

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 100: 2,736 SF

Base Rent: \$24

Base NNN: \$7.14

Base Rent + NNN = \$7,099.92 / Per Month

CBA #: 617105

The Barkley Medical Building is the premium location for medical tenants within Barkley Village. With excellent exposure and plenty of parking for staff and clients, this 2,736 SF suite is a fantastic street-level find.

The suite is prepped for medical build-out with \$35/SF T.I. allowance included in the lease rate based off the usable square footage (2,465 SF). Shell delivery conditions before T.I.s include a front entry door, concrete flooring throughout, sheetrock on exterior demising walls, a 100 amp electrical panel, HVAC equivalent to 1 ton per 350 RSF (but not distributed), and plumbing drains stubbed through flooring in desired locations.

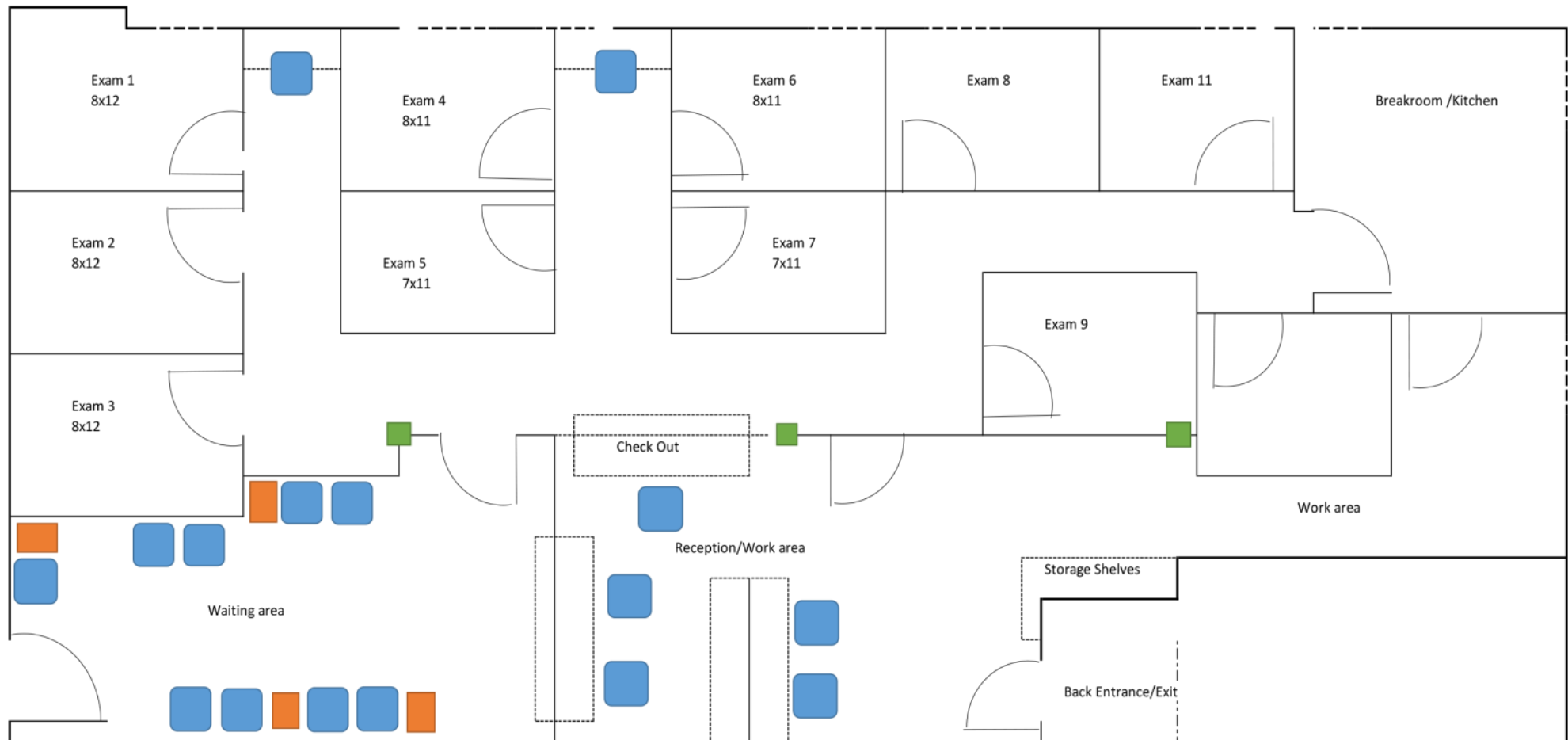
SUITE 100



SUITE 100



CONCEPT DESIGN



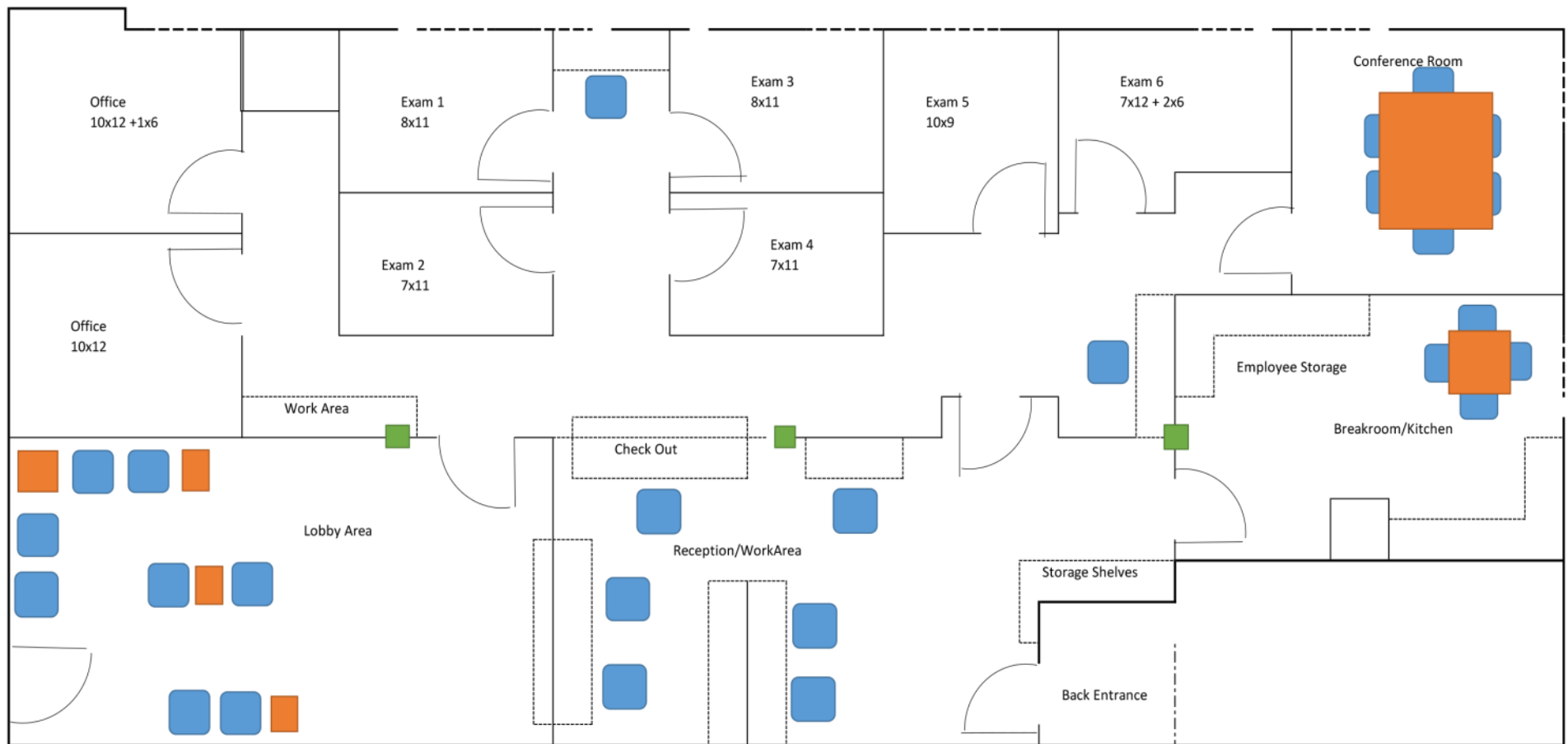
SHELL DELIVERY CONDITION BEFORE T.I.s

- Front entry door + concrete flooring
- Sheetrock on exterior demising walls
- 100 amp electrical panel + HVAC
- Plumbing drains

INCLUDED IN \$35/SF T.I. COSTS:

- Distribution of electrical for outlets
- Lighting and power for equipment
- Distribution of HVAC system
- Distribution of plumbing

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