

Retail Space For Lease

[Burlington Plaza](#) 200-496 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 76,000+ (I-5) and 27,000 Burlington Blvd. Abundant free parking. No NNN first year. Suites from 1,250 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.

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 1780: 1,865 SF @ \$18 SF/Y + \$5.82 NNN = \$3,702.03 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: [Noah Carlson \(360\) 441-0963](#)



Retail Space For Lease

Gateway Centre 1313 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 (\$22 SF/Y) + NNN \$5,790 /M (\$6.50 SF/Y)
Suite 140: 6,040 SF @ \$14,093 /M (\$22 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 \$981.05 /M (\$7.02 SF/Y)
Suite 121/122: 5,495 SF @ \$8,700 /M (\$19 SF/Y) + NNN \$3,214.58 /M (\$7.02SF/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: [Noah Carlson \(360\) 441-0963](#)



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

Ferndale Crossings 5905 Portal Way, Ferndale, WA

Building B: 1,500-7,500 SF \$24 SF/Y + NNN \$4.49 SF/Y

Building C: 1,500-7,500 SF \$24 SF/Y + NNN \$4.49 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 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](#)

Sunnyland Retail 2420 James St, Bellingham, WA 98225

2420: 1,639SF @ \$27 SF/Y + 5.69 SF/Y Base Rent + NNN=\$4,410.85 /M



Rare retail space available at highly sought after Sunnyland Square! Enjoy being located adjacent to Trader Joes, in a high visibility location with tons of foot traffic. Huge storefront windows, space for sign above storefront and on monument sign. Space does have access to rear delivery area hallway. Available September 1st!

Contact: [Noah Carlson \(360\) 441-0963](#)

Cordata Place 4151 Meridian, Bellingham, WA

Suite 101: 916 SF @ \$20 SF/Y + \$6.62 SF/Y Base Rent+NNN=\$1,992.30 Per Month

Suite 108/110: 1,220-4,880 SF @ \$20 SF/Y + \$6.62 SF/Y Rent Base+NNN= \$10,825.47 Per Month

Suite 116: 1,915 SF @ \$20 SF/Y + \$6.62 SF/Y Base Rent+NNN= \$4,248.11 Per Month



Retail suite available now in newly remodeled Cordata Place shopping center. Available space for signage on front and back of building. Ample parking.

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.

Contact: [Noah Carlson \(360\) 441-0963](#)

Retail Space For Lease



Downtown Retail Space 109 W. Magnolia St, Bellingham, WA

Suite: 1,757 SF @ \$22 SF/Y + \$2.50 SF/Y Base Rent+NNN=\$3,587.21/Per Month

Available January 1st, prime retail/office space in Downtown core! Current tenant Woolies is retiring, leaving someone else a great opportunity! This space has had a long run of successful retail. Recently remodeled and turn key, this space has two ADA bathrooms and a large open space with large glass storefront that spans the entire space. Located adjacent to the Commercial Street Parking Garage, Beck's shoes and Taco Lobo. Lots of foot traffic and great visibility.

Contact: [Noah Carlson](#) (360) 441-0963

Flatiron Retail Space 10 Prospect St, Bellingham, WA

2,615 SF @ \$22 SF/Y + \$3.45 SF/Y Base Rent+NNN= 5,545.98 Per Month

Opportunity to lease one of the most beautiful retail spaces in Downtown Bellingham! Located in the Historic Flatiron Building, this former Woods Coffee space is situated in the heart of the Downtown core, adjacent to the arts and theatre district. The Flatiron Building is walking distance to Pickford Film Center, SPARK Museum of Electrical Invention, Whatcom Museum and the Mount Baker Theatre making this an ideal retail, bar or café space (no full hood options). The former tenant used outside seating along the sidewalk (please contact City of Bellingham for approval). The interior and exterior has been beautifully renovated and maintained, along with many modern improvements including HVAC and sprinklers. The interior of the suite has original wood floors and beautiful historic accents. Windows on two of the three sides bring in tons of natural light and provide great visibility to and from the street. Current tenant, Nomad, is looking to sell their business/FF&E.

