

BARKLEY MEDICAL CENTER

2075 Barkley Blvd., Bellingham, WA 98225



KC Coonc, Designated Broker
(360) 305-9977 | KC@PCRnw.com

Commercial Sales | Leasing | Management
114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com

THE OFFERING



Suite 230: 926 SF

Base Rent: \$30

Base NNN: \$7.14

Base Rent + NNN = \$2,865.97 / Per Month

CBA #: 31847396

Suite 230 + Additional Exam Room : 1,036 SF app.

Base Rent: \$30

Base NNN: \$7.14

Base Rent + NNN = \$3,206.42 / Per Month

Barkley Medical Center is a premier professional location for tenants looking within Barkley Village. Easily accessible for both clients and employees because of its vicinity to I-5, Sunset Drive, and Hannegan Rd. The building itself has excellent exposure and provides plenty of parking, with multiple accessible parking spots right near the entrance of the building.

The suite sits on the second floor of the building, near both the elevator and stairs. Inside you'll find a nice waiting area and reception desk as well as a large bathroom, and three examination rooms. One is currently used as a private office. Option to expand the space to have another exam room added to the layout.



SURROUNDING AREA

- 1) Barkley Medical Plaza
- 2) Regal Cinema
- 3) Barkley Crossings
- 4) Barkley Neighborhood
- 5) Bellingham Public Library
- 6) Hannegan Road
- 7) Haggen
- 8) Sunset Drive
- 9) Sunset Square

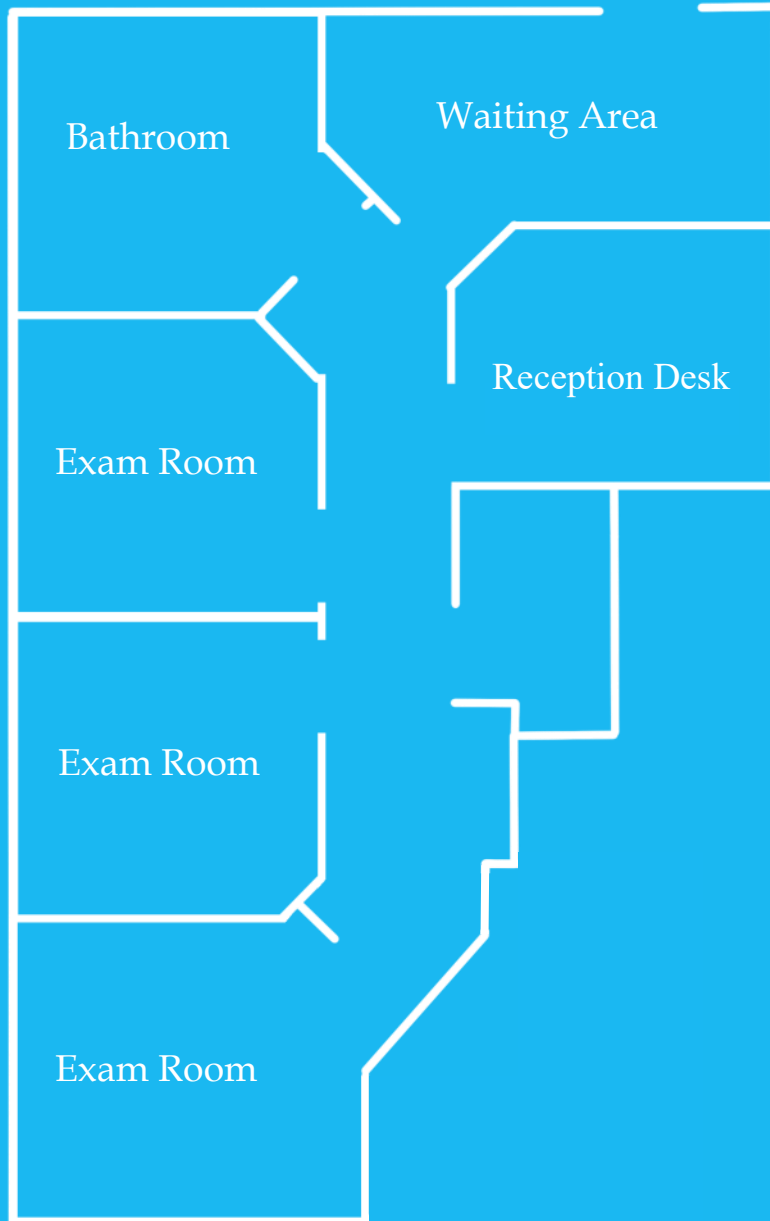
Other Nearby Businesses:

