

1411 Railroad Avenue

BELLINGHAM, WA 98036



OFFICE SUBLEASE | AVAILABLE NOW

11,000 RSF

HUGHES MARINO

BUILDING INFORMATION



BUILDING

The Beauty Institute

ADDRESS

1411 Railroad Avenue,
Bellingham, WA 98225

AVAILABLE

Now

ASKING RATE

\$15.00/NNN

AVAILABLE THROUGH

March 31, 2028

Longer Term Available Directly
with the Landlord

ADDITIONAL FEATURES

- Available now
- Fully renovated 11,000 SF building in downtown Bellingham's commercial core
- Evenly split between 1st and 2nd floors
- Both floors ~75% open, with offices/conference rooms at front and back
- Abundant natural light throughout
- 2nd floor accessible via wide staircase or elevator
- 2nd floor features high ceilings with exposed structural truss system
- Formerly a salon; upgraded electrical in place
- Great layout for retail or creative office

IDEAL FOR

This light-filled, flexible space suits a range of downtown concepts, including:

BOUTIQUE GYM & FITNESS STUDIO

Open, ~75% clear floor plates and the 2nd floor's soaring ceilings suit group classes, yoga, or a boutique training studio.

RESTAURANT, BREWERY & TAPHOUSE

Railroad Ave is already home to Bellingham's dining and brewery scene; the exposed truss ceiling gives the 2nd floor real character for a taproom or restaurant.

CLOTHING & RETAIL BOUTIQUE

Prime ground-floor frontage, large storefront windows, and heavy downtown foot traffic make this a natural fit for retail.

SALON, SPA & WELLNESS

Previously home to a beauty institute and salon, with upgraded electrical already in place for treatment rooms and styling stations.

