

# CORDATA PLACE

4151 Meridian St., 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 102 : 1,525 SF

Base Rent: \$19 Square Foot / Year

Base NNN: \$6.10 Square Foot / Year

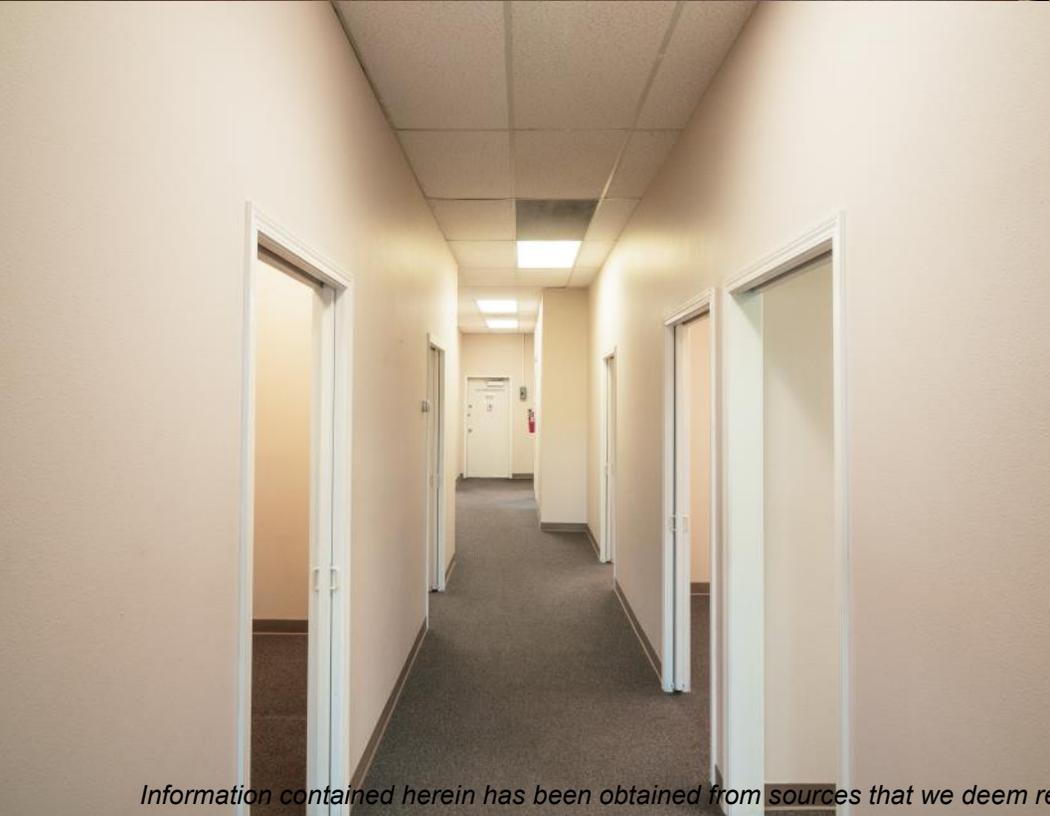
Base Rent + NNN: \$3,189.79 / Per Month

CBA #: 28441088

Opportunity to lease a spacious seven-office suite at Cordata Place, the retail center located at the intersection of Guide Meridian and Bakerview. In addition to seven private offices, this inline suite features a lobby, restroom and kitchenette and offers excellent signage opportunities fronting Meridian St, one of the highest-traffic roads in Bellingham. Ample parking and easy I-5 access. Space was formerly leased by Sunrise Services.

Cordata Place is surrounded by 3,000,000 sf of commercial retail development and is within minutes from Bellis Fair Mall and many other shopping and dining establishments. Anchored by Burlington Coat Factory.

# SUITE 102



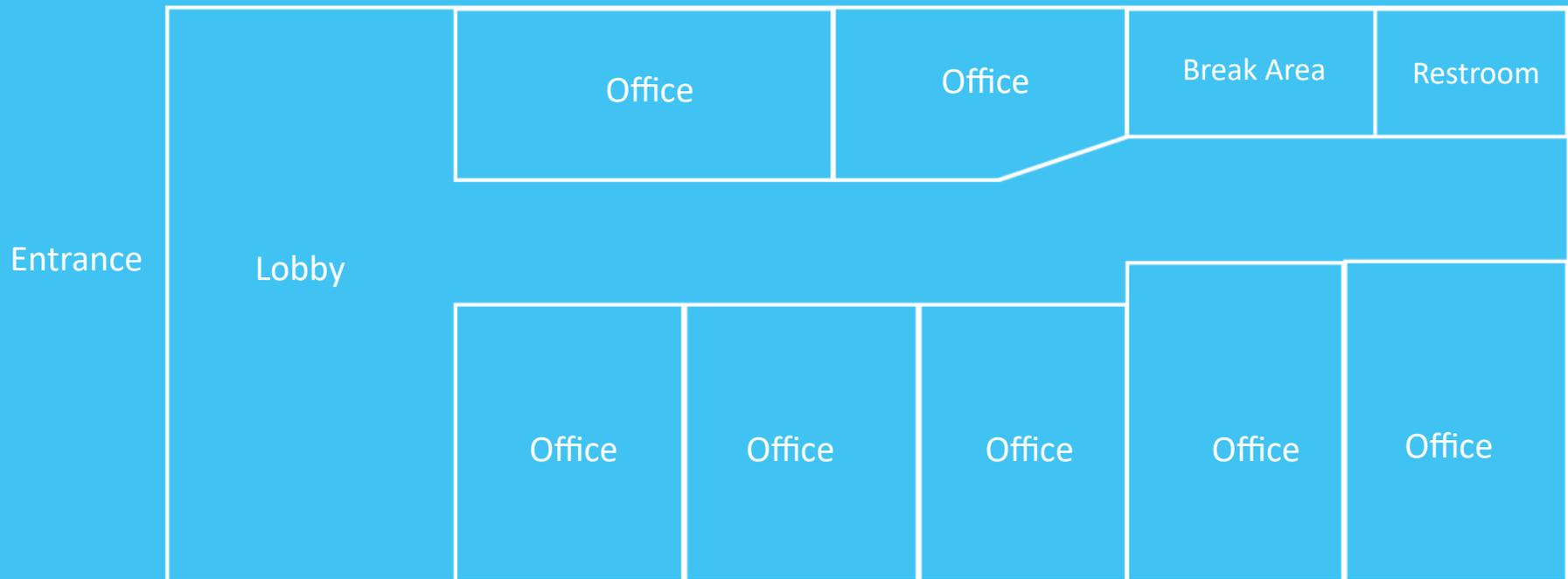
# SUITE 102



*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.*

# SUITE 102 – 1,525 SF

Suite 102 at Cordata Place is a 1,525 sf inline office suite featuring seven private offices, a lobby, restroom, and break room with kitchenette. Excellent opportunities for signage on Meridian St, easy I-5 access, ample parking, and close to countless shopping and dining establishments.



# 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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