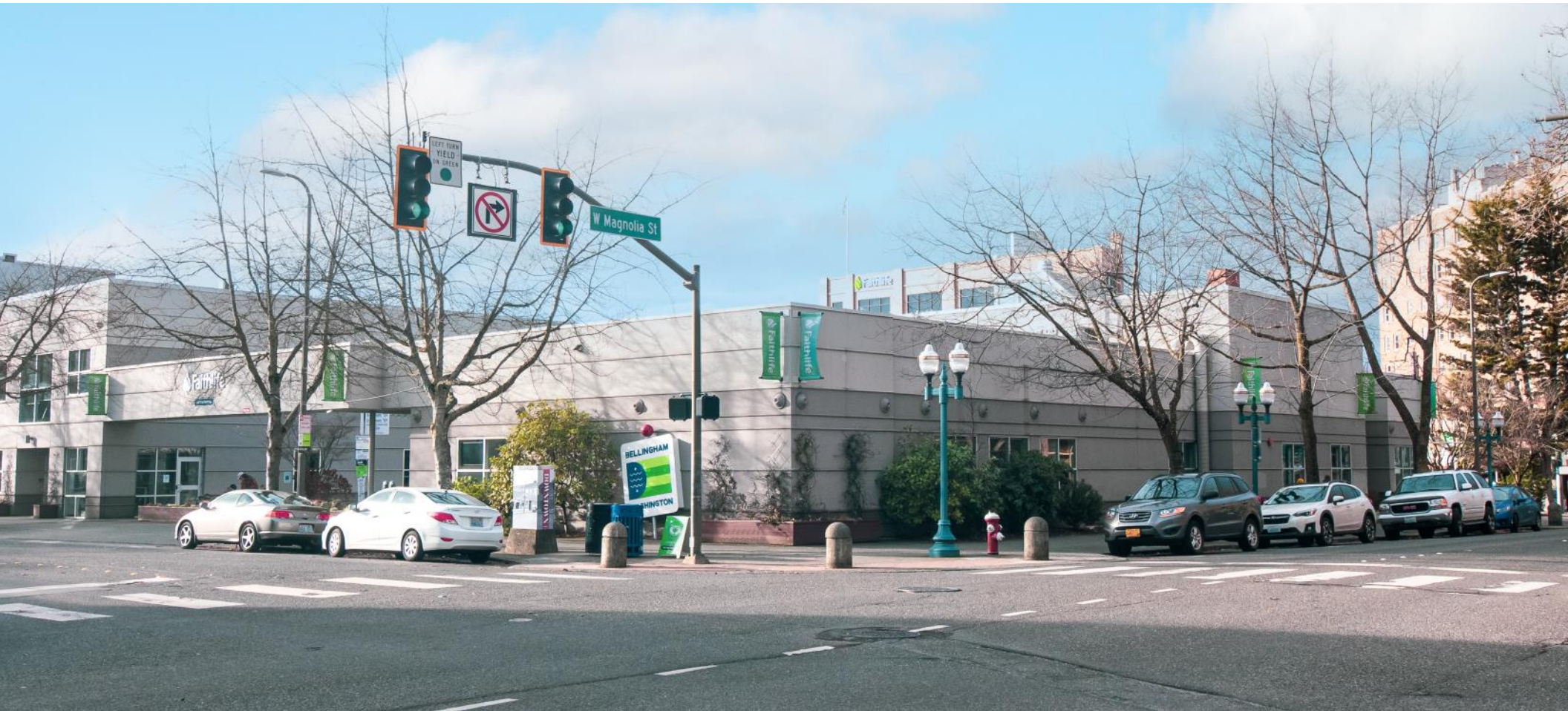


STAND ALONE OFFICE BUILDING

1331 Commercial 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.

THE OFFERING



Building: 6,416 SF–14,810 SF

Base Rent: \$16-\$18 SF/Y

Est NNN: \$5.00

CBA #: 34062358

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!