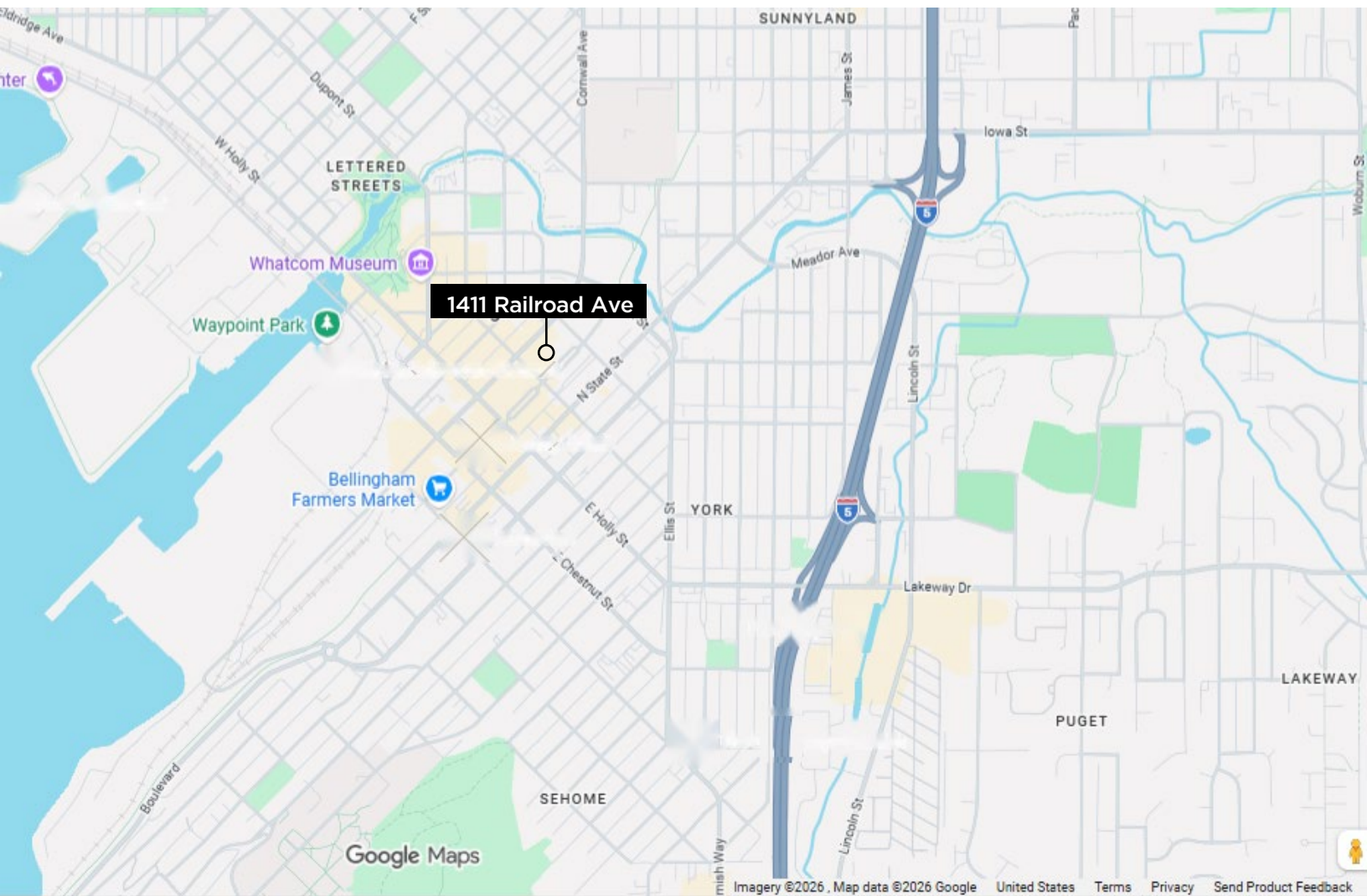
CAFÉ & COFFEE ROASTER

Ground-floor visibility and a walkable downtown location suit a café, roastery, or bakery concept.

