

FOR LEASE



441 PEACE PORTAL DRIVE

- DOWNTOWN WALKABLE
- CLOSE TO CANADIAN BORDER
- EXCELLENT VISIBILITY



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Versatile office opportunity in the heart of downtown Blaine, strategically positioned for a single corporate tenant or a high-demand executive suite operation. Located just steps from the Peace Arch border crossing, this facility currently features over 12 spacious offices with the footprint to easily configure several more. There is a consistent and significant demand from Canadian professionals seeking small, accessible office leases close to the border, making this an excellent location for a flexible workspace hub or satellite office model. The layout is highly functional, including multiple bathrooms and a kitchenette, providing the essential infrastructure needed for a high-occupancy environment. The downtown location offers an exceptional walkable experience for staff and clients alike, situated just one block from Starbucks and local dining, and only a short stroll to the waterfront. This is a rare opportunity to capture the unique cross-border market in a professional, highly accessible setting.



FEATURES INCLUDING:

- Strategic Cross-Border Office Location — Positioned just steps from the Peace Arch Border Crossing, offering convenient access for Canadian professionals, satellite offices, and executive suite users seeking a U.S. business presence.
- Flexible Multi-Office Configuration — Functional layout featuring 12+ private offices with expansion potential, multiple restrooms, and a kitchenette—ideal for executive suites, coworking operations, or a single corporate tenant.
- Walkable Downtown Professional Setting — Located in the heart of Blaine just blocks from the waterfront, dining, and Starbucks, creating a convenient and professional environment for clients and employees alike.

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DAVE REHM



LOCATION & DEMOGRAPHICS



LOCATION FACTS & DEMOGRAPHICS

DRIVE TIME
3 MINUTES
5 MINUTES
10 MINUTES

Demographics are determined by a 10 minute drive from 439-441 Peace Portal Dr, Blaine, WA 98230

CITY, STATE

Blaine, WA

POPULATION

7,220

AVG. HH SIZE

2.56

MEDIAN HH INCOME

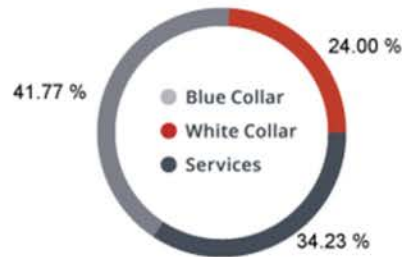
\$60,677

HOME OWNERSHIP

Renters: **937**

Owners: **1,930**

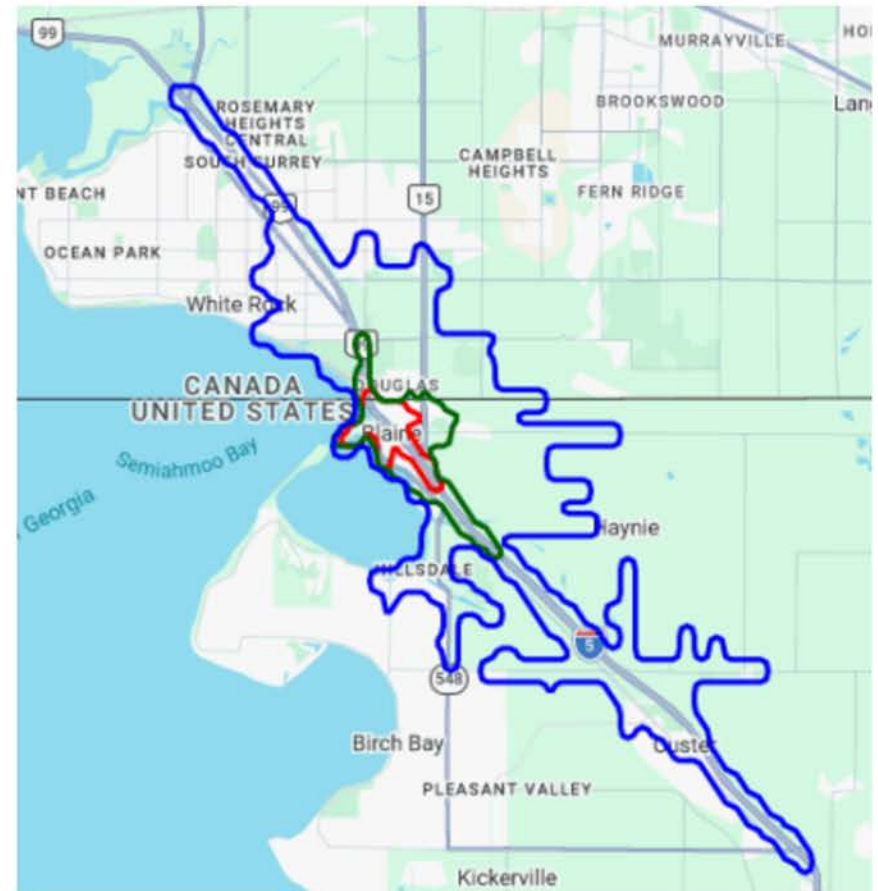
EMPLOYMENT



47.19 % Employed
2.55 % Unemployed

EDUCATION

High School Grad: **33.54 %**
 Some College: **25.44 %**
 Associates: **5.31 %**
 Bachelors: **20.70 %**



RETAILER MAP

