

(360) 671-4200

www.pacificcontinentalrealty.com

[Retail](#) [Office](#) [Industrial](#) [Business Ops](#) [For Sale](#) [For Lease](#) 114 W Magnolia St, Suite 201, Bellingham, WA 98225

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 1,400 to 10,000 sf. Suites may be combined.

The property is no longer an outlet mall. The focus is instead on creating a blend of office, medical, professional, recreational, retail and, community 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 1740: 1,722 SF @ \$18 SF/Y + \$5.96 NNN = \$3,438.26 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](#)



(360) 671-4200

www.pacificcontinentalrealty.com

[Retail](#) [Office](#) [Industrial](#) [Business Ops](#) [For Sale](#) [For Lease](#) 114 W Magnolia St, Suite 201, Bellingham, WA 98225

Retail Space For Lease

Fairhaven Plaza Retail Suite 3105-3125 Old Fairhaven Pkwy, Bellingham, WA
2,467SF @ \$28 SF/Y +5.39 SF/Y NNN 6,864.43 Per Month



Opportunity to lease space in the Fairhaven Plaza! Seconds from the I-5 freeway and within 5 minutes of the Fairhaven shopping district. The Fairhaven Plaza is home to business such as Starbucks, Subway, Anytime Fitness, Capstone Physical Therapy, PeaceHealth Clinic, and a recently constructed apartment building. This spacious retail suite has a large open floor section near the front entrance, while still providing plenty of private rooms currently used as eye examination offices. Plenty of storage and a private restroom makes sure that this suite has everything you would need to run your business properly.

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

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](#)

Gaston Bay Building 2925 Roeder Ave, Bellingham, WA
Suite 121/122: 5,495 SF @ \$8,700 /M (\$19 SF/Y) + NNN \$3,292.42 (\$7.19 SF/Y)
Suite 200: 7,888 SF @ \$14,461.33 /M (\$22 SF/Y) + NNN \$4,726.23 /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.

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

(360) 671-4200

www.pacificcontinentalrealty.com

[Retail](#) [Office](#) [Industrial](#) [Business Ops](#) [For Sale](#) [For Lease](#) 114 W Magnolia St, Suite 201, Bellingham, WA 98225

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, Thornton St. 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](#)



Bay Street Village 301 W. Holly St, Bellingham, WA

Suite M-3: 1,040 SF @ \$17 SF/Y Gross, \$1,473/Per Month

Located Downtown, local neighbors include Spark Museum, Pickford Film Center, Camber, and Black Sheep to name a few. Bay Street Village is known for its creative mix of tenants, making this a one-of-a-kind building. Suite M-3 is a street level office or retail space. With a large welcoming area and private offices, this suite offers a lot of flexibility with its layout! Come see if this unique space is right for you! Suite

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 110: 3,660 SF @ \$20 SF/Y + \$6.62 SF/Y Base Rent + NNN = \$8,119.10

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

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](#)



Retail Space For Lease

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.

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

Burlington Gallery 201 Cascade Mall Dr, Bellingham, WA

Suite 300: 49,666 SF Negotiable SF/Y \$1.66 NNN

Suite 700: 60,000 SF Negotiable SF/Y \$1.66 NNN

Very large suites (49,666 sf & 60,000 sf) of former anchor retail tenants Macy's and JCPenney, each with high dock shipping/receiving, storage, offices, breakrooms, public and staff bathrooms and larger floor area available for lease. Burlington Gallery is undergoing conversion to a blend of retail, commercial and institutional uses permitted by the new flexible zoning. Mall currently anchored by 14-screen AMC Theatre, T.J. Maxx and Chuck E Cheese, soon to be joined by exotic car museum and Christ the King Hope community center. 123,354 sf of former inline suites will be available separately or in combination once commitments for all former anchor suites secured. Burlington Gallery is strategically located next to Interstate 5 (76,000+ VPD) and S. Burlington Blvd (25,000+ VPD) and between Exits 229 and 230, the intersection with State Highway 20. 2,248 parking stalls. Onsite restaurants include Applebee's, Chuck E Cheese and newcomer Tepic.

