

# BIRCHWOOD MEDICAL CENTER

520 Birchwood Ave., Bellingham, WA 98226



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Commercial Sales | Leasing | Management

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

# OVERVIEW



## Suite 450B: 1,348 Square Feet

Base Rent: \$27.00 Square Foot / Year

Base NNN: \$8.67 Square Foot / Year

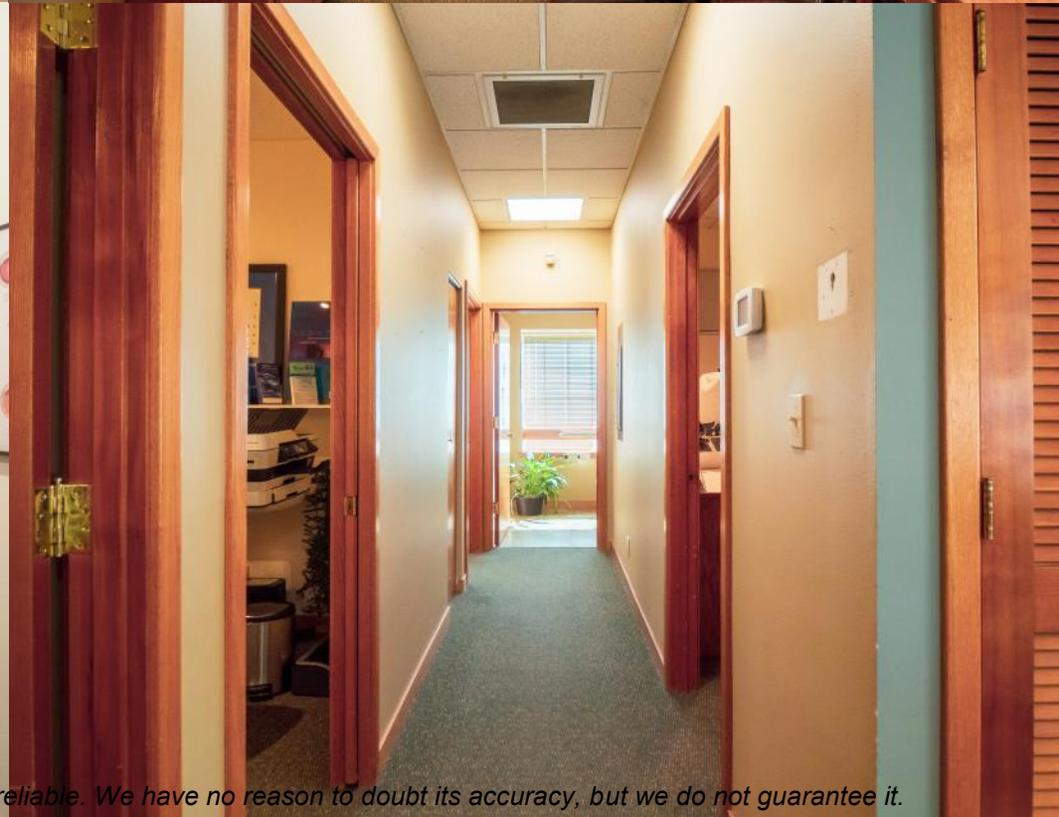
Base Rent + NNN = \$4,006.93 / Per Month

CBA #: 10982294

Birchwood Medical is located less than half a mile from the local hospital and minutes from the I-5 freeway. Its convenient location creates an easy way for any of your patients to go to and from your business. The medical center has plenty of parking and can be accessed easily from all areas of Bellingham.

