

CORNWALL OFFICE SUITE

2101 Cornwall Ave., Bellingham, WA 98225



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Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com

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.

THE OFFERING



Suite #202: 860 SF

Base Rent: \$13 Square Foot / Year

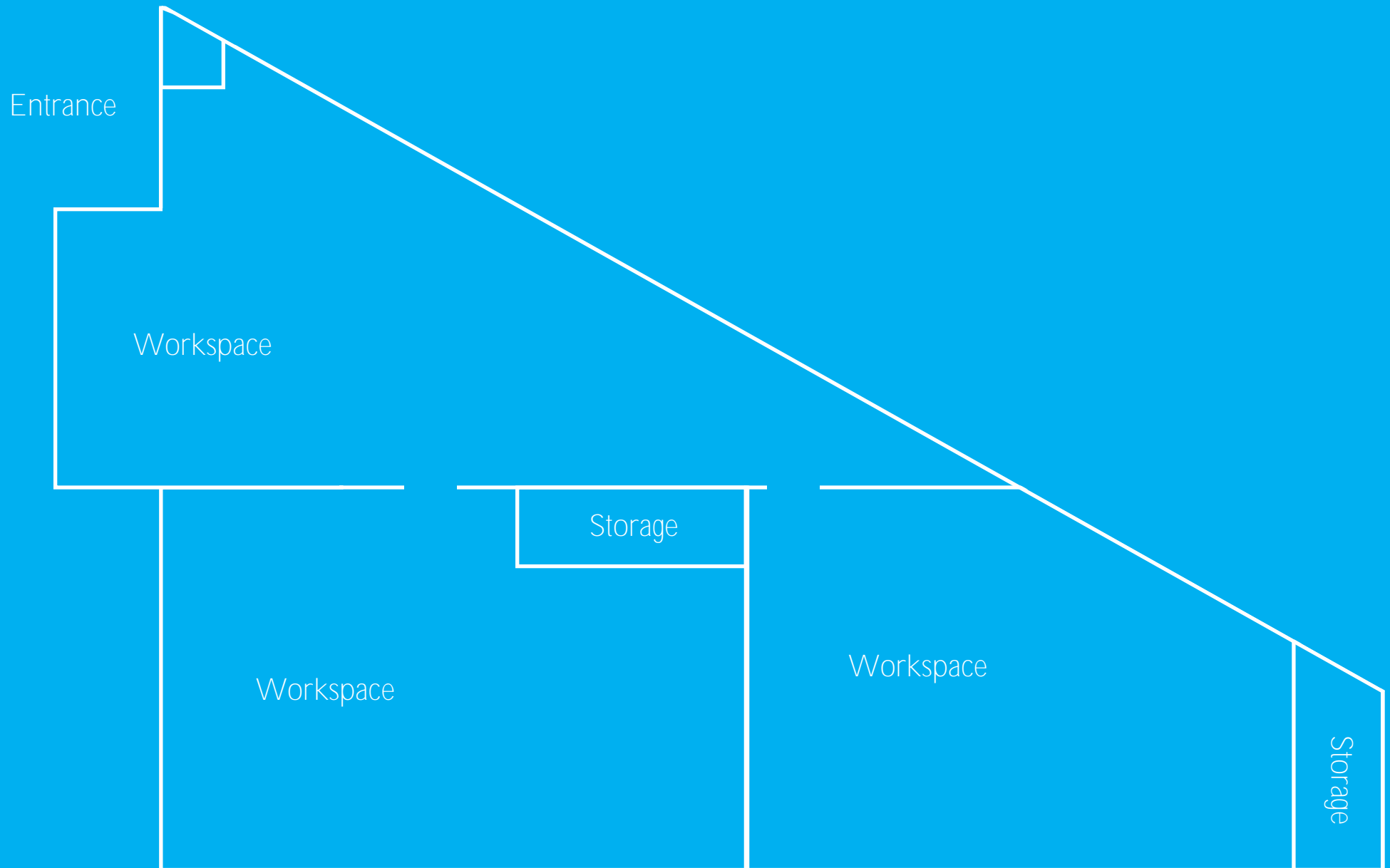
Base NNN: \$4.90 Square Foot / Year

Base Rent + NNN: \$1,282 / Per Month

CBA #: 39370198

Great opportunity to lease a central office suite at 2101 Cornwall Avenue. Located outside of Downtown across from Assumption School and Church. Suite 202 is a private two office Suite with a large open workspace, great natural light with lots of windows. The building has a large parking lot with signage opportunities as well. This is a second story Suite with no ADA access.

SUITE 202 — 860 SF



INTERIOR PHOTOS



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

Whatcom County:

230,077

Bellingham:

93,910



Average HH Income

\$80,569

\$80,709



Median Age

39

37.5

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