

# 1025 WATERFRONT CONDOMINIUM

## OFFERINGS:

28 Residential Condos  
4 Commercial Condos



1025 GRANARY AVENUE  
BELLINGHAM, WA 98225

**ERDMANN GRAVES**

REAL ESTATE ADVISORS

blu.ink | exp  
REALTY

**Chris Erdmann**  
360.739.4236  
Chris@blu.ink

**Kyle van der Velde**  
360.303.8174  
Kyle@blu.ink

**Stacy Graves**  
360.746.9774  
Stacy@blu.ink



# OFFERING



28 Residential Condos  
4 Commercial Condos

## About our Condos

Waterfront Condominiums are uniquely suited for a life of waterfront recreation and urban living in the heart of Bellingham, Washington. Nestled along the coastline of Bellingham Bay, Waterfront Condominium offers striking views of both sea and city. Enjoy the relaxing benefits of water-side real estate surrounded by urban and marine amenities.

Waterfront Condominium blends a warm Pacific Northwest nature inspired aesthetic with modern finishes throughout. Its design is forward-thinking and enhances and integrates with Bellingham's existing architectural and natural environments. The concrete and steel buildings structure ensures both sturdiness and some of the quietest condo living. The City of Bellingham plans to complete a park between the condominiums and waterfront.

Waterfront Condominium is a community that bridges the Waterfront District and downtown Bellingham. Neighbors include Waypoint Park, coffee shops, favorite restaurants, and the historic Granary Building. Stroll right out onto the shore for a walk with coastal, island, and mountain views right before you enjoy an ocean-side dinner.

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# SURROUNDING AREA



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# FOR SALE OR LEASE

RETAIL / OFFICE / RESTAURANT

## Marketing Remarks

**FOR PURCHASE OR LEASE:** Prime Waterfront Retail Space on Bellingham Bay. Discover a premier Class A commercial retail space located at the heart of Bellingham's dynamic waterfront, just steps from downtown. Situated below 103 luxury waterfront condominiums, this high-traffic area offers unparalleled visibility and foot traffic, making it an ideal location for your business.

This modern building boasts exceptional craftsmanship with concrete, steel, and glass construction; energy efficient and built for sustainability. Nestled in a lively community hub, you'll be at the center of local events, races, concerts, and other exciting festivities, providing a vibrant atmosphere for business growth. Position your business in Bellingham's most sought-after up-and-coming waterfront district for commerce, residents, and recreation. Flexible lease terms available - don't miss out on this prime opportunity!



