

PROFESSIONAL OFFICE SUITES

4340 Pacific Highway, Bellingham, WA



Benjamin Black, Broker

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Commercial Sales | Leasing | Management

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

OVERVIEW



Suite 103: 1,719 Square Feet

Base Rent: \$20 Square Foot / Year

Base Rent = \$2,865 Gross / Per Month

CBA #: 33138738

Suite #206: 1,086 Square Feet

Base Rent: \$16 Square Foot / Year

Base Rent: \$1,448 Gross / Per Month

CBA #: 33138824

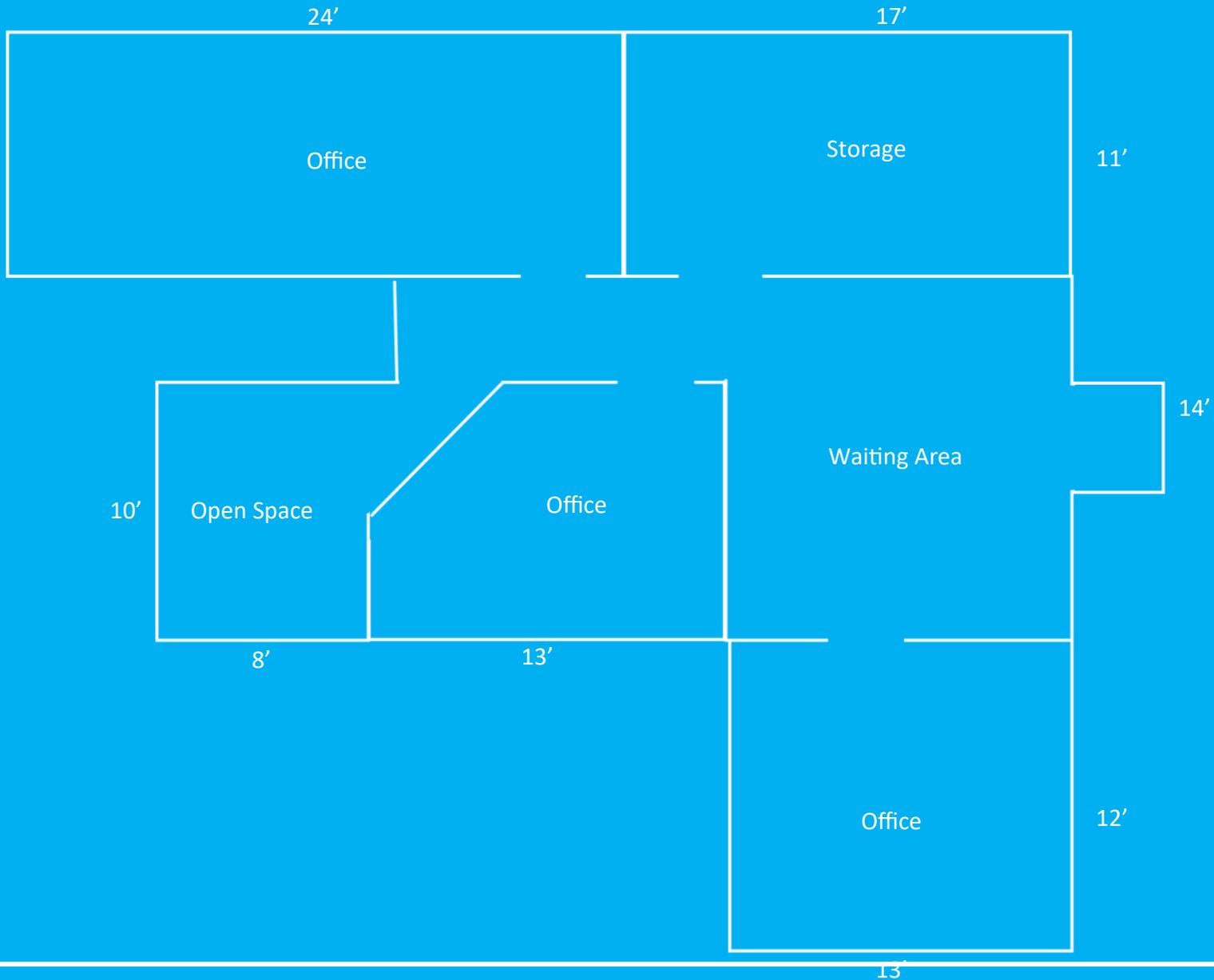
The spacious first-floor suite 103 consists of an open reception area, four office/workspaces, a breakroom, and a sink. The second-floor suite 206 includes three large offices with a break area connecting all of the offices.

