

FLATIRON RETAIL SPACE

10 Prospect St., 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

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.

OVERVIEW



Suite: 2,615 SF

Base Rent: \$22 SF/Y

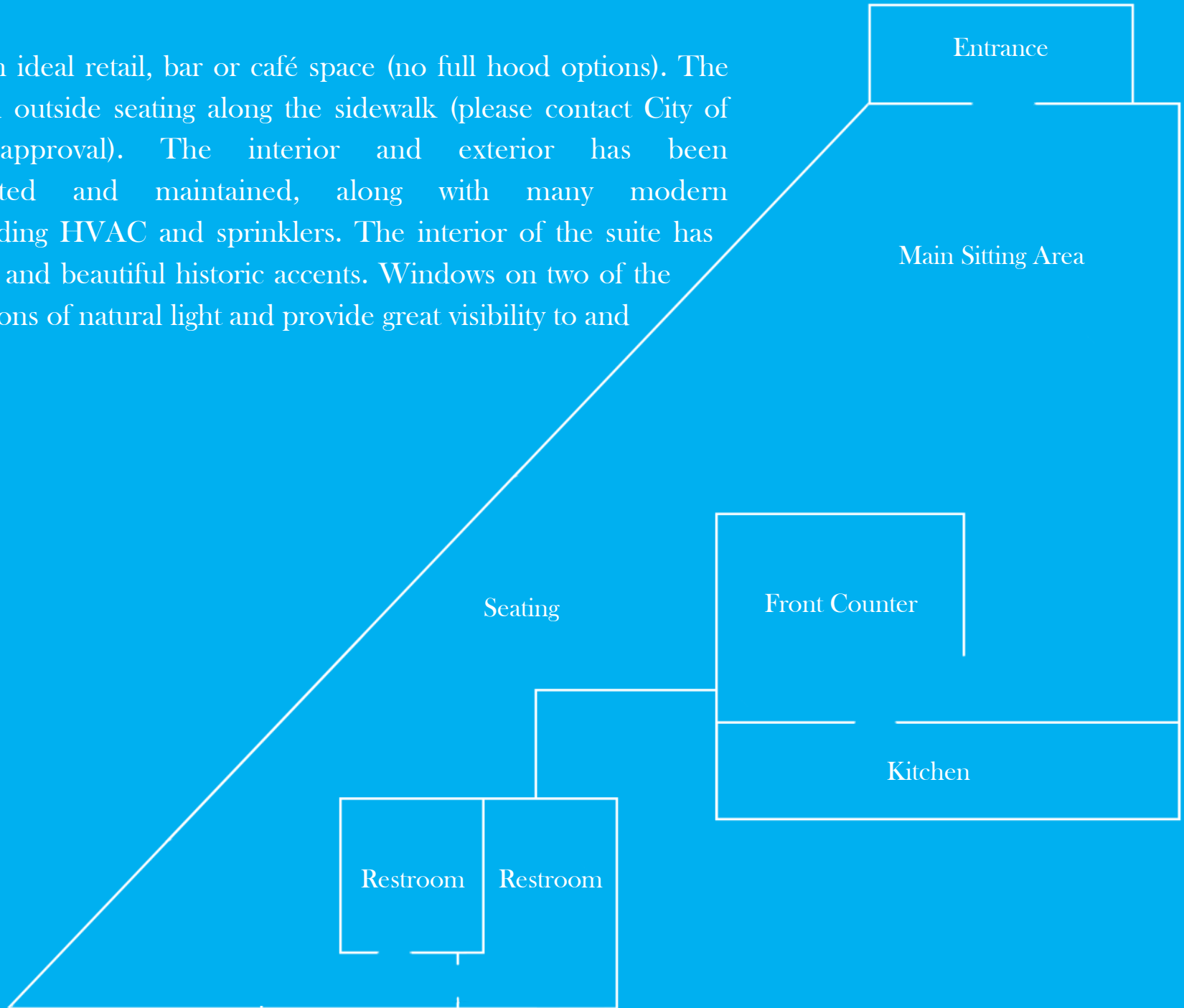
Est. NNN: \$3.45 SF/Y

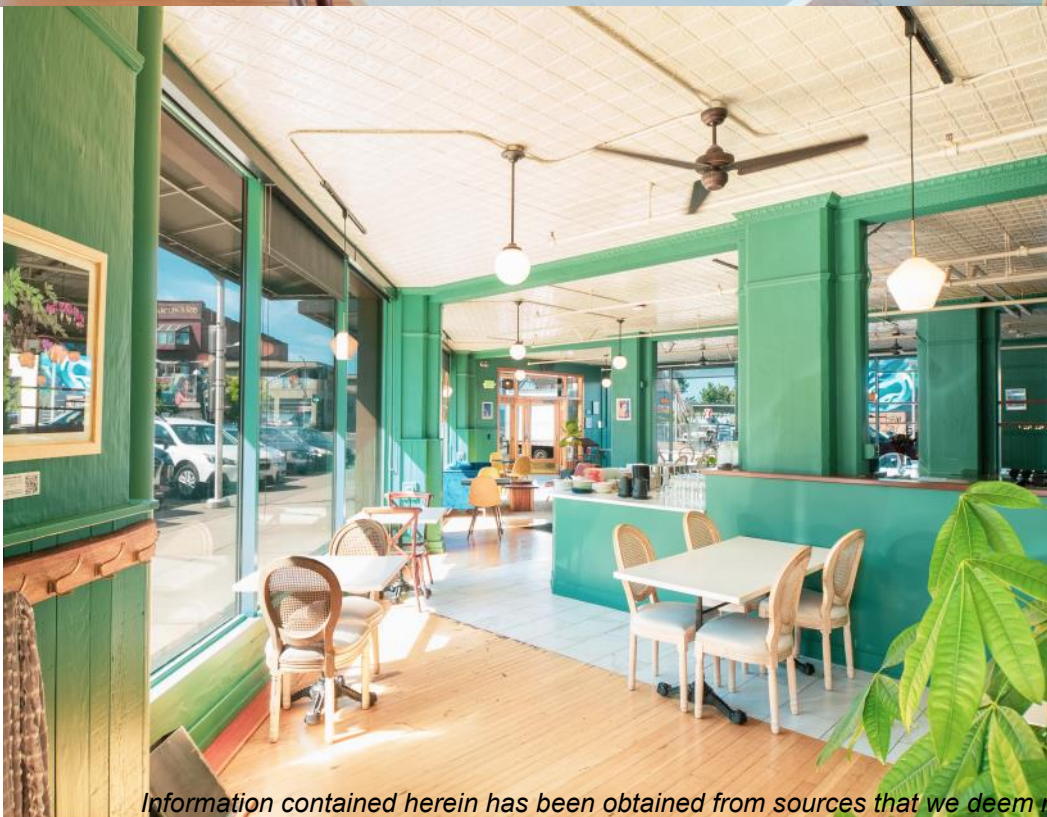
Base Rent + Est. NNN = \$5,545.98 Per Month

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.

FLOOR PLAN

10 Prospect St. is 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.





DOWNTOWN WATERFRONT



In June of 2006, Georgia Pacific sold the property to the Port of Bellingham in exchange that they be responsible for the environmental cleanup of the property. The redevelopment is intended to create new mixed-use areas on the waterfront for commercial, industrial, educational, recreational and residential uses. The development is in progress and continues to innovate and develop on the waterfront.

- The 37-acre downtown extension is intended to restore public access and increase foot traffic, with the implementation of housing, office and institutional uses.
- 52-acre Log Pond area is to be utilized for transportation, construction or light industrial use. Businesses in the Central Business District will provide family-wage jobs, including offices, research and development, business incubators, live/work studios, and water-related industries.
- The Bellingham Comprehensive Plan projects a demand for 1,225 infill housing units in the Central Waterfront District Urban Center, and an additional 1,321 units in the Downtown Core Urban Center by the year 2025.

LOCATION DETAILS

Downtown Bellingham

Daisy Café
Chocolate Necessities
Brandywine
La Fiamma's
Fiamma Burger
AB Crepes
Avenue Bread
The Wild Buffalo
Bayou on the Bay
The Mt. Baker Theater
Pickford Film Center
SPARK Museum
Bellingham Public Library
City Hall
Jalapenos
Heritage Park
The Food Co-op
Bellingham Towers



Bellingham International Airport

15 minutes

Waterfront

2 minutes

I-5 Exits 253

5 minutes

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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

230,077



Average HH Income

\$80,569



Median Age

39

Whatcom County:

Bellingham:

93,910

\$80,709

37.5

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