

Retail Space For Lease

[20 Bellwether Way](#), Bellingham WA

Suite 109: 4,145 SF @ \$8,635 /M (\$25 SF/Y) + NNN \$1,845 (\$5.34 SF/Y)

This extraordinary space in the most upscale and secure area of the Bellingham waterfront in the new Bellwether Apartments offers an exceptional opportunity. Located on the ground floor with an unobstructed view of a working section of the waterfront, of the City and the mountains, the 4,145-sf cold shell is awaiting custom completion. 100% TI allowance possible. The space is suitable for usage by a single tenant or for division into multiple suites. It is designed to accommodate water-oriented office use, a restaurant, cocktail lounge, wine bar, coffee bar and more. Space is available for exterior seating. Located adjacent to the Waterfront Trail, to four of the city's finest Class A office buildings and to the 1,400-slip Squaticum Harbor Marina.

Contact: [Scott Walker @ \(360\) 220-0370](#)



[Lynden Towne Plaza](#) Guide Meridian at Birch Bay-Lynden Road, Lynden

Suite 8160: 8,618 SF @ \$10,460 /M (\$13 SF/Y) + NNN \$2485 /M (\$3.10 SF/Y) |

CBA #: 565878

Suite 8170: 2,150 SF @ \$4,479 /M (\$25 SF/Y) + NNN \$555 /M (\$3.10 SF/Y) |

CBA #: 640226

Retail Pad: 2,000 SF @ \$5,000 /M (\$30 SF/Y) + NNN \$200 /M (\$1.20 SF/Y)

CBA #: 646058

Grocery-anchored shopping center, located at the active intersection in Lynden. Neighboring Tenants include Food Pavilion, McDonald's, Coconut Kenny's, Papa Murphy's, Subway, Dairy Queen, El Ranchito, Cruisin Coffee, Guide Insurance, numerous banks & more!

Contact: [Kirk Ennen @ \(360\) 220-1575](#) Or [Nate Ennen @ \(360\) 510-7696](#)



[Iowa Business Park](#) 1700-1780 Iowa St, Bellingham, WA 98225

Suite 1772: 2,424 SF @ \$18 SF/Y + \$4.77 NNN = \$4,599.54 Per Month

Suite 1780: 1,865 SF @ \$18 SF/Y + \$4.77 NNN = \$3,538.83 Per Month

Opportunity to lease a suite at Iowa Business Center! Iowa Business Center is only minutes from I-5 North and South entrances and has ample parking in its large, private parking lot. Also, offers signage opportunities on a highly visible monument sign fronting Iowa Street.

Contact: [Heather Baker \(360\) 927-0639](#)



Retail Space For Lease

Gateway Centre 1313 Maple Bellingham WA
Suite 101: 1,554 SF @ \$2,849 /M (\$22 SF/Y) Gross

1,554 sq ft office or retail location on the ground floor of Gateway Centre that includes a kitchenette and ADA bathroom. There is bonus opportunity to grow your business by leasing additional executive suite space full or part time as needed.

Gateway Centre is a meticulously maintained building centrally located in Bellingham with easy I-5 access with an abundance of parking. Formerly a pharmacy, and would work well for most destination retail. Other uses could be a law office, physical therapy, doctor, dentist, insurance agency, real estate group and more. Turnkey suite that is bright and open.

Contact: [KC Coonc @ \(360\) 305-9977](#)



Meridian Square 4280 Meridian St, Bellingham, WA
Suite 106: 3,559 SF @ \$5.339 /M (\$18 SF/Y) + NNN \$1,928 /M (\$6.50 SF/Y)
Suite 120: 10,688 SF @ \$24,940 /M (\$28 SF/Y) + NNN \$5,790 /M (\$6.50 SF/Y)
Suite 140: 6,040 SF @ \$14,093 /M (28 SF/Y) + NNN \$3,272 /M (\$6.50 SF/Y)

Meridian Square is a retail medical office hub centrally located on the Meridian and Kellogg signalized intersection. The center is currently anchored by PeaceHealth and Olive Garden. 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.