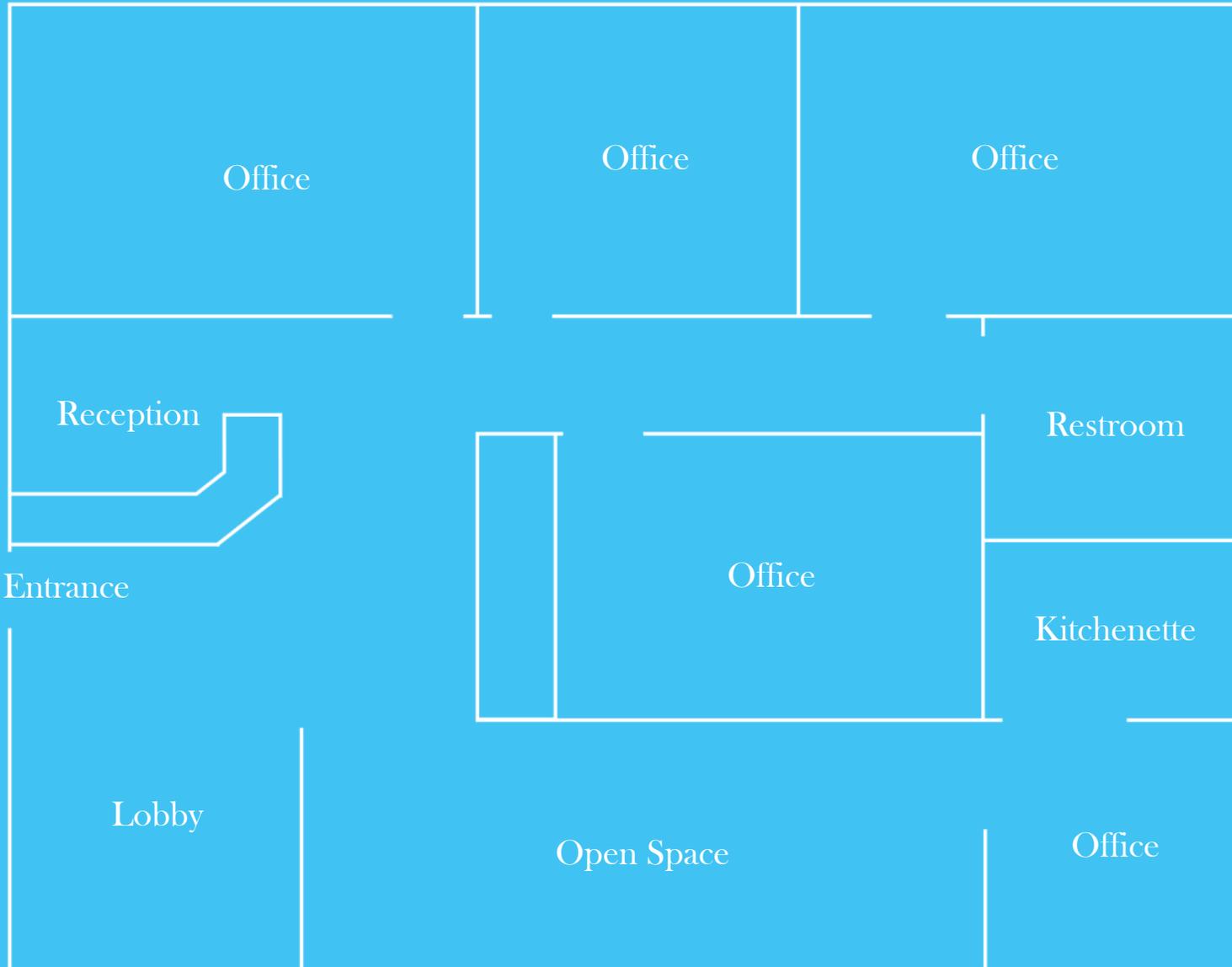
This medical space has a reception area/waiting room, with shelving and storage. It is also both equipped with office space, kitchenettes with break room, and private restrooms.

# SUITE 102



# SUITE 450B – 1,348 SF

Suite 450B is a prime medical office at Birchwood Medical Center located on Squalicum Parkway. The space is equipped with five private offices, a lobby with reception desk, showroom, a kitchenette, and restroom.



# 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.*