### EST. POPULATION

1-Mile: 6,795  
3-Mile: 47,248  
5-Mile: 83,654

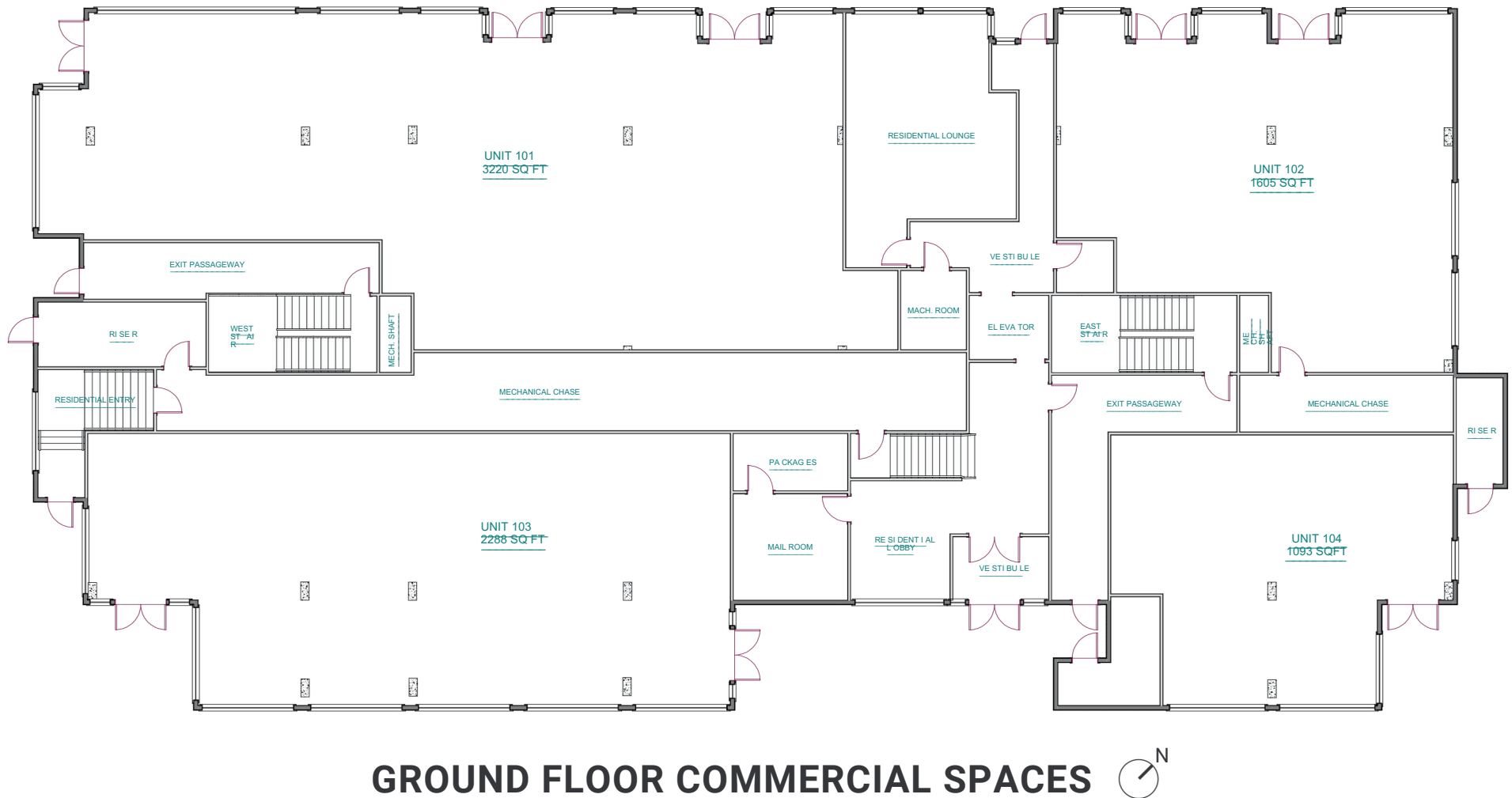
### EST. HOUSEHOLDS

1-Mile: 7,399  
3-Mile: 28,514  
5-Mile: 42,516

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# MAIN LEVEL FLOOR PLAN



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# COMMERCIAL GALLERY

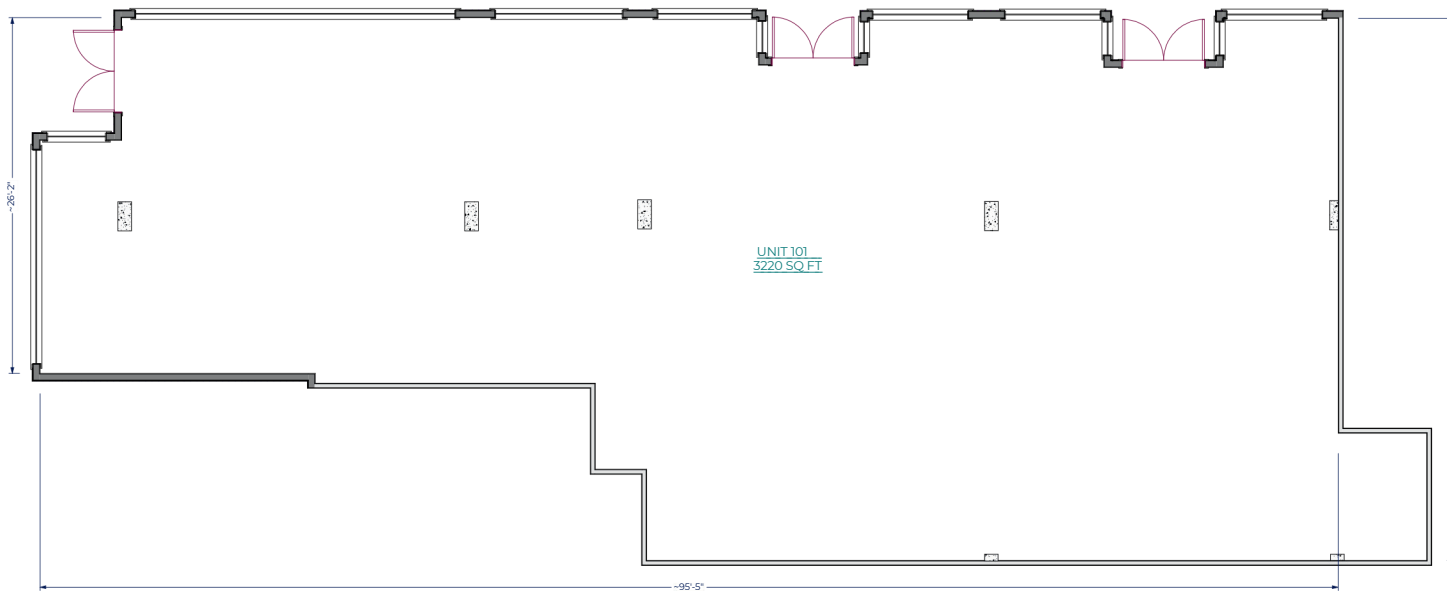


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# UNIT 101

3,220 SF



UNIT 101 



