

# 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 SALE

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



# FOR SALE

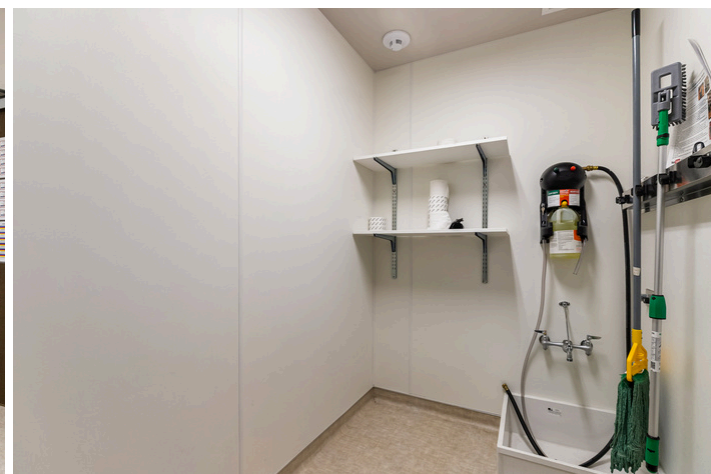
200 WESTERLY RD, SUITE 103  
BELLINGHAM, WA





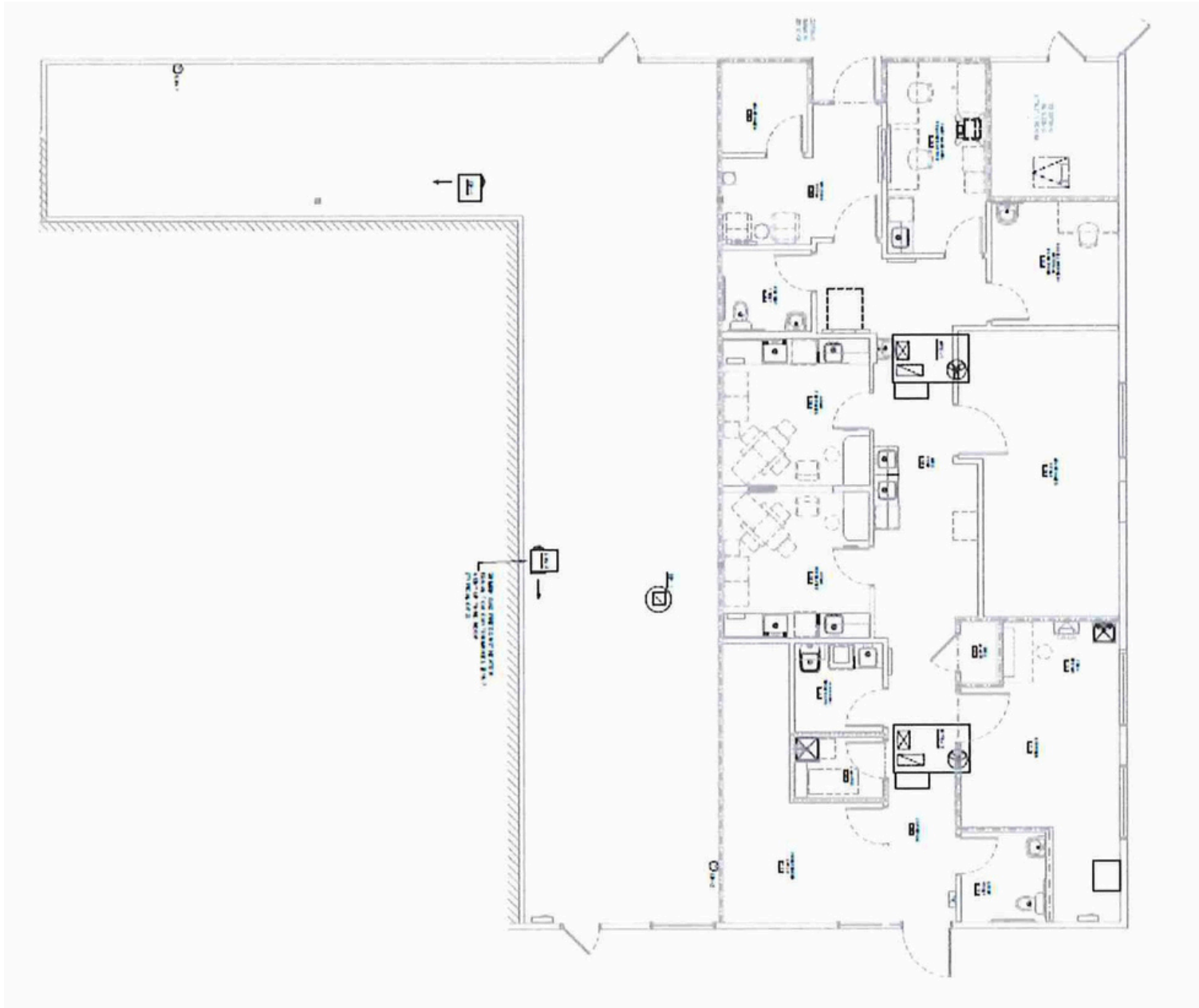
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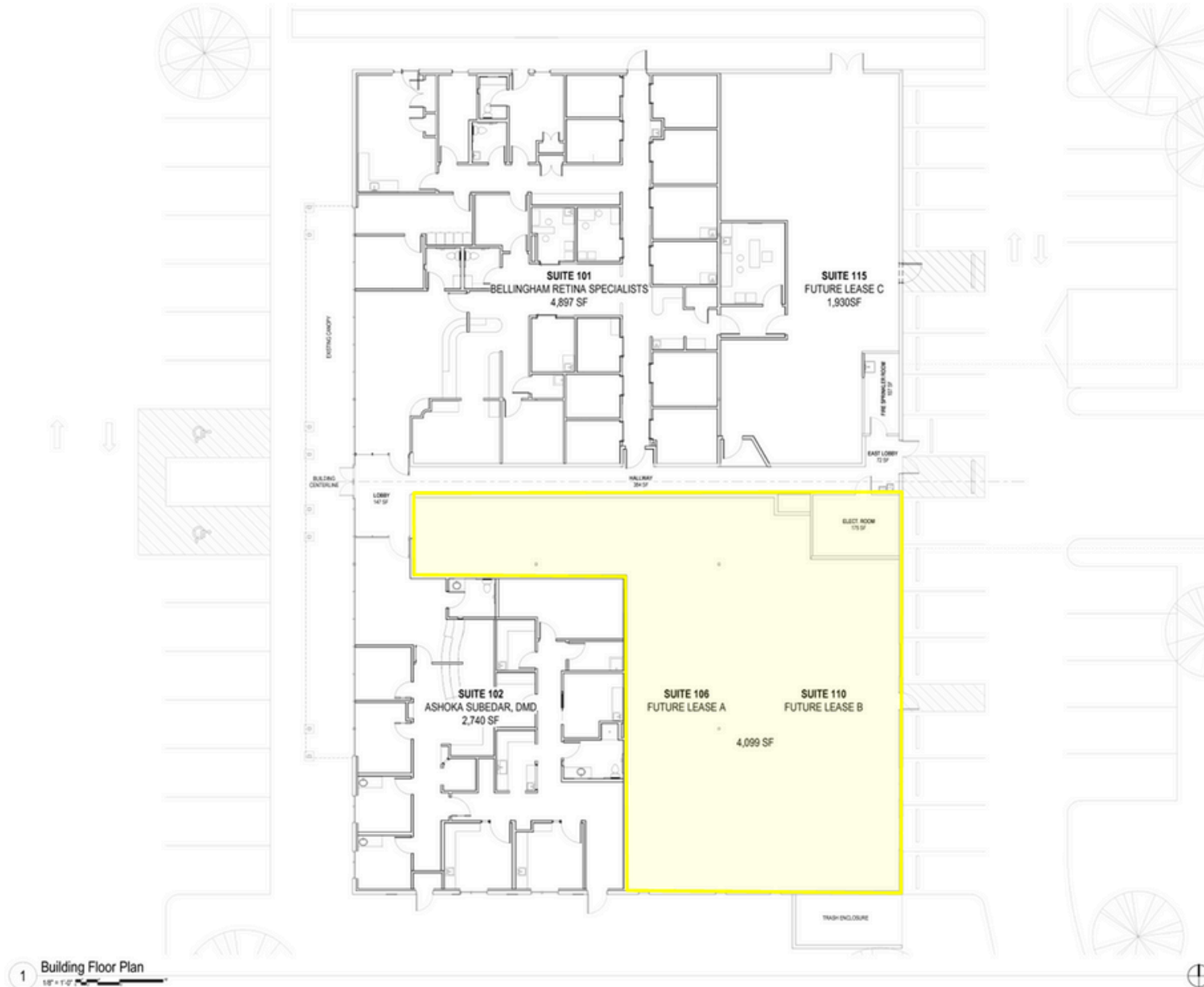
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200 WESTERLY RD, SUITE 103  
BELLINGHAM, WA