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SURROUNDING AREA



WWU

Railroad Avenue

Black Sheep

Camber

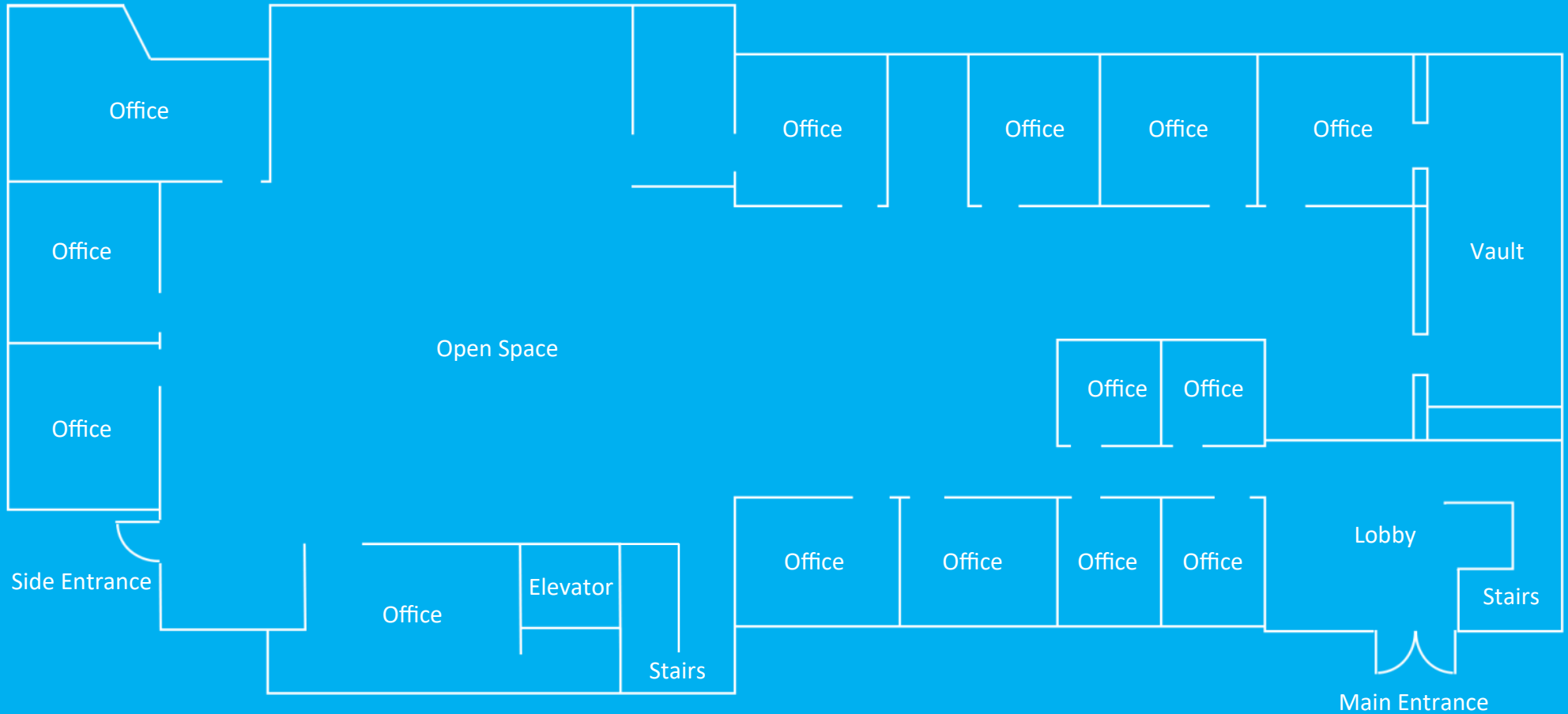
1331 Commercial St.

