

# MERIDIAN SQUARE

4280 Meridian St., Bellingham, WA 98225



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Commercial Sales | Leasing | Management  
114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://www.PacificContinentalRealty.com)



# THE OFFERING



## Suite #106: 3,559 Square Feet

Base Rent: \$18.00 Square Foot / Year

Base NNN: \$6.50 Square Foot / Year

Base Rent + NNN = \$7,266.30 / PM

CBA #: 10971514

## Suite #120: 10,688 Square Feet

Base Rent: \$22.00 Square Foot / Year

Base NNN: \$6.50 Square Foot / Year

Base Rent + NNN = \$25,384 / PM

CBA #: 10934223

## Suite #140: 6,040 Square Feet

Base Rent: \$22.00 Square Foot / Year

Base NNN: \$6.50 Square Foot / Year

Base Rent + NNN = \$14,345 / PM

CBA #: 10969907

New pricing plan with landlord flexibility. Meridian Square is situated at the high traffic intersection of Meridian St. and W. Kellogg Rd. The Center has a new high visibility LED Reader Sign on Meridian Street and a large backlit monument sign off Kellogg Rd. Currently the Center is anchored by PeaceHealth Wound Healing Center and Olive Garden with multiple retail medical, retail endcap and office spaces available. 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. The 1,460 SF endcap facing W. Kellogg Rd. with the former AAA space at 3,559 behind it is also available and could be combined for 5,019 sq ft.



# THE NEIGHBORHOOD

The immediate area surrounding Meridian square is broken up into three different neighborhoods, Cordata, Meridian, and King. This location is surrounded by the residential neighborhoods of King and Cordata, which sit on either side of Meridian Square. Both Cordata and King Neighborhoods are expected to continue to grow, with its primary zoning being allocated to single and multi-family housing. Within five minutes of the square you can find Whatcom Community College, Bellis Fair Mall, multiple hotels, Best Buy, Walmart, and a multitude of other retail shops. The Meridian Neighborhood is the retail hub of Bellingham.







# SURROUNDING AREA

- 1) Meridian Square
- 2) Bakerview Square
- 3) Bellis Fair Mall
- 4) Whatcom Community College
- 5) King Mountain Neighborhood  
(Extends East)
- 6) Cordata Place
- 7) Cordata Neighborhood (Extends  
West)
- 8) Best Buy, HomeGoods, Macy's
- 9) WinCo

## Other Nearby Businesses:

Petco | Starbucks | Olive Garden |  
Woods Coffee | Hobby Lobby | La  
Quinta Inn | Home Depot | Barnes &  
Nobles | Walmart |  
Holiday Inn | Quality Inn | Dicks  
Sporting Goods | PetSmart | Fred  
Meyer | Target | Burlington Coat



# SUITE 106

- 3,559 SF
- Opportunity for Signage on Building
- Private Offices
- Private Bathrooms
- Double Door Entrance
- ADA Accessible
- Ample Parking



