

CORDATA PLACE

4151 Meridian St., Bellingham, WA 98226



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Commercial Sales | Leasing | Management
114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com

OVERVIEW



Suite 101: 916 SF

Base Rent: \$20 Square Foot/ Year
Est NNN: \$6.62 Square Foot/ Year
Base Rent + NNN: \$2,031.99 / Per Month
CBA #: 34019081

Suite 110: 3,660 SF

Base Rent: \$20 Square Foot/ Year
Est NNN: \$6.62 Square Foot/ Year
Base Rent + NNN: \$8,119.10 / Per Month
CBA #: 38700041

Suite 116: 1,915 SF

Base Rent: \$20 Square Foot/ Year
Est NNN: \$6.62 Square Foot/ Year
Base Rent + NNN: \$4,248.11 / Per Month
CBA #: 39580733

Retail and office spaces available at the newly remodeled Cordata Place! The center has a new modern look (and new roofs) and a new anchor tenant too! Opportunities for signage on front and back of building, monument sign and electronic reader sign at corner building. Parking is always ample, suite has rear delivery door. Suite 110 is 3,660 SF with plenty of space for retail or office use. Suite 116 is an open office or retail space, with back storage room and access to a roll up door.

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.

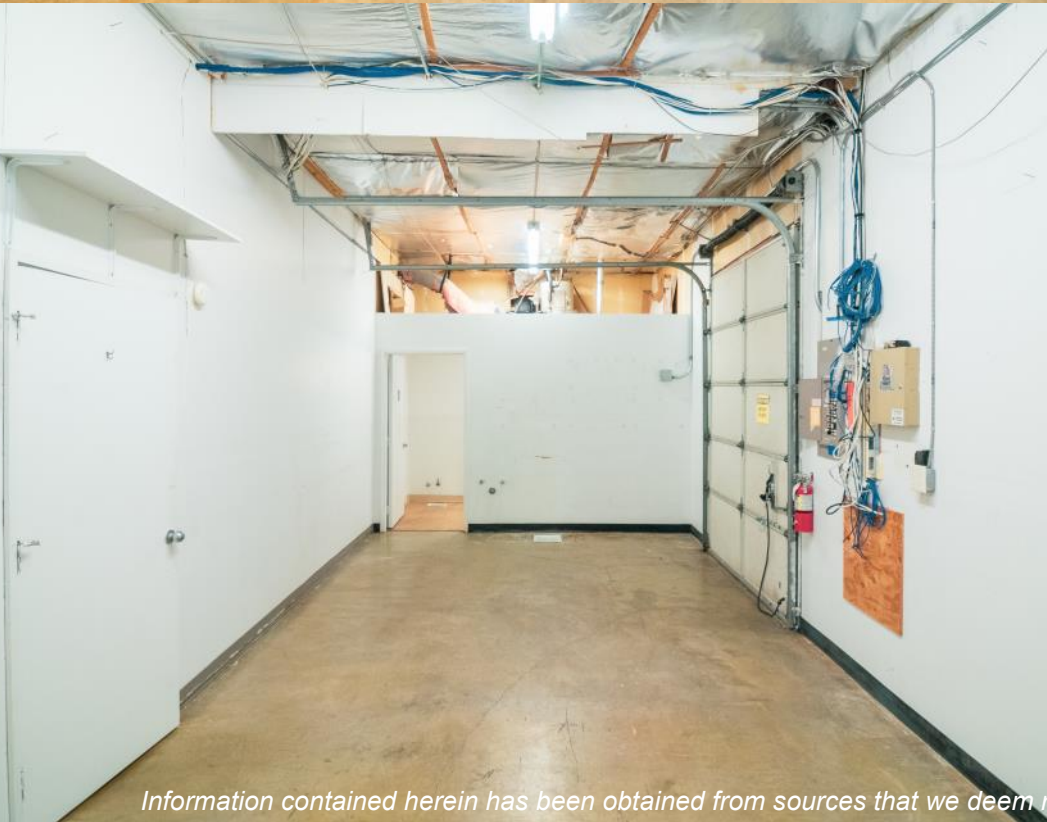
SUITE 101



SUITE 110



SUITE 116



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.

SUITE LOCATIONS



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

\$56,198

37.5

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