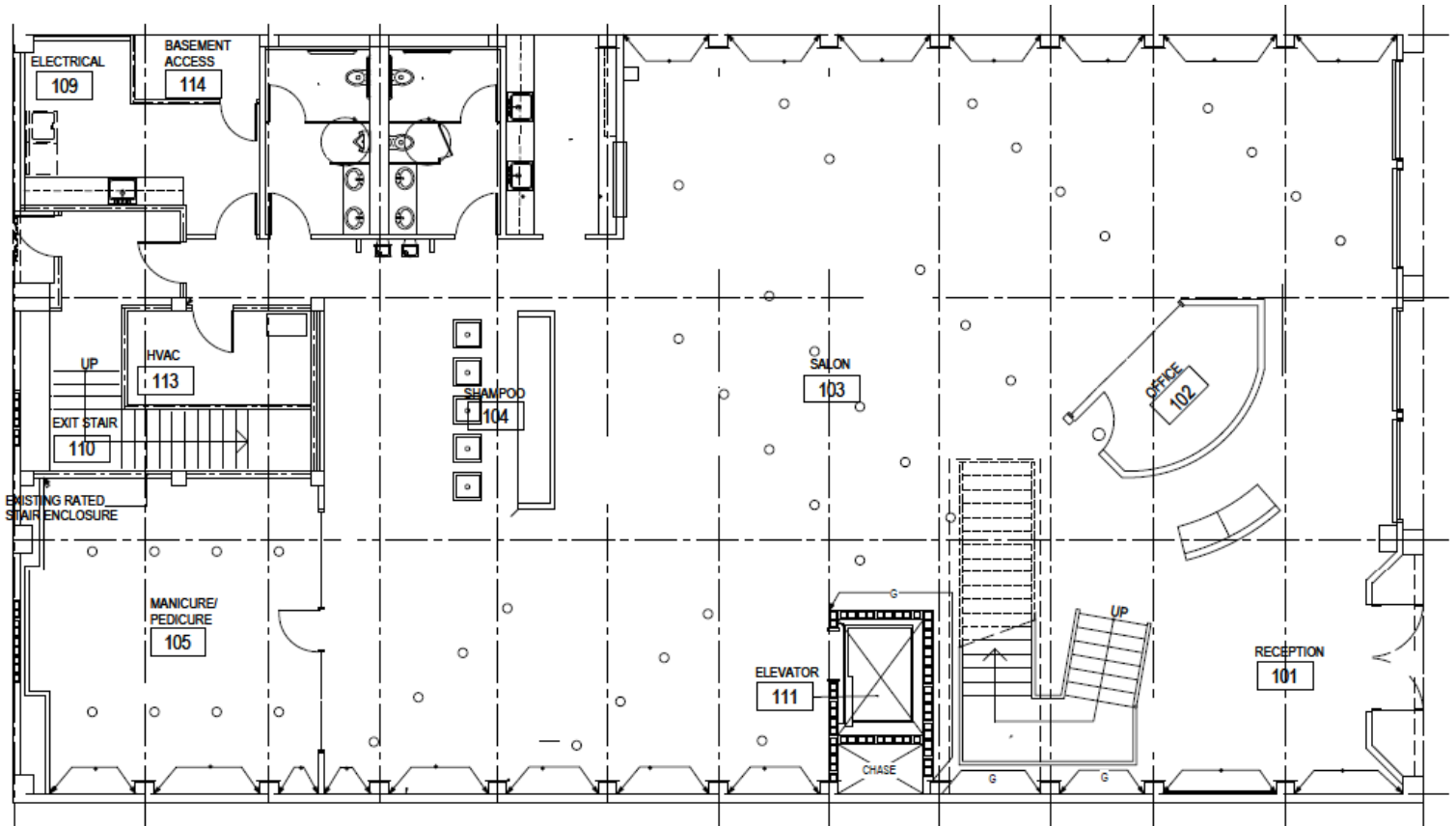
CREATIVE STUDIO, GALLERY & COWORKING

The 2nd floor's high ceilings and truss detailing create a distinctive backdrop for creative, gallery, or shared workspace.