Contact: [KC Coonc @ \(360\) 305-9977](#)



Gaston Bay Building 2925 Roeder Ave, Bellingham, WA
Suite 120: 1,677 SF @ \$2,935 /M (\$21 SF/Y) + NNN &1,004.80 /M (\$7.19 SF/Y)
Suite 121/122: 5,495 SF @ \$8,700 /M (\$19 SF/Y) + NNN \$3,292.42 /M (\$7.19 SF/Y)

Located on Bellingham's waterfront with 360 degree views from all floors. Liberal use of windows, flexible floor plans, and a private rooftop deck to showcase the beautiful views of Bellingham Bay. Suite 120 was recently finished to turn-key ready to move in. Suite 121/122 is vanilla shell. The building has Gold LEED certification pending which leads to lower expenses, and higher productivity rates. Received 2013 NWAIA Design Award.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)



Prime Waterfront Class A Office Suites 21 Bellwether Way, Bellingham WA 98225
Suite 101: 1,383 SF @ \$2,535 /M (\$22 SF/Y) + \$890 /M (\$7.72 SF/Y)

Gorgeous high-visibility ground floor studio available on waterfront in Bellingham. 1,383 sf suite was designed/build as a Barre studio but pandemic blocked use. Main studio may be used for dance, exercise, gym or other similar uses. See OM and video tour. Expansion into contiguous 600 sf is also available. High traffic and excellent demographic area. Located next to waterfront trail and Squalicum Harbor Marina. 174-slip private underground parking garage with separate, secure bicycle storage and private bathrooms with showers.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Retail Space For Lease

Ferndale Crossings 5905 Portal Way, Ferndale, WA

Building B: 1,500-7,500 SF @ \$2,250-\$11,250 /M (\$18 SF/Y) + NNN \$463-\$2,313 (\$3.70 SF/Y)

Building C: 1,500-7,500 SF @ \$2,250-\$11,250 /M (\$18 SF/Y) + NNN \$463-\$2,313 (\$3.70 SF/Y)

Outstanding location off I-5 exit 263 in Ferndale. Maximum SF is flexible. New construction with flexible layout and interior design. Construction to begin once tenants for 3,000+ SF are obtained. 134 parking spaces when complete. Great visibility from I-5 plus rapidly increasing traffic count on 2nd Ave and Portal Way. Adjacent to Ferndale City Park and across the street from Cruisin Coffee. Other tenants are Anytime Fitness, Custom Prescription Shoppe and Edaleen Dairy Store.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Pad at Lynden Towne Plaza 8112 Guide Meridan Rd, Lynden, WA 98264

2,000 SF @ \$5,000 (\$30 SF/Y) + NNN \$623 /M (\$3.74 SF/Y) | CBA #: 28396644

2,000 sf building site on 26,000 sf lot situated between Dairy Queen and McDonalds with ample parking and drive-thru opportunity. Lynden Towne Plaza is a grocery-anchored shopping center conveniently located in Lynden at the active intersection of Birch Bay-Lynden Road and Guide Meridian! This intersection sees over 24,000 cars daily and is enroute to the busiest US/Canada border crossing. Pad site is highly visible from Birch-Bay Lynden Road and Guide Meridian.

Contact: [Contact: Kirk Ennen @ \(360\) 220-1575 Or Nate Ennen @ \(360\) 510-7696](#)



The Renaissance Building 1414 Cornwall Ave, Bellingham, WA 98225

Main Floor Suite: 2,798 SF @ \$5,013 /M (\$16 SF/Y) + NNN \$5.50 SF/Y

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!

Contact: [Heather Baker @ \(360\) 220-0370](#)



204 W. Holly St., Bellingham WA

Suite: 4,500 SF @ \$18.00 SF/Y + \$3.00 SF/Y NNN = \$7,875 Per Month

Sublease opportunity to get this beautiful, turn-key space perfect for office or retail. Building was remodeled recently and has a large kitchenette and ADA bathrooms. The main floor is mostly open with some private office space. The mezzanine level in the front has a large conference room that looks out onto Holly St. The mezzanine level in the back has several small offices and some open space. Great window exposure, lots of light, bring your ideas! Central location Downtown across from Black Sheep and Camber!

Contact: [Heather Baker @ \(360\) 927-0639](#)



Retail Space For Lease

Five Columns 1301 E. Maple Bellingham, WA

4,437 SF @ \$7,395 /M (\$20 SF/Y) + \$924 (est \$2.50 SF/Y) NNN = \$8,319.38 Per Month



Outstanding opportunity to lease or purchase 4,437 SF building located in the Samish Neighborhood of Southern Bellingham. The Samish Neighborhood is currently undergoing rapid gentrification, with multiple low-rise apartments with mixed use commercial space. Ideal location restaurant use, however, conversion to office, retail, or financial institution would not be difficult due to open floor plan.