**SALE PRICE:** \$400 per sq ft  
grey shell space

**LEASE RATE:**  
Modified Gross Lease  
\$30 base lease + HOA Fees  
Tenant pays their share of  
utilities.

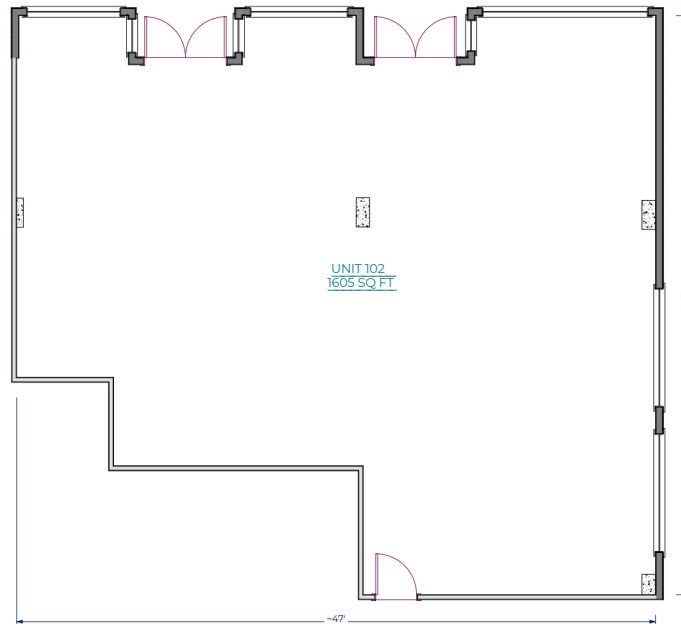
(Inquire for more information.)

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# UNIT 102

1,605 SF



UNIT 102



**SALE PRICE:** \$400 per sq ft  
grey shell space

**LEASE RATE:**

Modified Gross Lease  
\$30 base lease + HOA Fees  
Tenant pays their share of  
utilities.