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

Cascade Square Office 2417 Meridian, St, Bellingham, WA

Suite 105: 840SF @ \$22 SF/Y + \$5.98 SF/Y Base Rent+NNN=\$1,958.60 /Per Month

Suite 106: 850SF @ \$22 SF/Y + \$5.98 SF/Y Base Rent+NNN=\$1,981.92 /Per Month

Suite 105/106: 1,690SF @ 22 SF/Y +598 SF/Y Base Tent+NNN=\$3,940.52/Per Month

Clean and bright office space available. Suites 105 and 106 range from 840-850 SF and can be combined for larger office use. Cascade Square is in the heart of the Fountain District, making this a prime location between Downtown Bellingham and North Bellingham. This booming neighborhood includes a wide range of restaurants, brewery/tap rooms, retail, and professional offices.

Contact: [Noah Carlson](#) (360) 441-0963



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



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



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

Suite 1780: 1,865 SF @ \$18 SF/Y + \$5.52 NNN = \$3,655.40 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: [Noah Carlson](#) (360) 441-0963



Office Space For Lease



3800 Byron Ave Bellingham, WA 98225

Suite 108: 1,305 SF @ \$2,610 /M (\$24.00 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

E-205: 732 SF @ \$775 /M (\$12.70 SF/Y) 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: [Pete Wasley @ \(360\) 739-7898](#)



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.

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Building B: 1,500-7,500 SF @ \$24 SF/Y + NNN \$4.49 SF/Y

Building C: 1,500-7,500 SF @ \$24 SF/Y + NNN \$4.49 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 are 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.

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

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, complimentary 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 @ \(360\) 927-0639](#)



[Burlington Plaza](#) 200-496 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 76,000 (I-5) and 27,000 Burlington Blvd. Abundant free parking. No NNN first year. Suites from 1,250 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.

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



Office Space For Lease

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)

Meridian Square is a retail medical office hub centrally located on the Meridian and Kellogg signalized intersection. The center is currently anchored by PeaceHealth, Care Medical Group, Olive Garden, and AAA. 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](#)



Downtown Storefront 1415 Commercial St, Bellingham, WA

Suite 1415: 2,312 SF @ \$16 SF/Y + NNN \$3.25 SF/Y

Rare Downtown storefront retail office space in theatre/arts district available now! Located in a historic brick building, this office has tons of light and great exposure. Several private offices, meeting space, kitchenette and loft office space/storage. Signage space on building is available. Vacant and easy to show!

Contact: [Noah Carlson \(360\) 441-0963](#)



Cordata Place 4151 Meridian, Bellingham, WA

Suite 101: 916 SF @ \$20 SF/Y + \$6.10 SF/Y Base Rent+NNN=\$1,992.30 Per Month

Suite 108/110: 1,220-4,880 SF @ \$20 SF/Y + \$6.10 SF/Y Rent Base+NNN=\$2,653.50- \$10,614 Per Month

Retail suite available now in newly remodeled Cordata Place shopping center. Space is turn key with fresh paint and new bathroom. Open floorplan. Available space for signage on front and back of building. Ample parking.

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.

Contact: [Noah Carlson @ \(360\) 441-0963](#)



Downtown Retail Space 109 W. Magnolia St, Bellingham, WA

Suite: 1,757 SF @ \$22 SF/Y + \$2.50 SF/Y Base Rent+NNN=\$3,587.21/Per Month

Available January 1st, prime retail/office space in Downtown core! Current tenant Woolies is retiring, leaving someone else a great opportunity! This space has had a long run of successful retail. Recently remodeled and turn key, this space has two ADA bathrooms and a large open space with large glass storefront that spans the entire space. Located adjacent to the Commercial Street Parking Garage, Beck's shoes and Taco Lobo. Lots of foot traffic and great visibility.