Pickford Theater

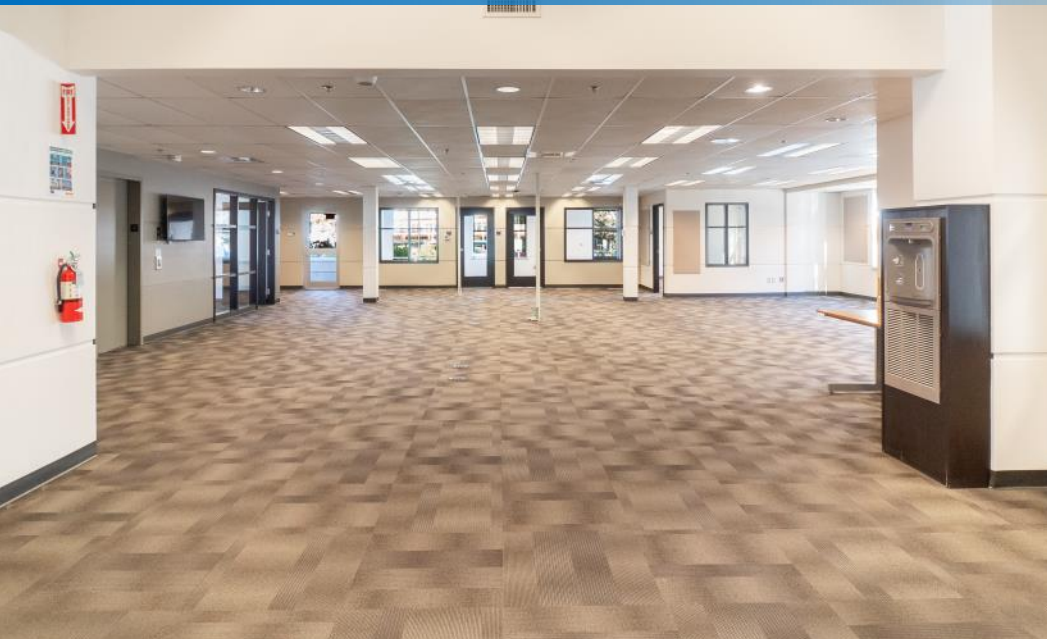
Mt. Baker Theater

MAIN FLOOR

6,416 SF

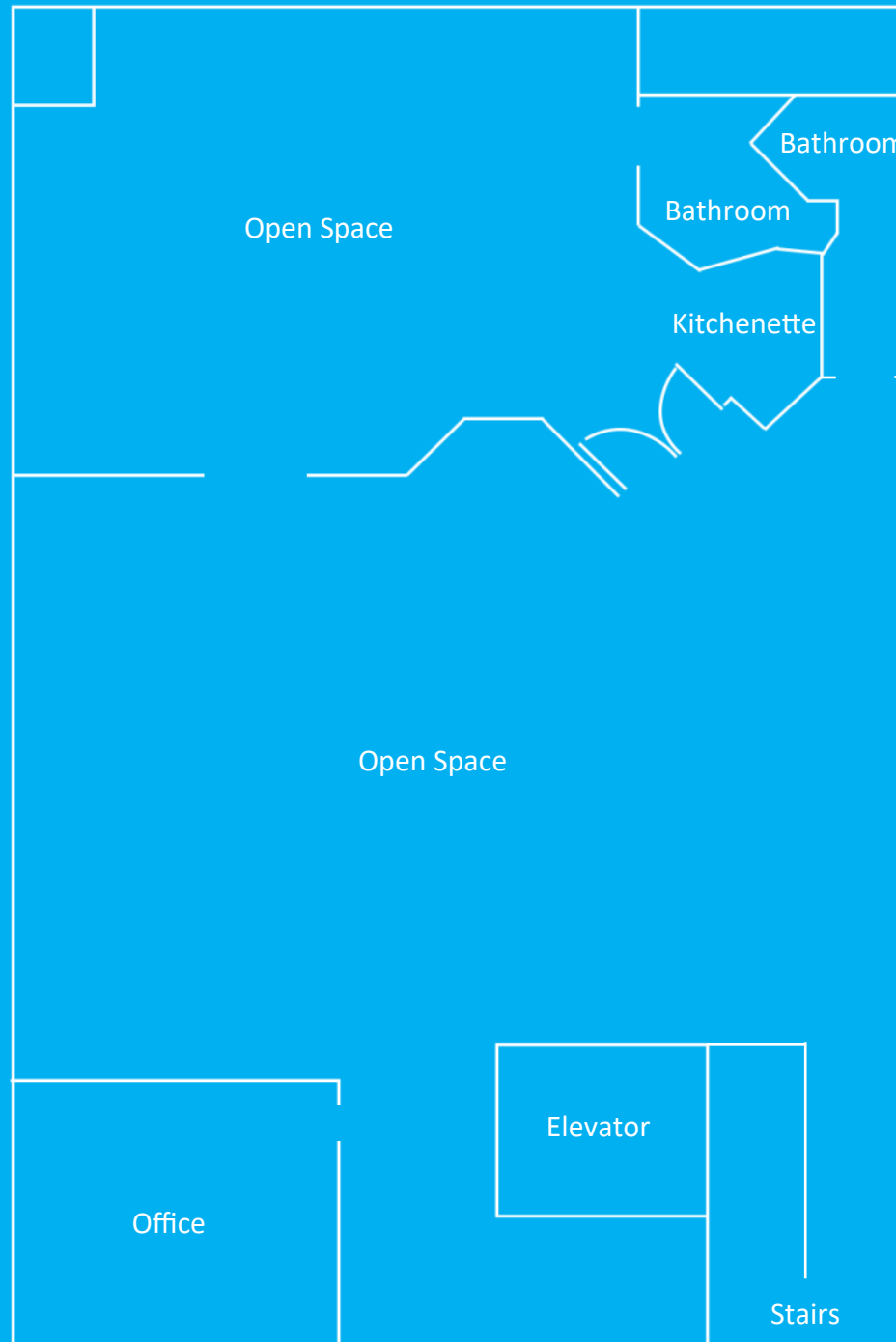