Target market trending toward WWU students with a value menu brewpub or sports bar concept would work well at this location. Seating for up to 141 guests, very large functional kitchen, and plenty of parking available by a 3-property reciprocal parking agreement. Please view with discretion.

Contact: [KC Coonc @ \(360\) 305-9977](#)

Iowa St. Retail & Industrial 1400 Iowa St, Bellingham, WA 98229 **PENDING**

6,600 SF @ 28.64 SF/Y + \$3.03 NNN = \$17,418 Per Month



Bellingham's Auto and Equipment Row sales lot with 2,000 sq ft sales office and 4,600 sq ft repair shop on 1.5 plus acres for \$15,750 per month plus nnn. There is approximately 30,000 sq ft of paved yard frontline to Iowa Street with the rear of the property consisting of crushed rock and security fenced. The sales office has three private offices adjacent to the showroom and customer service desks. Connected in the middle is a warehouse space that works as storage. The third section is a 3-bay repair service building with three 12'x16' roll up doors. Single user with subtenant consideration for master lease. Easy north and south bound signalized intersection access for your customers and big rigs onto Iowa Street. I-5 Exit 254.

Contact: [KC Coonc @ \(360\) 305-9977](#)

Burlington Plaza 200 Fashion Way, Burlington, WA 98233

Extraordinary opportunity to locate in Burlington Plaza, the redeveloped successor to the former outlet mall, in the Hub of Northwest Washington positioned adjacent to Costco between I-5 and Burlington Blvd. Excellent exposure and high Traffic ADT 61,000 (I-5) and 27,000 Burlington Blvd. Abundant free parking. No NNN until 2024. Suites from 1,000 to 10,000 sf. Suites may be combined.

The property will no longer be an outlet mall. While outlet stores will be welcome, the focus will instead be on creating a blend of office, medical, professional, recreational, retail, community uses and permitted light industrial uses.

Suites for lease inquire with broker for additional information

Contact: [Scott Walker @ \(360\) 220-0370](#)



Office Space For Lease

Barkley Medical Center, 2075 Barkley Blvd, Bellingham WA

Suite 100: 2,736 SF @ \$5,472 /M (\$24 SF/Y) + NNN \$1,627.92 /M (\$7.14 SF/Y)

Suite 230: 926-1,036 @ \$30 + \$7.14 NNN = \$2,865.97 — \$3,206.42

The Barkley Medical Building is the premium location for medical tenants within Barkley Village. The building offers great exposure and plenty of parking for staff and clients. This 2,900 SF suite is street level with retail exposure. The floor is prepped for a medical build out with \$35/SF T.I. allowance included in the lease rate. This is the only available suite located in the Barkley Medical Building.

Contact: [KC Coonc @ \(360\) 305-9977](#)



20 Bellwether Way Bellingham, WA

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This extraordinary space in the most upscale and secure area of the Bellingham waterfront in the new Bellwether Apartments offers an exceptional opportunity. Located on the ground floor with an unobstructed view of a working section of the waterfront, of the City and the mountains, the 4,145-sf cold shell is awaiting custom completion. 100% TI allowance possible. The space is suitable for usage by a single tenant or for division into multiple suites. It is designed to accommodate water-oriented office use, a restaurant, cocktail lounge, wine bar, coffee bar and more. Space is available for exterior seating. Located adjacent to the Waterfront Trail, to four of the city's finest Class A office buildings and to the 1,400-slip Squalicum Harbor Marina.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Luther Building 115 W Magnolia St. Bellingham, WA 98225

Suite 207: 420 SF @ \$600/M Gross

Four office suites in the Luther Building located in the heart of Bellingham's central business district. Each office suite is a 2-room space that provides ample natural light. Next to the building is the Commercial Street Parking Garage, providing accessible parking to you, your staff, and clients. Can combine all four suites into one office space.

Contact: [Ben Black @ \(864\) 906-3225](#)



Iowa Business Park 1700-1780 Iowa St, Bellingham, WA 98225

Suite 1772: 2,424 SF @ \$18 SF/Y + \$4.77 NNN = \$4,599.54 Per Month

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Opportunity to lease a suite at Iowa Business Center! Iowa Business Center is only minutes from I-5 North and South entrances and has ample parking in its large, private parking lot. Also, offers signage opportunities on a highly visible monument sign fronting Iowa Street.

