

FOR LEASE

200 WESTERLY RD, SUITE 103



ASKING PRICE: **\$25/SF + NNN**

- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS

PRESENTED BY:

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Windermere
COMMERCIAL

FOR LEASE

200 WESTERLY RD, SUITE 103
BELLINGHAM, WA

4099 SF of partially built out medical space. Previously the Fresenius Kidney Care. Currently 2000 Sf is demised and built out as medical space. The remaining portion is at vanilla shell.

The space is anchored by two medical tenants: Bellingham Retinal Specialist and Bellingham Oral and Maxillofacial Surgery. Lease space is offered as is with a negotiable TI Allowance for Tenant Driven TIs.

Space is served with 120/208 3 phase, Gas and City Water/Sewer. Over 93 shared parking spaces easily accessible to the Guide Meridian, Cordata Parkway and Bakerview Road.

Surrounded by all levels of services including medical, large and small retailers, Whatcom Community College, retail, personal and financial services, a new City Park and the North Bellingham Golf Course,.

Hundreds of new homes recently built and planned in the immediate area, truly in the path of progress.



QUICK FACTS:

- Suite: 103
- Price: \$25/SF + NNN
- Year Built: 1987
- Available SF: 2,000 - 4,099
- Tax ID: 390308016476
- Walking Distance To:
 - Whatcom Community College
 - National Food Chains
 - Community Food Co-Op
 - Bellis Fair Mall

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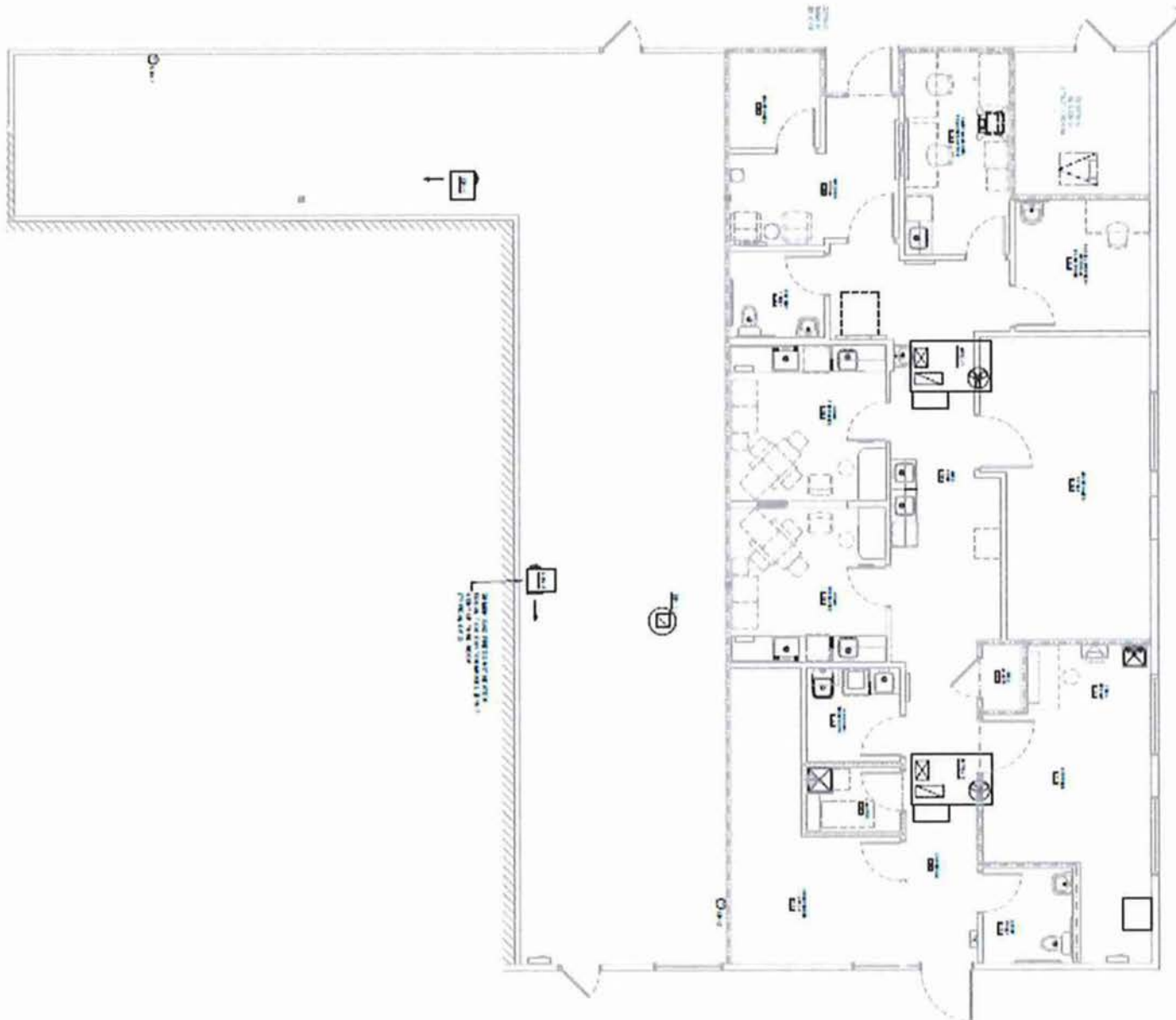
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LOCATION & DEMOGRAPHICS



Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census



CITY, STATE

BELLINGHAM, WA

POPULATION

170,114

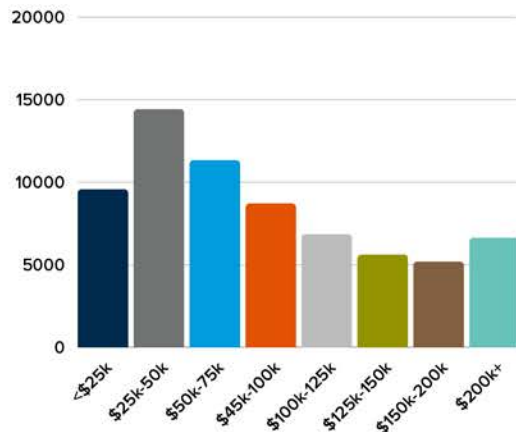
MEDIAN HH INCOME

\$72,043

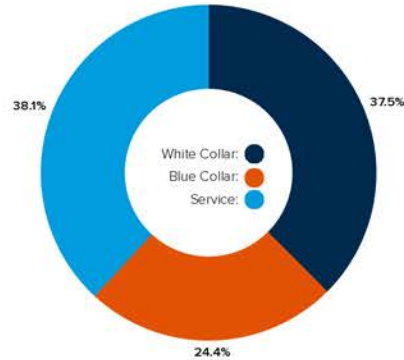
AVG. HH SIZE

2.4

INCOME BY HOUSEHOLD



EMPLOYMENT



60.2%
Employed

3.5%
Unemployed

RACE & ETHNICITY

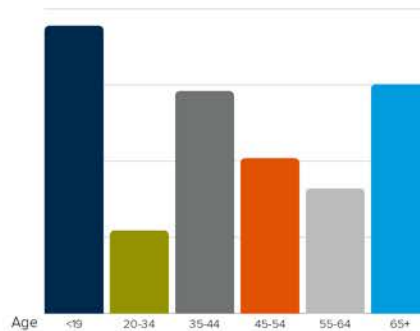
White: **76.3%**
 Asian: **5.41%**
 Native American: **.93%**
 Pacific Islanders: **.26%**
 African-American: **1.25%**
 Hispanic: **6.42%**
 Two or More Races: **9.43%**

EDUCATION

High School Grad: **19%**
 Some College: **31%**
 Associates: **8%**
 Bachelors: **23%**
 Advanced Degree: **13%**

GENDER & AGE

51.5%  **48.5%** 



HOME OWNERSHIP

Renters: **52%**
 Owners: **48%**

AVG. HH SPENDING