MAIN FLOOR



UPPER FLOOR

1,998 SF

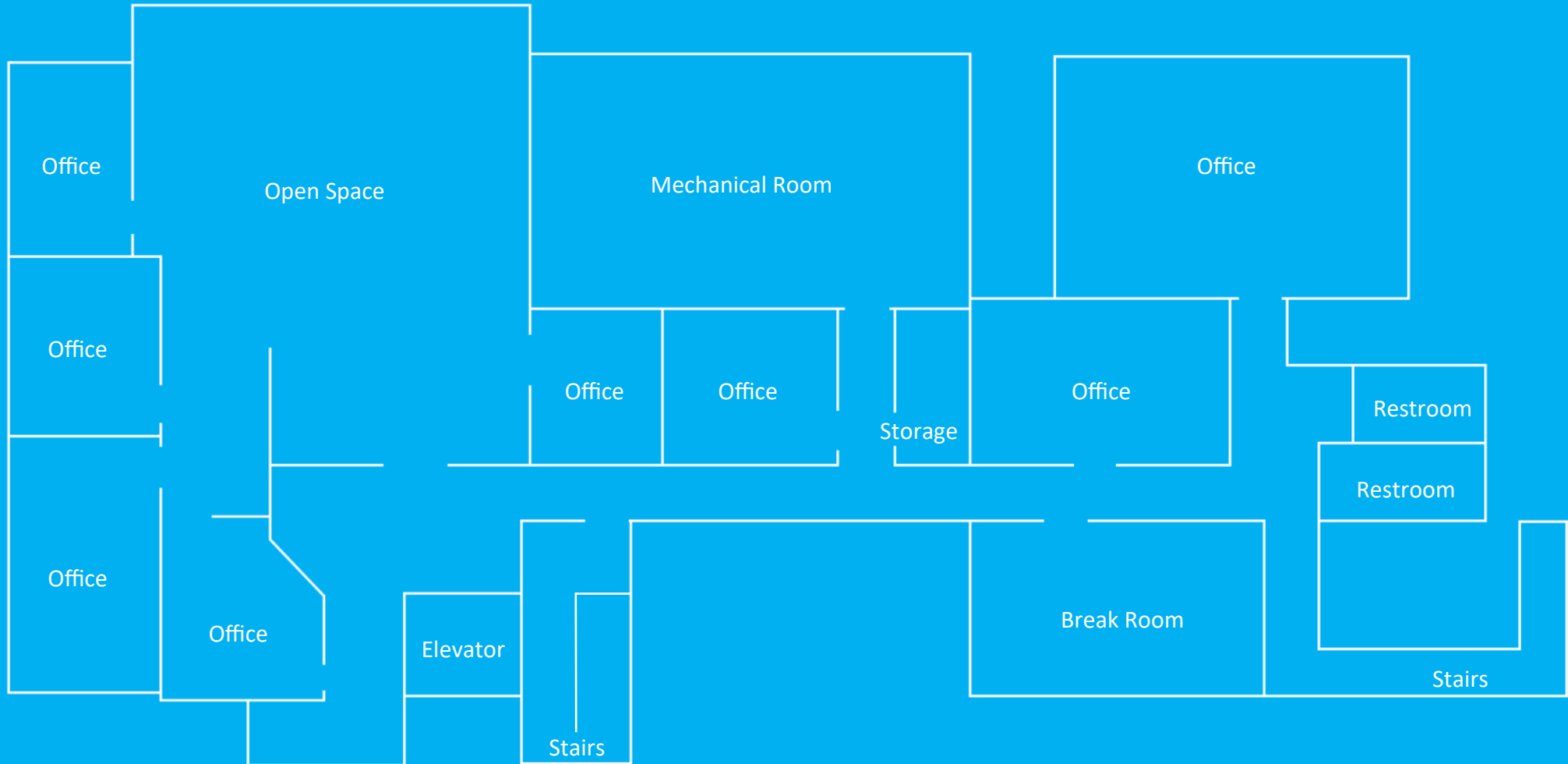


UPPER FLOOR



BASEMENT

6,416 SF



BASEMENT



