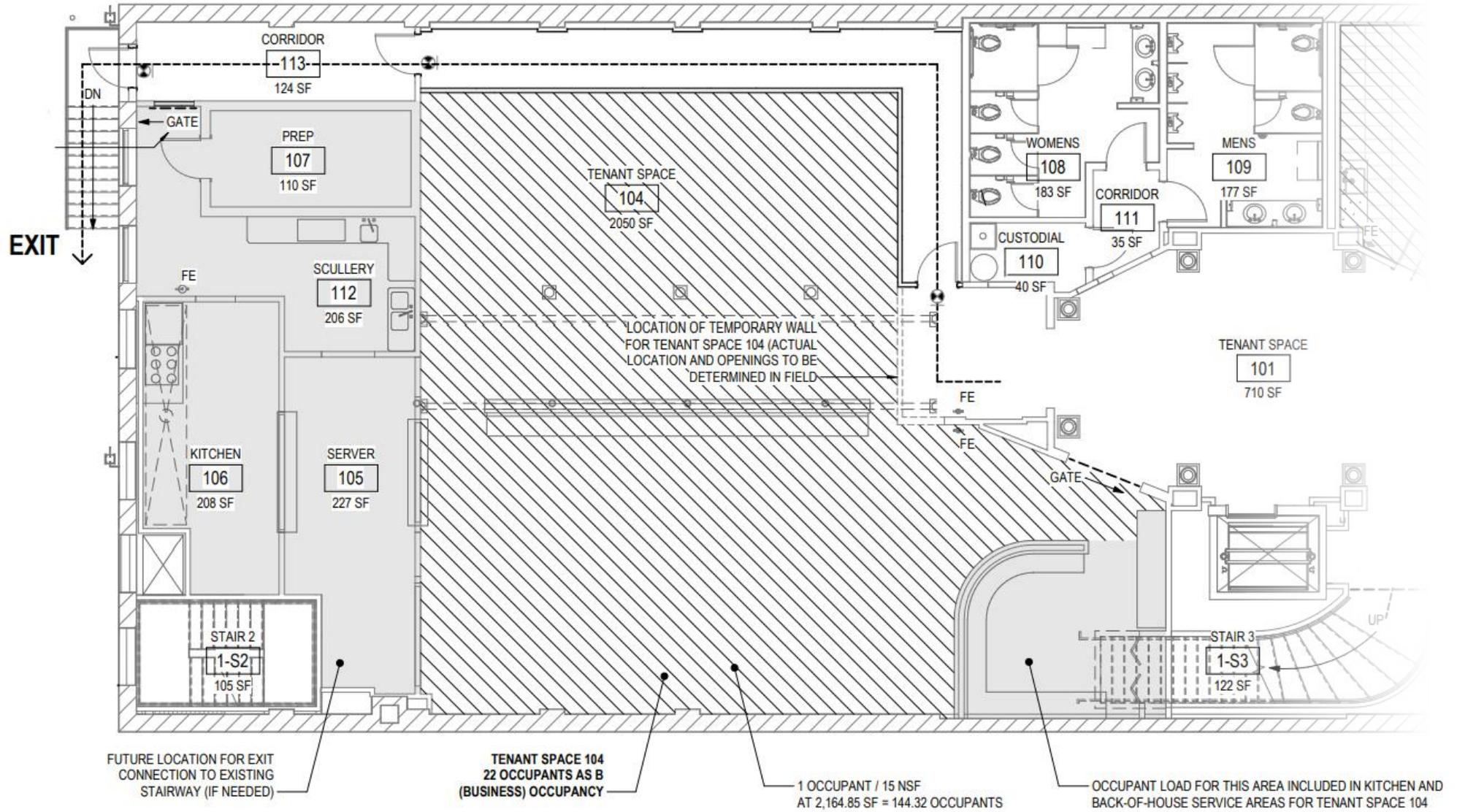
WTA Bus Depot

Renaissance Building

Pure Bliss

Mt. Baker Theater

FLOOR PLAN



SUITE INTERIOR



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LOBBY



MARKET AREA

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.



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.

DEMOGRAPHICS



Population

230,077



Average HH Income

\$80,569



Median Age

39

Whatcom County:

Bellingham:

93,910

\$56,198

37.5

DOWNTOWN DEVELOPMENT



Over the past decade, the city center has been a huge focus for the City of Bellingham. Helping improve the surrounding area with incentives for businesses and helping to create more housing through multifamily development. These have included portions of the area being labeled as Opportunity Zones and creating tax write offs for business through the Downtown Main Street Program. It's easy to see the focus the city is putting behind the Downtown District and how they are looking to funnel new energy into the area to help produce a happier and healthier environment for people to live, work, and socialize.

A major focus for the area has also been quickly moving to meet the demands for house units. Over the last five years, Bellingham has felt the crunch with more not only more people looking to live within the city, but in close proximity to Downtown. In the surrounding 3 miles of the city center there are over 7,000 housing unites and population of over 18,000 people. In 2021 alone 1,063 new permits for were approved for multifamily housing in Bellingham, making up 82% of the new housing construction for that year. Notable additions to the downtown area, can be seen in the large development of apartment buildings along North State St. As well as the continued construction plans for the condo and apartment buildings on the waterfront.

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