← Kellogg Rd →

↑ Meridian St ↓

# SUITE 106





← Meridian St →



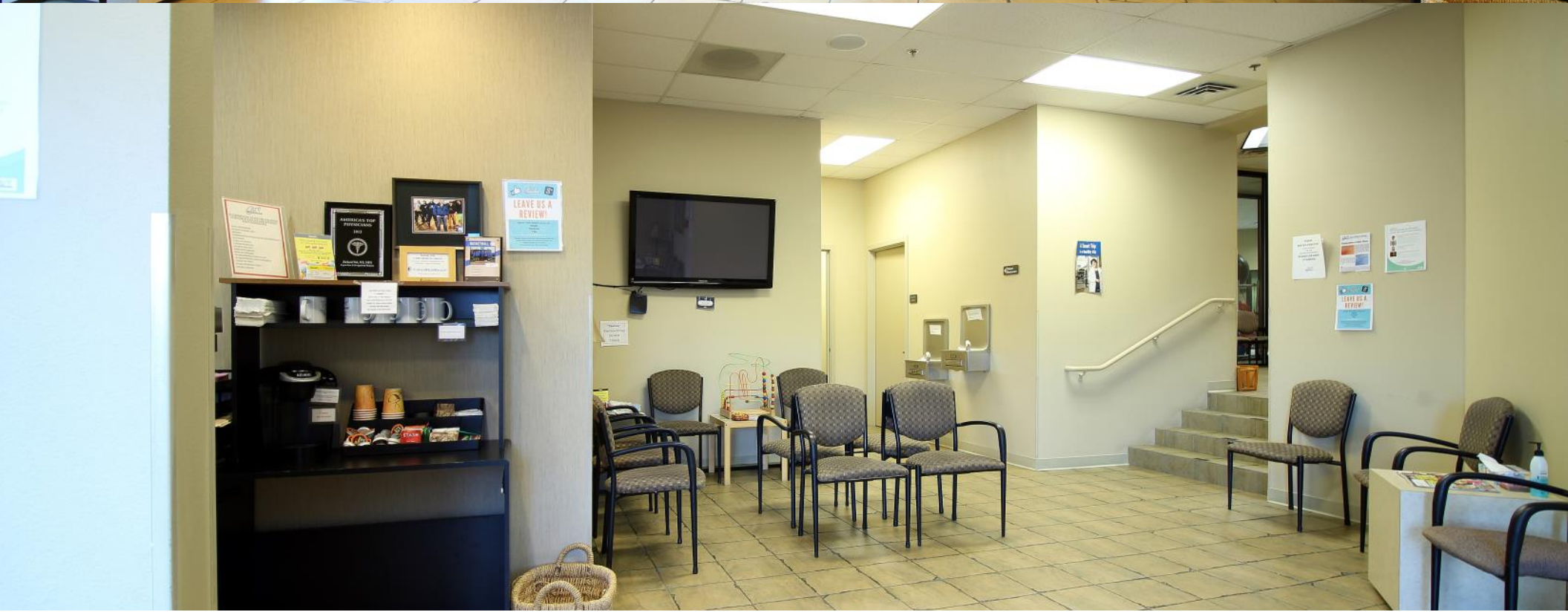
# SUITE 120

- 10,688 SF
- Medical Space
- Multiple Private Offices, Exam Rooms, Bathrooms
- Large Open Space used for Physical Therapy
- ADA Access

↑ Kellogg Rd ↓

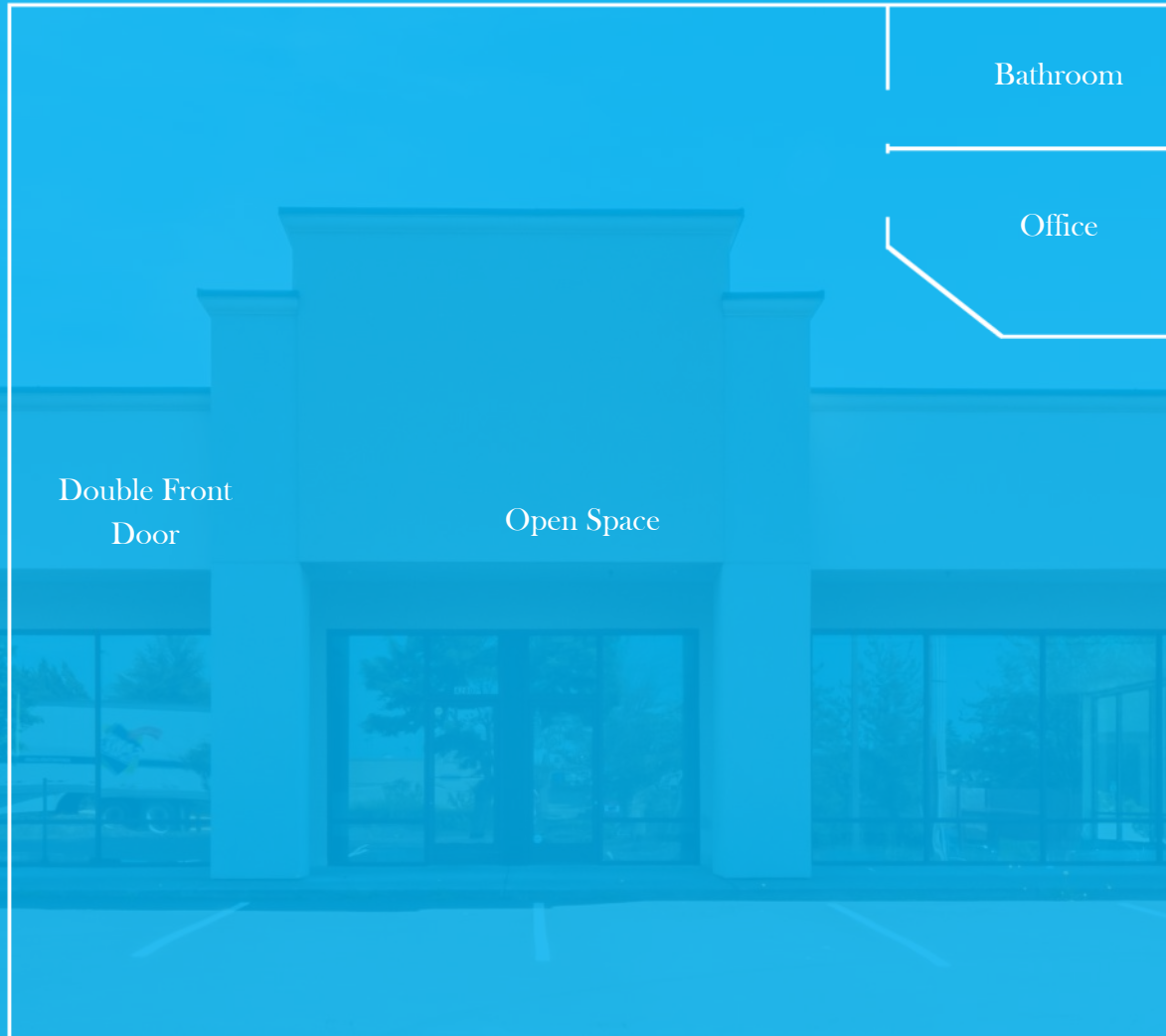


# SUITE 120





# SUITE 140



- 6,040 SF
- Endcap Unit Facing Meridian St.
- Ample Parking
- Private Bathroom
- Large Windows Surrounding the Space



# SUITE 140





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