

FLEX SPACE
FOR LEASE

SARATOGA

SQUALICUM LOFTS FLEX SPACE

909 SQUALICUM WAY, 122 & 103, BELLINGHAM



Lease Rate: \$13.50/SF + NNN

Prime opportunity for companies that value a professional image while maintaining warehouse and service capabilities.

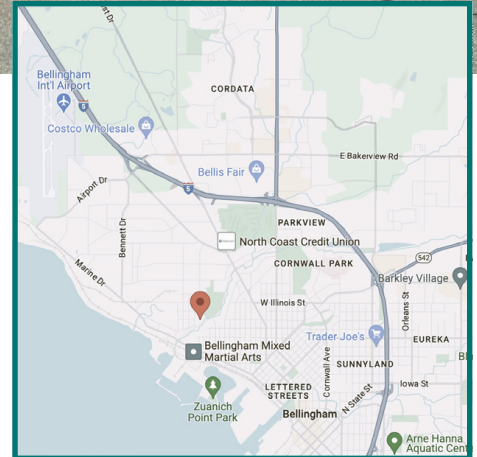
Highlights:

- 3 phase power
- 14' x 16' roll-up garage door with ground level access
- Two Restrooms (1 per unit)
- Mezzanine Offices and Conference room
- Radiant In floor Heating
- Sprinklers
- Showroom / Reception area Opportunity
- On-site boat/RV wash station
- Minutes from I-5 and Bellingham Waterfront
- Opportunity to demise

Front Facing Unit: Approximately 1,300 sq. ft. designed for flexibility, perfect for a showroom, training sessions, open office layouts, assembly, etc.

Rear Warehouse: Approximately 1,700 sq. ft. featuring an automatic 14' X 16' roll-up grade level garage door and radiant heated floors.

Upstairs Mezzanine: Approximately 564 sq. ft. includes offices and a conference room.



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NNN includes Condo Assoc HOA fees (gas, water, garbage/recycle, fire suppression systems, snow removal, landscaping, window washing), insurance and property tax.

Information contained herein has been obtained from sources deemed reliable, but not guaranteed. lessee to verify.