LOCATION HIGHLIGHTS



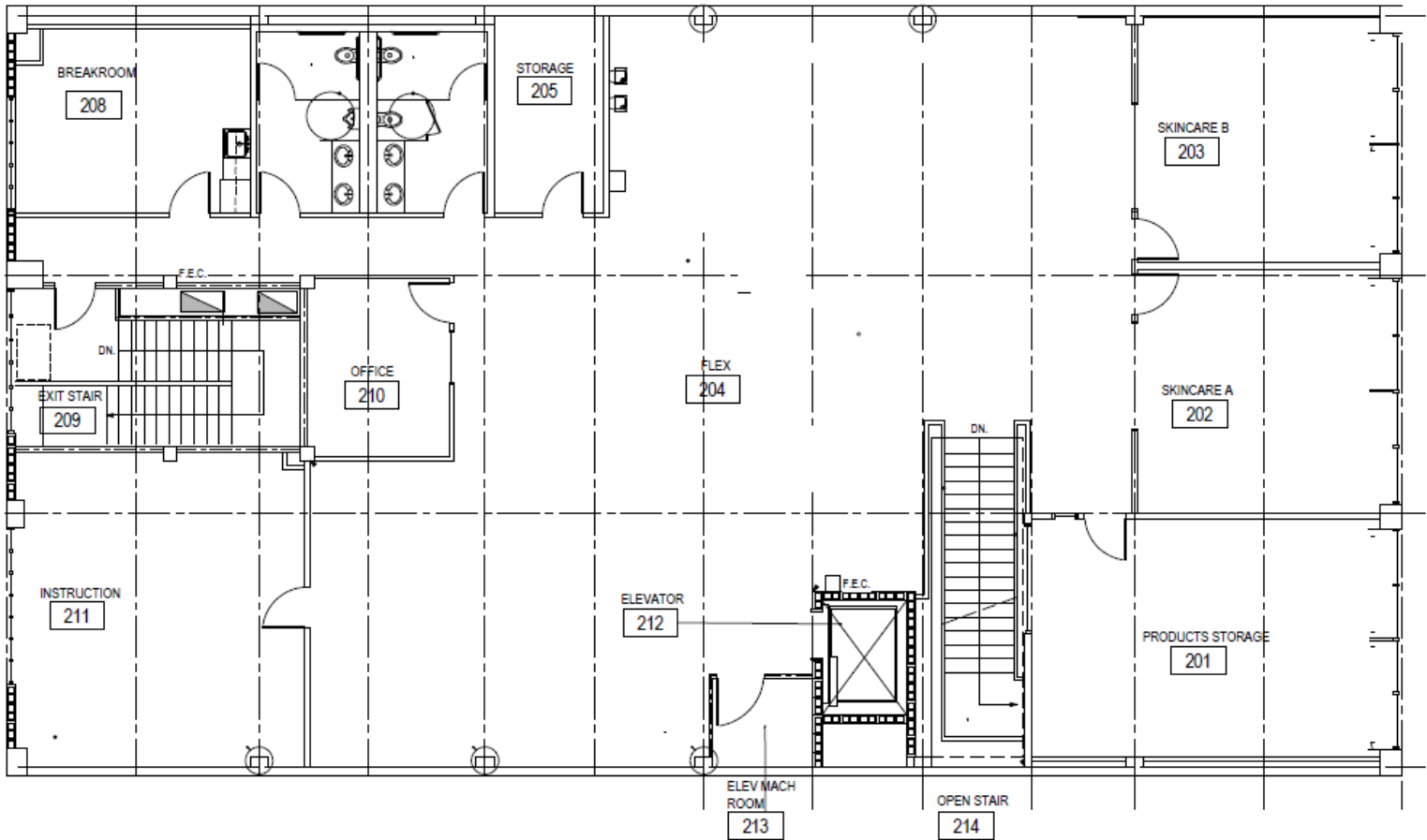
FLOOR PLAN



SPACE HIGHLIGHTS

- 1st Floor
- Reception Area

FLOOR PLAN



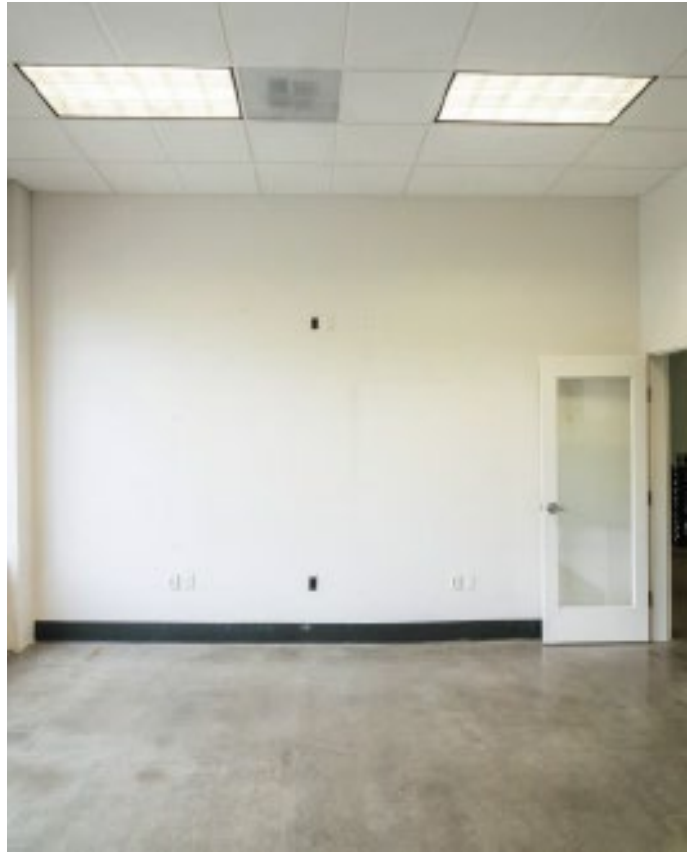
SPACE HIGHLIGHTS

- 2nd Floor
- 2nd floor accessible via wide staircase or elevator
- 2nd floor features high ceilings with exposed structural truss system
- Breakroom

1411 Railroad Avenue, Bellingham



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CONTACT INFORMATION



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