Contact: [Heather Baker \(360\) 927-0639](#)



Office Space For Lease



3800 Byron Ave Bellingham, WA 98225

Suite 108: 1,305 SF @ \$2,500 /M (\$23.00 SF/Y) + NNN \$570.93 /M (\$5.25 SF/Y)

Ready for immediate occupancy, the Lincoln Professional Center offers beautifully renovated office space options with excellent parking (105 spaces). Offers a quick trip to and from any part of Bellingham - 5 minutes from PeaceHealth St. Joseph's Hospital, Western Washington University and downtown. Half a block from WTA's Lincoln Creek Park & Ride Station.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Cascade Business Park 5373 Guide Meridian St, Bellingham, WA 98226

D-7: 1,500 SF @ \$1,350 /M (\$.90 SF/M) Modified Gross

E-205: 732 SF @ \$775 /M (\$12.70 SF/Y) Modified Gross

D-6: 1,500 SF @ \$1,350 /M (\$.90 SF/M) Modified Gross

D-11: 2,000 SF @ \$2,700/M (\$.90 SF/M) Modified Gross

Minutes from north Bellingham sits Cascade Business Park. The multifunctional spaces within the park are housed alongside the highly populated Guide Meridian Road, which sees over 30,000 vehicles daily and customers from Canada. The location is perfect for any business wishing to have easy access to the city of Bellingham while simultaneously be able to travel across the border with ease.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)

Five Columns 1301 E. Maple Bellingham, WA

4,437 SF @ \$7,395 /M (\$20 SF/Y) + NNN \$924 (est \$2.50 SF/Y)

Outstanding corner restaurant location in Bellingham for over 45 years. Current owner is looking to retire soon after 32 years in operation. Seating count for up to 141 guests, very large functional kitchen with ample parking. Restaurant hours are 11am to 830pm Tuesday thru Saturday and Sunday 8am to 830pm Sunday. Excellent opportunity to expand hours and add Monday to your operation. Excellent opportunity to simply take over the reins with the FF&E and expand your opportunity or convert to the business model of your choosing. A brew pub or sports bar concept would work well at this location. This is a turnkey restaurant that is operational so please view with discretion.

Contact: [KC Coonc @ \(360\) 305-9977](#)



450 Birchwood Ave Bellingham, WA

Suite 450B: 1,348 SF @ \$3,033 (\$27 SF/Y) + NNN \$837 (\$7.45 SF/Y)

Medical office space in a prime location close to the hospital. Large waiting room, reception office, open area, private office, break room with bathroom, patient bathroom, and lab area.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)

Office Space For Lease

[Bellingham Crown Plaza Executive Suites](#) 114 W. Magnolia St., Bellingham, WA

SUITES AVAILABLE FROM \$450/M, ALL INCLUSIVE



Located in the Crown Plaza Building in the heart of Bellingham's central business district. Full-time office manager on site caters to your needs, friendly receptionists who greet your clients, answer your phone calls to your specifications, mail service, e-mail service, courier service, copier and fax services, concierge and janitorial services. Use of four fully furnished conference rooms, furnished reception and waiting area, complementary guest parking adjacent to building, office furniture in every suite, full kitchen/break room, signage on door of your suite and the Crown Plaza Building's first floor directory, fully air-conditioned, 24-hour access. Warm sense of community and vibrant, diverse professional work environment. Rent includes phone and internet (fiber).

Contact: [Heather Baker](#) @ (360) 671-4200 x 105

[Crown Plaza Building](#) 114 W. Magnolia Street, Bellingham, WA 98225

Suite 104: 1,049 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$1,930.16 /M
Suite 107: 1,612 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,966 /M
Suite 108: 655 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$1,205.20
Suite 109: 675 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$1,242 /M
Suite 302: 3,702 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$6,812 /M
Suite 316: 1,241 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,283 /M
Suite 500: 2,520 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$4,637 /M
Suite 501: 1,600 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,944 /M
Suite 505: 3,947 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$7,591 /M
Suite 506: 1,623 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,716 /M



Beautiful professional office building w/ fiber optic internet. Renovated historic building w/ elegant interior. Great location in heart of Bellingham's central business district. Close to city, county, & federal buildings. Hundreds of services to support your business nearby. Walking distance to everything. Scenic view of the waterfront, Mt. Baker and beautiful downtown Bellingham. Outstanding natural light. Managing company on site. UPS/FedEx drop boxes in lobby. Free customer parking on site. All spaces are bright, modern and clean.