RMC  
ARCHITECTS

Mark Anderson, P.E., C.E., S.E., F.A.S.A.  
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Leasing Diagram  
200 Westerly Road • Bellingham, WA 98226  
For Cranberry 6, L.L.C.,

JOB No. 107526 Date: 10 AUG 2016  
File No. 107526 and Case No. 107526  
Checked By: BPC  
Issued By: LEASING DIAGRAM

OVERALL  
BUILDING PLAN

A201



# 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**

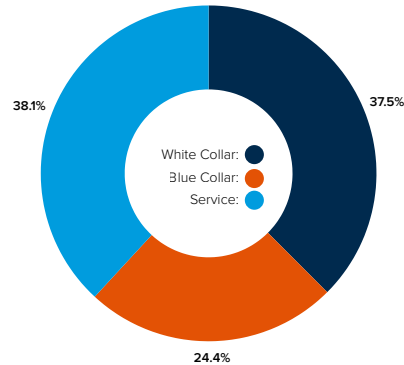
## MEDIAN HH INCOME

**\$72,043**

## AVG. HH SIZE

**2.4**

## 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%**

## HOME OWNERSHIP

Renters:

**52%**

Owners:

**48%**

## AVG. HH SPENDING



Housing

**\$31,440**



Daycare/Education

**\$14,544**



Grocery

**\$8,844**



Transportation

**\$5,628**



Entertainment

**\$5,333**



Utilities

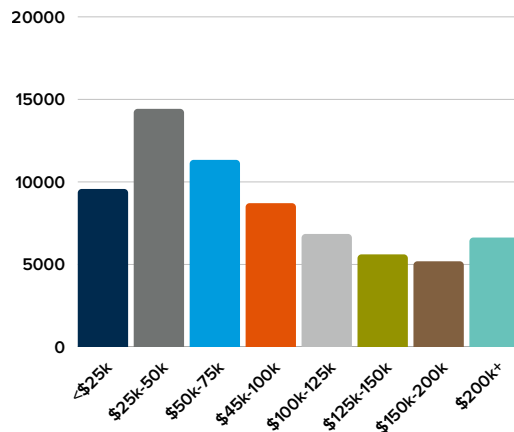
**\$4,392**



Apparel

**\$1,642**

## INCOME BY HOUSEHOLD



## GENDER & AGE

**51.5%**  **48.5%** 