Contact: [Noah Carlson @ \(360\) 441-0963](#)



(360) 671-4200

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114 W Magnolia St, Suite 201, Bellingham, WA 98225

Office Space For Lease

Stand Alone Office Building 1331 Commercial St, Bellingham, WA

6,416 SF– 14,810 SF @\$16-\$18 SF/Y + \$5.00 NNN

Beautifully remodeled office building available in the heart of Downtown Bellingham. Perfect layout for tech company or similar office user with ample private office space, flex open space and social/collaborative space. Situated on the corner of Commercial and Holly Street this building has excellent exposure, offering great visibility for signage and brand exposure. Located in the heart of the arts district, employees will enjoy a large variety of restaurants, coffee shops and activities all within a few blocks. Available immediately and in turn key condition. On-site parking is negotiable. ADA access.

The main floor 6,416 SF has a combination of private offices and open flex space, lots of glass/light.

The upper floor 1,998 SF has a combination of open flex space, private office, bathrooms and kitchenette. Large skylight brings in tons of light.

The lower floor 6,416 SF has a kitchen/break room, large media center, storage, multi stall bathrooms, green room and more!

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



Industrial Space For Lease

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

E-205: 732 SF @ \$775 /M (\$12.70 SF/Y) 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: [Pete Wasley \(360\)-739-7898](tel:(360)739-7898)

Marietta Industrial 1329 Marietta Rd, Bellingham, WA 98226

8,400SF @ \$0.90 SF/M + \$0.08 SF/M Base Rent + NNN = \$8,232 Per Month

8,400 sq ft concrete block building with easy truck access off exit 260 onto Slater Road. Clear height is 24' with 3 – 16' truck doors, 400 amps of 240 volt 3-phase power, high windows day-lighting warehouse, plus ample parking. The building dimensions are 60' deep by 140' wide designed with two separate 334 sq ft offices and restrooms on opposite sides of the building for separation of front-line office staff from production office. Landlord is seeking a single tenant; however, the building could be demised by a long tenant seeking 4,600 sq ft. Whatcom County light industrial zoning with City of Bellingham water.

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

Distribution Center 1465 Slater Rd, Bellingham, WA 98248

20,236SF @ \$1.00 SF/M + \$0.15 SF/M Base Rent + NNN = \$23,271 Per Month

Easy truck access off Slater Road I-5 Exit 260 in South Ferndale. The building is 20,236 sq ft divided by 13,100 sq ft of rackable warehouse and 7,136 sq ft of nicely finished office. The warehouse has seven truck docks with levelers and seals plus one 14' grade door. Ferndale water/sewer, fire suppression, 20k sq ft of asphalt with additional graveled yard for easy truck maneuvering, ample employee parking, and a right turn out onto Slater Road. Designed for easy cross dock, however, this building would be a good fit for production or R&D. Besides the building having a broad range of potential uses, the presentation of the building gives a great look for your company image. Available January 1st, 2024.

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



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: [Noah Carlson @ \(360\) 441-0963](#)
Or [KC Coonc @ 360-305-9977](#)



Irongate Industrial Building 4020 Hammer Drive, Bellingham, WA

Sale Price: \$1,348,000 8,960 SF

PRO FORMA: \$86,037 CAP RATE: 6.38%

Excellent well-positioned 8,960 sf Irongate industrial building 100% leased with Whatcom County as long-term tenant (12/31/2027 expiration; no extensions) in 3,438 sf and short-term tenant (12/31/2023 expiration; no extensions) in 5,522 sf Unit 101. Unit 101 has 400 sf office area, bathroom, 4,618 sf warehouse and staging area and 1,440 sf loading dock area with covered canopy. 2 dock-high and 1 grade level OH doors. Unit 101 \$3,262.35/m NNN; Unit 102 \$2,338.00/m NNN. Heavy 480/277/3 phase electrical power. "No freeze" heated and all utilities. Fiber-optic cable service. Full Sprinklers. All Utilities.