Contact: [Heather Baker](#) @ (360) 671-4200 x 105

[2101 Cornwall](#) Bellingham, WA 98225

Suite 201: 860 SF @ \$931.67 (\$13 SF/Y) + NNN \$346.87 (\$4.84 SF/Y)

Opportunity to lease a central office suite at 2101 Cornwall. Suite #201 is an 860 sf open layout suite that features space for multiple workspaces, storage, and ample natural lighting. This suite is on the upper floor and is not ADA accessible. Excellent central location just outside of downtown Bellingham with high street visibility, signage opportunities, and a large private parking lot.

Contact: [Ben Black](#) @ (864) 906-3225



Office Space For Lease



Discovery Park 1400-1420 King St, Bellingham, WA 98229
Suite 102: 1,019 SF @ \$1,401.13/M (\$16.50) + NNN \$420.34 /M (\$4.95)

Suite B104 has three different offices for lease. The shared common area is professional and quiet. The offices themselves offer a great private setting for both work and hosting clients.

Contact: [Ben Black @ \(864\) 906-3225](#)



Meridian Square 4280 Meridian St, Bellingham, WA
Suite 106: 3,559 SF @ \$7,266 /M (\$18 SF/Y) + NNN \$1,928 /M (\$6.50 SF/Y)
Suite 120: 10,688 SF @ \$24,940 /M (\$28 SF/Y) + NNN \$5,790 /M (\$6.50 SF/Y)
Suite 140: 6,040 SF @ \$14,093 /M (28 SF/Y) + NNN \$3,272 /M (\$6.50 SF/Y)

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Ferndale Crossings 5905 Portal Way, Ferndale, WA
Building B: 1,500-7,500 SF @ \$2,250-\$11,250 /M (\$18 SF/Y) + NNN \$462.50-\$2,312.50 (\$3.70 SF/Y)
Building C: 1,500-7,500 SF @ \$2,250-\$11,250 /M (\$18 SF/Y) + NNN \$462.50-\$2,312.50 (\$3.70 SF/Y)

Building B & C: Outstanding location off I-5 exit 263 in Ferndale. Maximum SF is flexible. New construction with flexible layout and interior design. Construction to begin once tenants for 3,000+ SF is obtained. 64 parking spaces. Great visibility from I-5 plus rapidly increasing traffic count on 2nd Ave and Portal Way. Adjacent to Ferndale City Park and across the street from Cruisin Coffee. Other tenants are Anytime Fitness. Custom Prescription Shoppe, and the Edaleen Dairy Store.

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Gaston Bay Building 2925 Roeder Avenue, Bellingham, WA
Suite 120: 1,677 SF @ \$2,935 /M (\$21 SF/Y) + NNN \$1,004.80 /M (\$7.19 SF/Y)
Suite 121/122: 5,495 SF @ \$8,700 /M (\$19 SF/Y) + NNN \$3,292.42 /M (\$7.19 SF/Y)

Located on Bellingham's waterfront with 360 degree views from all floors. Liberal use of windows, flexible floor plans, and a private rooftop deck to showcase the beautiful views of Bellingham Bay. Suite 120 was recently finished to turn-key ready to move in. Suite 121/122 is vanilla shell. The building has Gold LEED certification pending which leads to lower expenses, and higher productivity rates. Received 2013 NWAIA Design Award.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)

Office Space For Lease



Prime Waterfront Class A Office Suites 21 Bellwether Way, Bellingham WA 98225
Suite 420: 3,432 SF @ \$7,722 /M (\$27 SF/Y) + \$2,208 /M (\$7.71 SF/Y)

Bellwether Gate is a beautiful 3-building complex located on the inner harbor of Bellingham Bay featuring Class A office space in a breathtaking setting and offering a 1-minute walk of 4 excellent restaurants and the Hotel Bellwether (voted the #1 Northwest Luxury hotel by Evening Magazine), a walking/jogging trail around a 1,400-slip marina, and inspiration at every turn.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Professional Office Building, 4340 Pacific Highway, Bellingham WA
Suite 103: 1,107 SF @ \$1,845/M (\$20 SF/Y) Gross
Suite 206: 514 SF @ \$901.66/M (\$20 SF/Y) Gross

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.