The professional office building comes with an ample amount of parking as well as available large signage. Its located right on the edge of northern Bellingham, minutes from the Bakerview Fred Meyer and Costco. It is also very close to the airport, with easy access to the I-5 freeway heading both North and South.

FLOOR PLAN

The spacious first-floor suite consists of an open reception area, four office/workspaces, a breakroom, and a sink. The building itself is very well-maintained and features a large parking lot for clients, and signage opportunities.

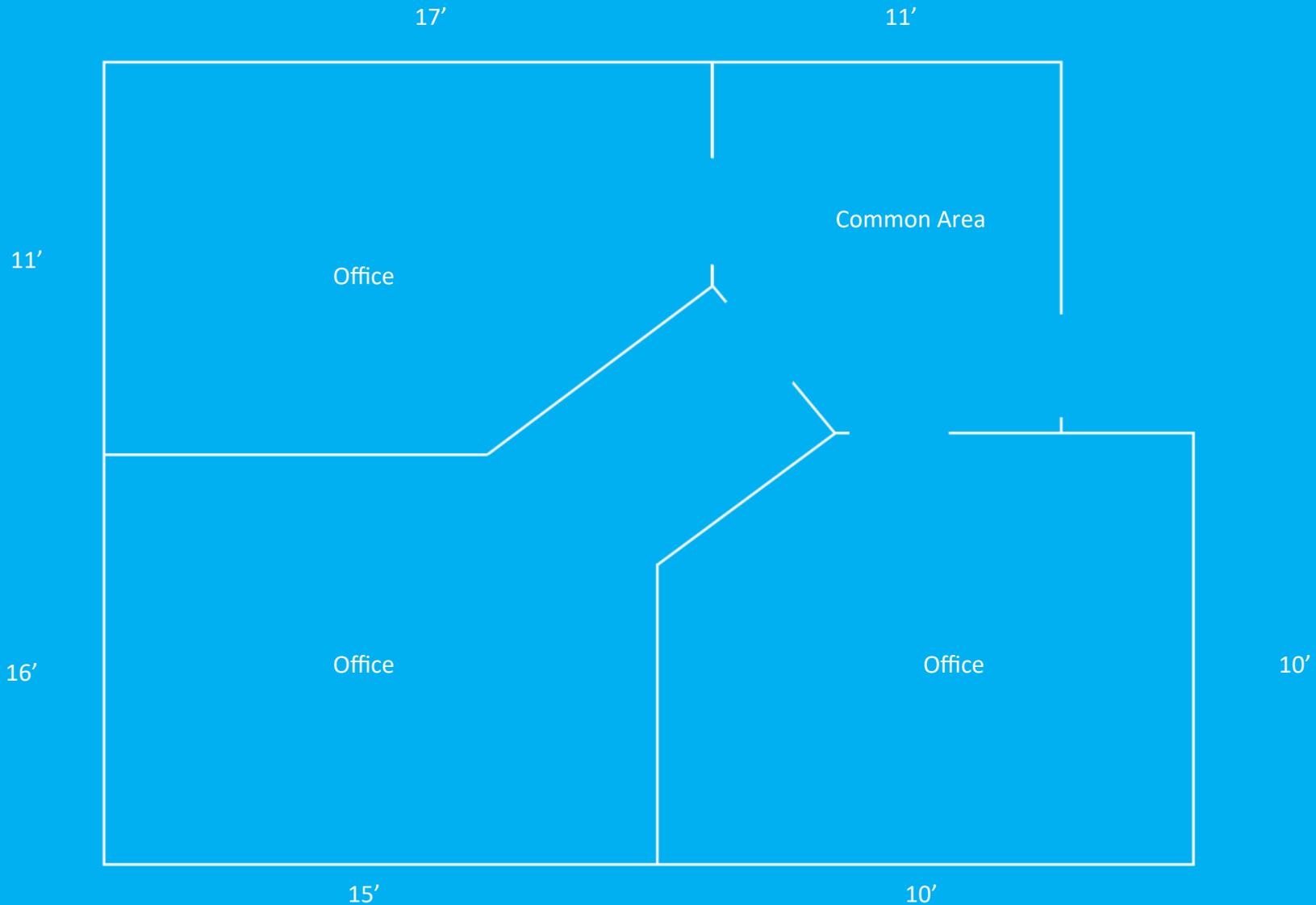
All measurements are estimates.





FLOOR PLAN

Suite 206 encompasses three different offices as well as a shared common area that connects to all the suites. Each space has large windows for natural light lockable doors for privacy. Additionally, the main common area can be sectioned off as well.





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

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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.