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

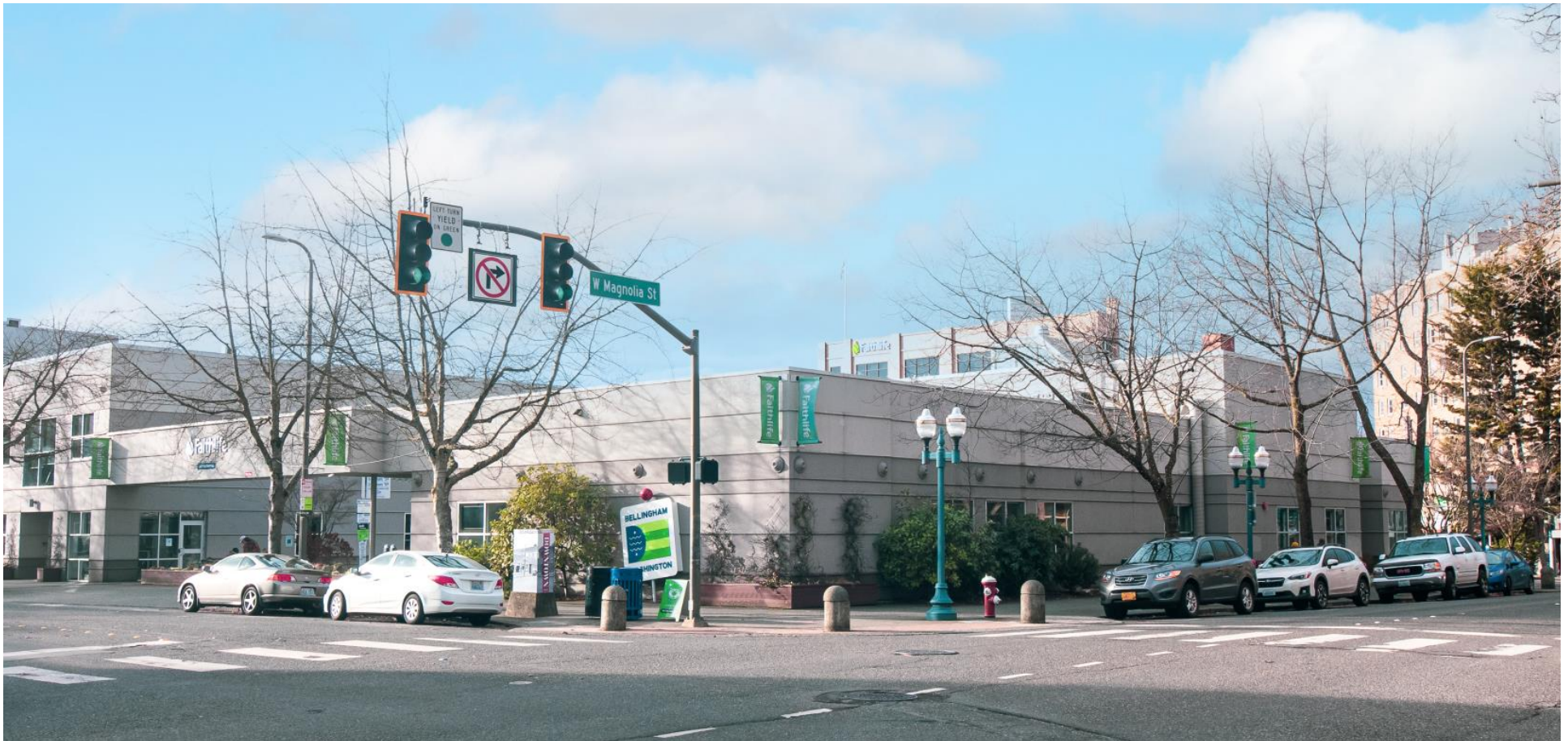
37.5

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