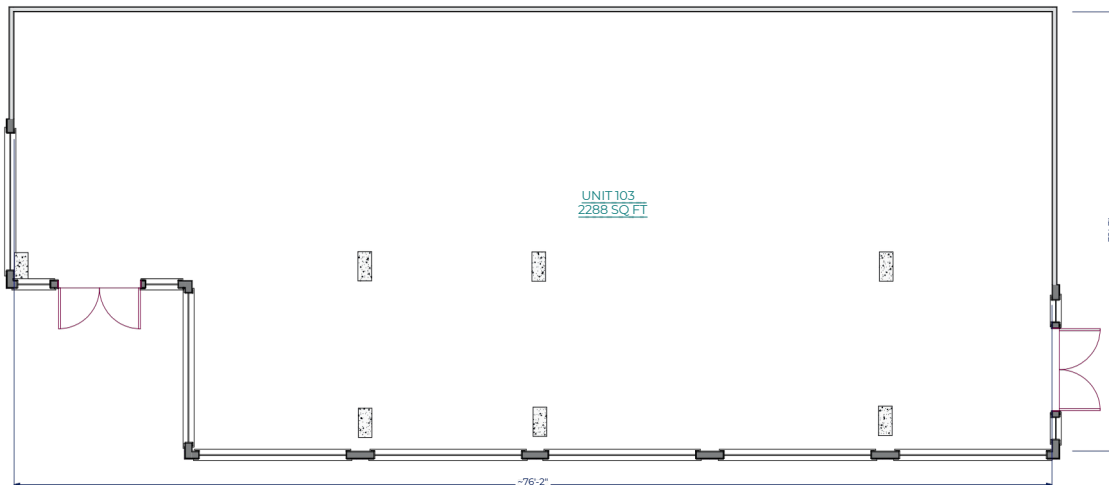
(Inquire for more information.)

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# AVAILABLE UNIT 103

2,288 SF



UNIT 103 



**SALE PRICE:** \$400 per sq ft  
grey shell space

**LEASE RATE:**

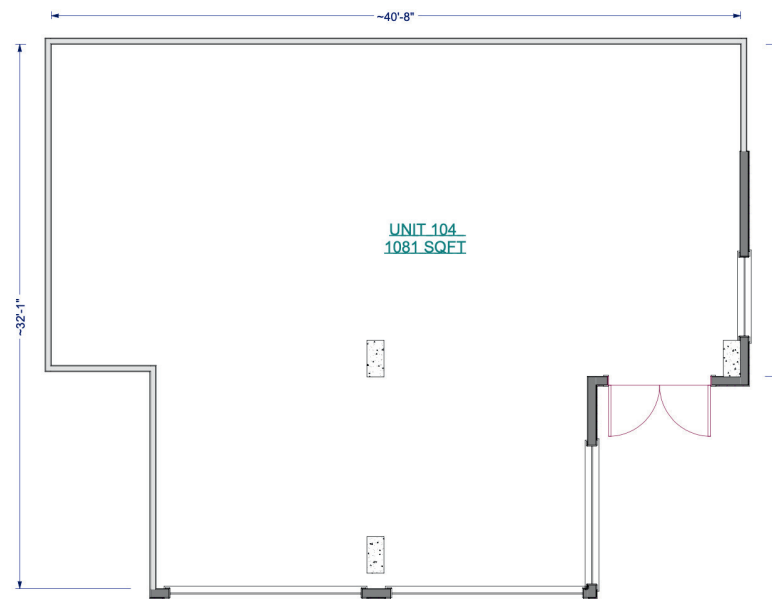
Modified Gross Lease  
\$30 base lease + HOA Fees  
Tenant pays their share of  
utilities.

(Inquire for more information.)

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# AVAILABLE UNIT 104

1,093 SF



UNIT 104 



**SALE PRICE:** \$400 per sq ft  
grey shell space

**LEASE RATE:**

Modified Gross Lease  
\$30 base lease + HOA Fees  
Tenant pays their share of  
utilities.

(Inquire for more information.)

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# LISTING AGENT



## CHRISTOPHER ERDMANN

### LISTING BROKER

**Christopher Erdmann, co-founder and CEO of blu.ink, has been in the industry for 19 years as a top-selling real estate broker, investor, and real estate performance coach. He has a keen eye for detail and a deep understanding of luxury real estate.**

Christopher's knowledge, expertise, and negotiation skills of the luxury market make him an industry leader and the right person to seek for consultation. He is currently representing a half-billion dollar development company and is also known for obtaining some of the highest prices per square foot for his clients in today's market. He has successfully cultivated his loyal client base, some of whom have worked with him for the length of his career.