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



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

Sale Price: \$8,400,000

PRO FORMA: \$ CAP RATE: 6.14%

Investor Alert! Iowa Business Center in Bellingham is a well-maintained office/retail location with 3 buildings situated on 3.22 acres with ample parking, excellent visibility, easy access to I-5, & downtown Bellingham. This 18-unit center has a very high historical occupancy with many long-term tenants. Base rents range from \$12.95 to \$18.13 psf plus nnn leaving room for resetting rents upon tenant turnover. The property has been professionally managed and maintained by PCR for the last 18 years and is good condition for the next investor to stay the course or create a new vision for the Center.

Contact: [Noah Carlson @ \(360\) 441-0963](#)



Land For Sale

[4577 Meridian](#) Bellingham, WA 98225

Sale Price: \$3,975,000 | SF: 594,721

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 13.64 acre parcel presents an outstanding development opportunity to capture the benefits of its excellent exposure to the more than 30,000 vehicles passing daily. Permissible uses include a wide range of commercial, retail and light industrial activities as described in BMC Chapter 20.38. 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 general business zoning classification, it is suitable for development to its highest and best use. The site is clean, level, unencumbered, and offers unmatched visibility.

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



[2000 Sunset](#) Bellingham, WA

Sale Price: \$1,050,000 (20,037 SF)

Proposed 3 story, 20-unit, apartment building site centrally located between Sunset Square and Barkley Village. The property is in the permitting phase with the City of Bellingham for 18 studio units plus 2 one bed units with 21 parking spaces. Conveniently located near bus stop adjacent to Kid's World Sunset which is a licensed childcare facility for infants to 5th grade operated by the Boy's and Girl's Club. Studios are close to 450 sq ft and the one-bed units are about 777 sq ft. Units are bright with natural light along with patios or decks plus lots of tenant common areas. Final design subject to change as the project works thru City permitting.

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



[1365 Mahogany Ave.](#) Bellingham, WA

Sale Price: \$5,900,000

5.71 useable acres of Planned Industrial zoned property next to Costco in Bellingham ready for your building plans. This property has been cleared, graded, compacted, and covered with crushed rock. Another huge plus for the property is that it has been connected to the City of Bellingham Regional Stormwater Facility which allows for maximum use of the property. Heavy power, natural gas, city water and sewer are in the street fronting the property. The completed entitlements to build on this property cost well over 1.5 million dollars and took several years of effort allowing for the buyer to expedite their construction and use of the property. Seller also owns adjacent planned commercial property that fronts Pacific Hwy.

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



Land For Sale



201 SE Pioneer Way Oak Harbor, WA 98277

Sale Price: \$3,978,000 SF: 14,940

Excellent redevelopment opportunity in Qualified Opportunity Zone positioned along high traffic four lane arterial adjacent to Windjammer Park with unimpeded views of nearby waterfront and short walk to City Beach – one block from Oak Harbor CBD. C-3 (“Community Commercial”) zoning allows great flexibility and high-density development/ mixed-use multi-family/commercial/retail. 3.66 acre site with two existing buildings and balance as fully paved parking. All utilities to site.

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



2881 E Bakerview Bellingham, WA 98226

Sale Price: \$1,450,000 SF: 12,000

2.67 acres total of light industrial land on E Bakerview Road in Irongate Industrial Park with 12,000 sq ft steel building situated on a half-acre of paved parking area and yard. Recently annexed into Bellingham City limits with water, sewer, and heavy power in street. Adjacent parcel has plans for RV storage making this property an excellent choice for storage or incubator business park.

Contact: [KC Coonc @ \(360\) 255-3125](#)



2891 E Bakerview Bellingham, WA 98226

Sale Price: \$2,695,000 10.08 Acres

10.08 Usable Acres of light industrial land in Bellingham’s Irongate Neighborhood. Current permitted use is for covered storage design for 441 RV/Boat Storage Spaces with a projected N.O.I of \$1,200,000; however, the planned development permit has been approved for all uses allowed within Irongate Neighborhood Area 19 Light Industrial and planned industrial zoning. The planned

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