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



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)

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



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

Suite 1740: 1,722 SF @ \$18 SF/Y + \$5.82 NNN = \$3,418.17 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



Bay Street Village 301 W. Holly St, Bellingham, WA

Suite M-3: 1,040 SF @ \$17 SF/Y Gross, \$1,473/Per Month

Located Downtown, local neighbors include Spark Museum, Pickford Film Center, Camber, and Black Sheep to name a few. Bay Street Village is known for its creative mix of tenants, making this a one-of-a-kind building. Suite M-3 is a street level office or retail space. With a large welcoming area and private offices, this suite offers a lot of flexibility with its layout! Come see if this unique space is right for you! Suite

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



Office 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



Gaston Bay Building 2925 Roeder Avenue, Bellingham, WA

Suite 121/122: 5,495 SF @ \$8,700 /M (\$19 SF/Y) + NNN \$3,292.42 (\$7.19 SF/Y)

Suite 200: 7,888 SF @ \$14,461.33 /M (\$22 SF/Y) + NNN \$4,726.23 /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.

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



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

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, Thornton St. 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



3104 Squalicum Parkway, Bellingham, WA

2,500 SF @ \$30.00 SF/Y Gross, \$6,250/Per Month

This prime location is surrounded by a great mix of medical use, centrally located across the street from the hospital and just minutes from the 1-5 freeway. This medical center provides multiple examination & procedure rooms, plenty of storage options, and ample parking.

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



Office Space For Lease

Bellingham Crown Plaza Executive Suites 114 W. Magnolia St., Bellingham, WA

SUITES AVAILABLE FROM \$550/M, ALL INCLUSIVE



The recently remodeled Crown Plaza Executive Suites is the perfect place for your small business! We offer both interior window and exterior window offices in various sizes. The average office size is 10 x 12 feet, which provides ample room for various uses. Your clients will be greeted by a receptionist upon arriving and can wait in the reception area or proceed to your office as you instruct. Calls are answered by the receptionist and can be held or transferred. Fiber internet and Wi-Fi provides plenty of bandwidth for whatever your business needs. Full kitchen/breakroom, conference rooms, printer/copier, mail center and guest parking is available. Enjoy huge windows with beautiful city/bay or mountain views. The building is ADA-accessible and has air conditioning! 24/7 access.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)

Crown Plaza Building 114 W. Magnolia Street, Bellingham, WA 98225

- Suite 107: 1,612 SF @ \$16 SF/Y + NNN \$6.96 SF/Y = \$3,084.29 /M**
- Suite 108: 655 SF @ \$16 SF/Y + NNN \$6.96 SF/Y = \$1,253.23 /M**
- Suite 109: 675 SF @ \$16 SF/Y + NNN \$6.96 SF/Y = \$1,291.50 /M**
- Suite 202: 856 SF @ \$17 SF/Y + NNN \$6.96 SF/Y = \$1,709.15 /M**
- Suite 300: 1,375 SF @ \$17 SF/Y + NNN \$6.96 SF/Y = \$2,745.42 /M**
- Suite 302: 3,702 SF @ \$16 SF/Y + NNN \$6.96 SF/Y = \$7,083.16 /M**
- Suite 315: 1,455 SF @ \$17 SF/Y + NNN \$6.96 SF/Y = \$2,905.15 /M**
- Suite 316: 1,241 SF @ \$16 SF/Y + NNN \$6.96 SF/Y = \$2,374.45 /M**
- Suite 500: 2,520 SF @ \$18 SF/Y + NNN \$6.96 SF/Y = \$5,241.60 /M**
- Suite 501: 1,600 SF @ \$18 SF/Y + NNN \$6.08 SF/Y = \$2,944 /M**
- Suite 506: 1,623 SF @ \$18 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](#)

Guardian Building 1301 Riverside dr., Mt. Vernon, WA

Suite 103-B: 1,172 SF @ \$25 SF/Y + NNN \$5.48 SF/Y



Gorgeous 5-office suite, plus large reception and workroom with beautiful finishes well positioned in multi-tenant business center along Riverside Drive. Shared kitchen, conference room and 2 bathrooms; no load. Neighboring businesses include Guardian NW Title & Escrow, First American Exchange & Trivent Financial. Excellent free parking, minimum 6 spaces, plus use of monument sign.

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 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](#)



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 110: 3,660 SF @ \$20 SF/Y + \$6.62 SF/Y Base Rent + NNN = \$8,119.10

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

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](#)



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 1,400 to 10,000 sf. Suites may be combined.

The property is no longer an outlet mall. The focus is instead on creating a blend of office, medical, professional, recreational, retail and, community uses.

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



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



4340 Pacific Hwy 4340 Pacific Hwy, Bellingham, WA

Suite 102-B: 1,422 SF @ \$20 SF/Y @ \$2,370/Month

The spacious first-floor suite 103 consists of an open reception area, four office/workspaces, a breakroom, and a sink.