Contact: [Ben Black @ \(864\) 906-3225](#)



Cordata Place Office 4151 Meridian St, Bellingham, WA 98226
Suite 102: 1525 SF @ \$2,415 (\$19 SF/Y) + NNN \$770 (\$5.82 SF/Y)

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.

Contact: [Heather Baker \(360\) 927-0639](#)



204 W. Holly St., Bellingham WA
Suite: 4,500 SF @ \$18.00 SF/Y + \$3.00 SF/Y NNN = \$7,875 Per Month

Sublease opportunity to get this beautiful, turn-key space perfect for office or retail. Building was remodeled recently and has a large kitchenette and ADA bathrooms. The main floor is mostly open with some private office space. The mezzanine level in the front has a large conference room that looks out onto Holly St. The mezzanine level in the back has several small offices and some open space. Great window exposure, lots of light, bring your ideas! Central location Downtown across from Black Sheep and Camber!

Contact: [Heather Baker @ \(360\) 927-0639](#)

Office Space For Lease

[Burlington Plaza](#) 200 Fashion Way, Burlington, WA 98233

Extraordinary opportunity to locate in Burlington Plaza, the redeveloped successor to the former outlet mall, in the Hub of Northwest Washington positioned adjacent to Costco between I-5 and Burlington Blvd. Excellent exposure and high Traffic ADT 61,000 (I-5) and 27,000 Burlington Blvd. Abundant free parking. No NNN until 2024. Suites from 1,000 to 10,000 sf. Suites may be combined.

The property will no longer be an outlet mall. While outlet stores will be welcome, the focus will instead be on creating a blend of office, medical, professional, recreational, retail, community uses and permitted light industrial uses.

Suites for lease inquire with broker for additional information

Contact: [Scott Walker](#) @ (360) 220-0370



Industrial Space For Lease

Cascade Business Park 5373 Guide Meridian St, Bellingham, WA 98226

D-7: 1,500 SF @ \$ 1,350 /M (\$.90 SF/M) Modified Gross

E-205: 732 SF @ \$775 /M (\$12.70 SF/Y) Modified Gross

D-6: 1,500 SF @\$1,350 /M (\$.90 SF/M) Modified Gross

D-11: 2,000 SF @ \$2,700/M (\$ 1.35 SF/M) Modified Gross



Minutes from north Bellingham sits Cascade Business Park. The multifunctional spaces within the park are housed alongside the highly populated Guide Meridian Road, which sees over 30,000 vehicles daily and customers from Canada. The location is perfect for any business wishing to have easy access to the city of Bellingham while simultaneously be able to travel across the border with ease.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)

Mustang Building 3870 Mustang Way, Bellingham, WA 98226

Suite 102: 4,800 SF @ \$1.00 SF/M Gross | \$4,800 Per Month

4,800 sq ft total with 800 sq ft of office and 4,000 sq ft of warehouse located in the heart of Irongate Industrial Park in Bellingham. Originally designed as a sewing manufacturing facility the building is wired with multiple power cord drops and heated by radiant gas furnace. 600 amps of 3 phase service (heavier power available) with 200 amps of single phase. 12' x 12' grade door, and a grade level truck well with leveler. Landlord upgrading warehouse lighting prior to tenant occupancy.

Contact: [KC Coonc @ \(360\) 305-9977](#)

2425 E. Bakerview Bellingham, WA 98225

Suite 101: 3,750 SF @ \$0.85 SF/M + NNN \$0.20 SF/M = \$3,228.75

The opportunity to lease a warehouse space in the prime area of the Hannegan industrial area. The warehouse space encompasses 3,750 SF with two 14' powered overhead doors, as well as three pedestrian doors into the space. The warehouse space is fully sprinklered, heated and is equipped with 3 phase power.