Robeks | Jalapenos | MOD Pizza
| Woods Coffee | Zen Sushi |
Scotty Brown's | Lowe's | Safeway
| Office Depot | Little Tokyo |
North Sound Family Medicine |
Wells Fargo Bank | Piper Family
Dentistry | Smiling Dog Pet Care

FLOOR PLANS

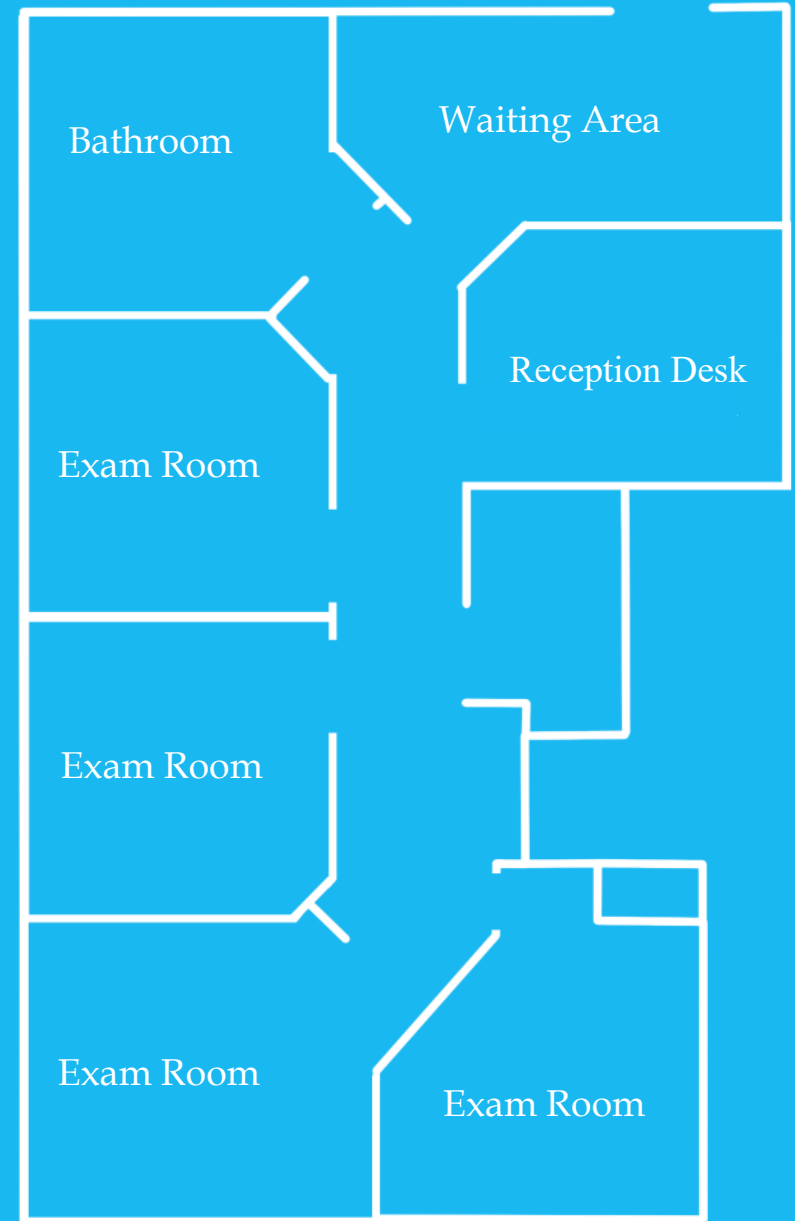
Current Layout – 926 SF

Three exam rooms with a secretary desk, storage, large



Optional Layout – 1,036 SF app.

Four exam rooms with a secretary desk, storage, large bathroom and a waiting area next to the entrance.



INTERIOR



INTERIOR



An aerial photograph showing a large, paved parking lot with many parking spaces, some of which are occupied by cars. The lot is surrounded by various buildings, including a large, multi-story building with a white roof and a smaller building with a red roof. In the background, there are dense green trees and a range of mountains under a clear blue sky. The overall scene depicts a well-developed urban area with ample parking and greenery.

EXTERIOR

- Large parking lot
- Plenty of accessible parking spaces
- Minutes away from I-5
- Located in one of Bellingham's designated Urban Districts
- Located closely to the Barkley, Roosevelt, Alabama Hill, and Silver Beach Neighborhoods

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