The professional office building comes with an ample amount of parking as well as available large signage. Its located right on the edge of northern Bellingham, minutes from the Baker-view Fred Meyer and Costco. It is also very close to the airport, with easy access to the I-5 freeway heading both North and South.

Contact: [Pete Wasley @ \(360\)-739-7898](#)



Luther Building 115 W Magnolia, Bellingham, WA

Suite 206: 289 SF Gross @ \$450.00

The Luther Building is in the heart of Bellingham's central business district. Next to the building is the Commercial Street Parking Garage, as well as plenty of street parking providing easy access for you, your employees and clients. The suites are a two room layout with a door that separates each room. Perfect for anyone looking for a quiet office space in the middle of downtown Bellingham.

The office suites are nearby to the city, county, and federal buildings. Steps away there are abundant shopping and dining opportunities as well as hundreds of services to support your business needs! Across the street is the property management office, available to help with your needs.

Contact: [Pete Wasley @ \(360\)-739-7898](#)



(360) 671-4200

www.pacificcontinentalrealty.com

[Retail](#) [Office](#) [Industrial](#) [Business Ops](#) [For Sale](#) [For Lease](#)

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

Office Space For Lease



Discovery Park 1400-1420, Bellingham, WA

Suite 108: 630 SF Base Rent + NNN=\$1,181 Per Month

Suite 108 is a ground level highly visible space with a large waiting area and a second private office to the rear of the suite.

Signage on the building is available. Very convenient access to I-5 north and south.

Contact: [Pete Wasley](#) @ (360)-739-7898

Industrial Space For Lease

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

Suite D 6, D7, D11: 6,000 SF Base Rent: \$0.95 SF/M \$5,700 / Month Modified Gross

Cascade Business Park is located on the Guide Meridian just North of Smith Road. It's location makes access to Bellingham, Ferndale and Lynden very easy, and has a daily traffic count of approximately 20,000 vehicles. Suite D6, D7, D11 are located in a light industrial warehouse with office space. The building is I-502 approved and features 3-phase power and 3 large roll up doors. The complex offers ample parking with great ingress, egress.

Contact: [Pete Wasley \(360\)-739-7898](#)

Grandview Industrial Park 6955 Salashan Parkway, Ferndale, WA

40,000 SF (\$0.75 SF/M + \$0.07 SF/M) Base Rent + Est. NNN=\$32,800 Per Month

Great Sub-lease opportunity until 6-30-2027. Building B is a 40K Square Foot Light Industrial Building located in the Grandview Business Park. The Engineered fully sprinklered Steel Building has 1 grade door, one loading dock and heavy power. Ample parking with great ingress, egress. Available January 1st, 2024.

Contact: [Pete Wasley \(360\)-739-7898](#)

Light Industrial Warehouse 4058 Hammer Dr, Bellingham, WA

B-103 1,558 SF (\$12.00 SF/Y + 2.00 SF/Y) Base Rent + Est. NNN=\$1,818 Per Month

Light industrial warehouse for lease in Wricon Commercial located in Irongate Business Park. Convenient location with many potential businesses uses. Suite B-103 is 1558 Square Feet, has one roll up door and one-man door and parking in front of the Suite. One large bay with office area up front. Available July 1st.

Contact: [Pete Wasley \(360\)-739-7898](#)



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](#)



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: [Jim Bjerke @ \(360\) 961-1369](#)



Turnkey Restaurant & Bar 108 W. Main St., Everson, WA

Sale Price: \$950,000

A huge opportunity awaits with this professionally remodeled neighborhood Restaurant and bar right on main street Everson. This turnkey Restaurant has been tastefully upgraded using high quality finishes and top notch craftsmanship. This unique local favorite is a must see for anyone looking to step into owning and operating an existing profitable Restaurant as it is being sold with all improvements and equipment as an operational business. Either keep the name and operate as is or bring your own concept and rebrand. There is an existing dance floor suitable for Karaoke and prior had live music on the weekends. The patio was completely redone and has wonderful southwest exposure and a truly garden feel just perfect for Northwest summers dining al fresco. Bring your Restaurateurs! Owner financing will be considered.

Contact: [Pete Wasley @ \(360\)-739-7898](#)



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: \$1,300,000 (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 –Pending

Sale Price: \$1,195,000 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 - Pending

Sale Price: \$2,095,00 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

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