Contact: [Scott Walker @ \(360\) 220-0370](#)



For Sale

[Gaston Bay Building](#) 2925 Roeder Avenue, Bellingham, WA

22,948 SF @ \$6,950,000

PRO FORMA: \$445,970 CAP RATE: 6.4%

Located on Bellingham's waterfront with 360 degree views from all floors. Liberal use of windows, flexible floor plans, and a private rooftop deck to showcase the beautiful views of Bellingham Bay. The building has Gold LEED certification pending which leads to lower expenses, and higher productivity rates.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#) Or [KC Coonc @ 360-305-9977](#)



[Marina Building](#) 851 Coho Way, Bellingham, WA 98225

Sale Price: \$11,400,000

The Marina Building sits proudly within the Port of Bellingham's Marina District. 100% fully leased, 6.16% Cap on actuals, 3% vacancy credit loss, with a strong mix of regional and local tenants. 1st floor is anchored by LFS retail sales serving marine industry and the 2nd and 3rd floor as Class A office. Secure entry served by elevator. Fully sprinkled. This 47k plus sq ft building has been meticulously upgraded and maintained with a tenant occupancy average of 6.75 years. Building is situated on a landlord favorable Port of Bellingham Land Lease with 40 years remaining. The math works! Abundant parking, in a walkable area with easy access to affiliated services, restaurants, trails and parks. Limited tour available prior to offer submission. Full financial information including building inspection available upon accepted offer.

Contact: [KC Coonc @ \(360\) 305-9977](#) or [Ryan Martin @ \(360\) 319-0040](#)



[Centrally Located Mixed-Use Space](#) 1616 N. State St., Bellingham, WA 98225

Sale Price: \$2,000,000.00

Large, open-concept space on the edge of Downtown Bellingham. 4,950 SF warehouse plus 1,500 SF mezzanine. 4,184 SF showroom with 1,000 SF office space, 2 ADA bathrooms and kitchen/break room. Single phase plus 3 phase power throughout the building permitted former tenants to display a variety of lighting fixtures in the showroom. Loading dock located at the back of the warehouse with two different levels of approach provides ease of access for semi and delivery trucks. HVAC in retail/office portion of the building and gas heaters in warehouse.

State Street is a heavily traveled roadway that has an average daily traffic count of 17,000 vehicles. Additionally, 1616 N. State St. is only minutes away from both I-5 North and South on/off ramps providing ease of access to employees, customers, and clients. An abundance of local breweries, restaurants, and shops reside nearby.

Contact: [Ben Black @ \(864\) 906-3225](#)



For Sale

[Irongate Planned Industrial](#) 2891 E Bakerview Rd, Bellingham, WA 98226

Sale Price: \$2,495,000.00

8.68 acres total of light industrial land on E. Bakerview Road in Irongate Industrial Park with 12,538 sq ft steel building situated on a half-acre of paved parking area and yard. 3.25 acres of additional usable expansion area for laydown or development. Planned stormwater is off site on adjacent property. Recently annexed into Bellingham City limits with heavy power available and sewer and water being brought to property line. Adjacent parcel has plans for RV storage making this property an excellent choice for storage or incubator business park. Owner user a good option with broad permitted uses for manufacturing or fleet related business.

Building is connected to a well and septic system with 320-amp single phase service. Heavy power, sewer, and water available. Please contact listing broker for tour and additional supporting information. Owner financing terms, 50% down, 7.5% interest only, \$7,812.50 monthly, no prepayment penalty, 5-year balloon.

Contact: [KC Coonc](#) @ (360) 305-9977



Land For Sale

[4577 Meridian](#) Bellingham, WA 98225

Sale Price: \$4,159,000 | SF: 594,721 PENDING

Bounded by 470 feet of frontage on Meridian Street/State Route 539 on its east side and 1300 feet of frontage on Horton Road at the northeast entrance to Cordata, this 13.6 acre parcel presents an outstanding development opportunity to capture the benefits of its excellent exposure to the more than 25,000 vehicles passing daily. Permissible uses include a wide range of commercial, retail and light industrial activities as described in BMC Chapter 20.36. Public water and public sewer are available. Wetlands Assessment Completed.

Contact: [Scott Walker @ \(360\) 220-0370](#)



[2240 Grandview Rd](#) Ferndale, WA

Sale Price: \$6,952,176 (1,158,696 SF)

Bounded by the southbound off ramp at Interstate 5 Exit 266 and arterials Grandview Road and Portal Way, this 26.6 acre tract is perhaps the finest undeveloped parcel remaining along Interstate 5 in Washington, lying 10 minutes south of the Canadian border. With its recent change in zoning, it is now suitable for development to its highest and best use. The site is clean, level, unencumbered, free of wetlands, and offers unmatched visibility.

Contact: [Scott Walker @ \(360\) 220-0370](#)

