



OFFERING MEMORANDUM

SQUALICUM LOFT FLEX SPACE

909 SQUALICUM WAY
#101
BELLINGHAM, WA

GREG MARTINEAU, CCIM
BROKER/ OWNER
GREG@GAGECRE.COM
(360) 820-4645

TRACY CARPENTER
BROKER/ OWNER
TRACY@GAGECRE.COM
(360) 303-2608



WWW.GAGECRE.COM

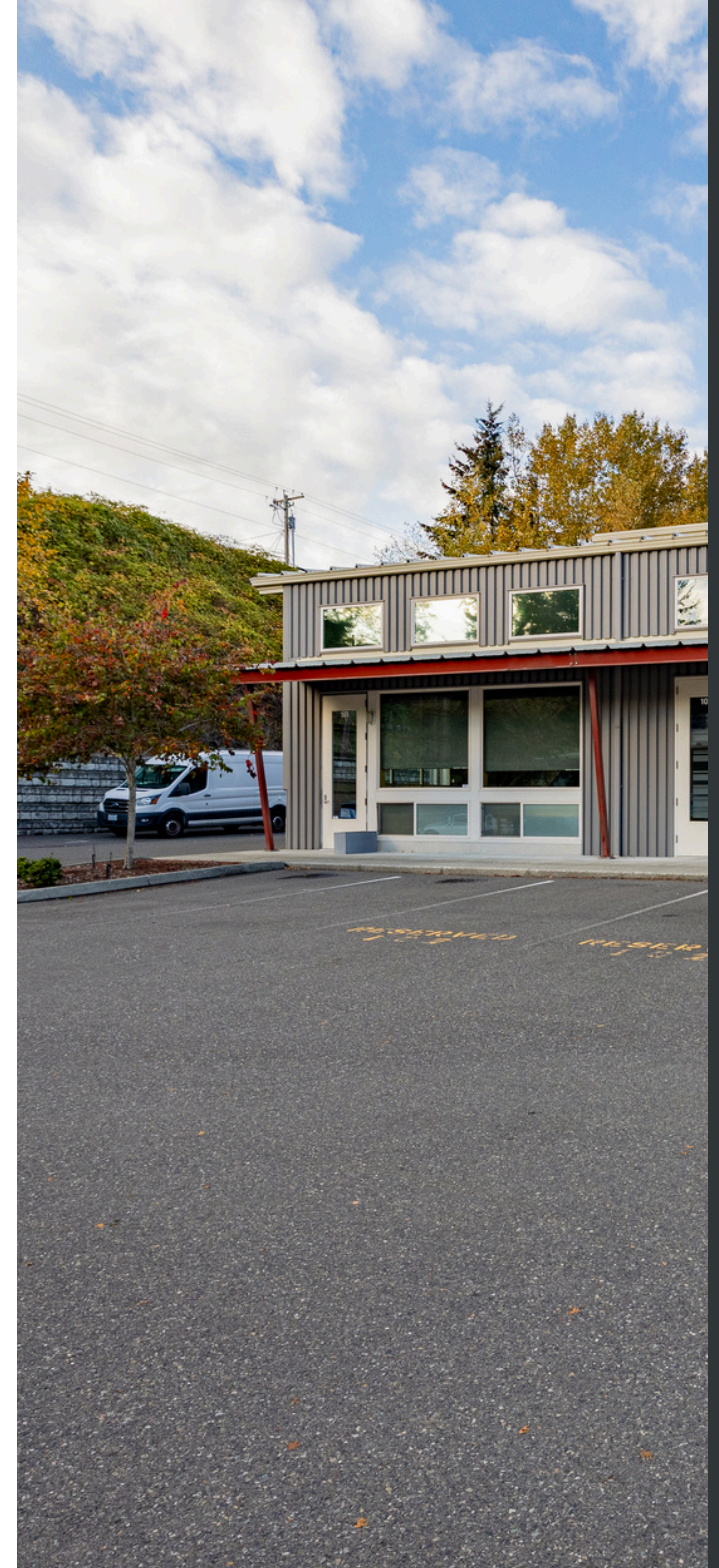
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By accepting this Memorandum, you agree to the above terms and conditions.





PROPERTY SUMMARY

909 SQUALICUM WAY #101, BELLINGHAM WA
FOR SALE - \$599,000

Beautifully equipped suite in the coveted Squaticum Lofts Complex. Extensive build-out has been completed for amenities and workflow.

Space features extensive lighting upgrades, 3-phase power, large programmable fan, and roll up door with motorized windproof shade. Abundant storage throughout along with expansive counter space.

Property is currently 100% Leased to through August, 2027.

HIGHLIGHTS

- Mini-split
- Large programmable fan
- Equipped with pneumatic & vacuum lines throughout space (compressor & vacuum units have been removed- lines remain)
- 3-Phase power
- Sprinklers
- Roll-Up door (with motorized windproof shade)
- Hood for Dust collection
- Extensive Lighting Upgrades
- 2 Dedicated Parking Spaces

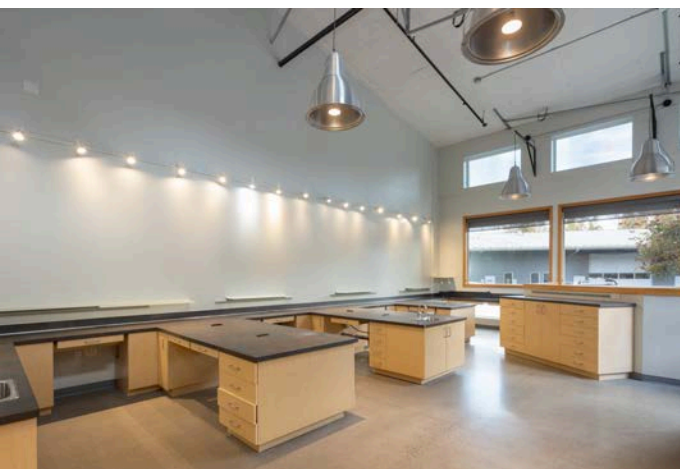
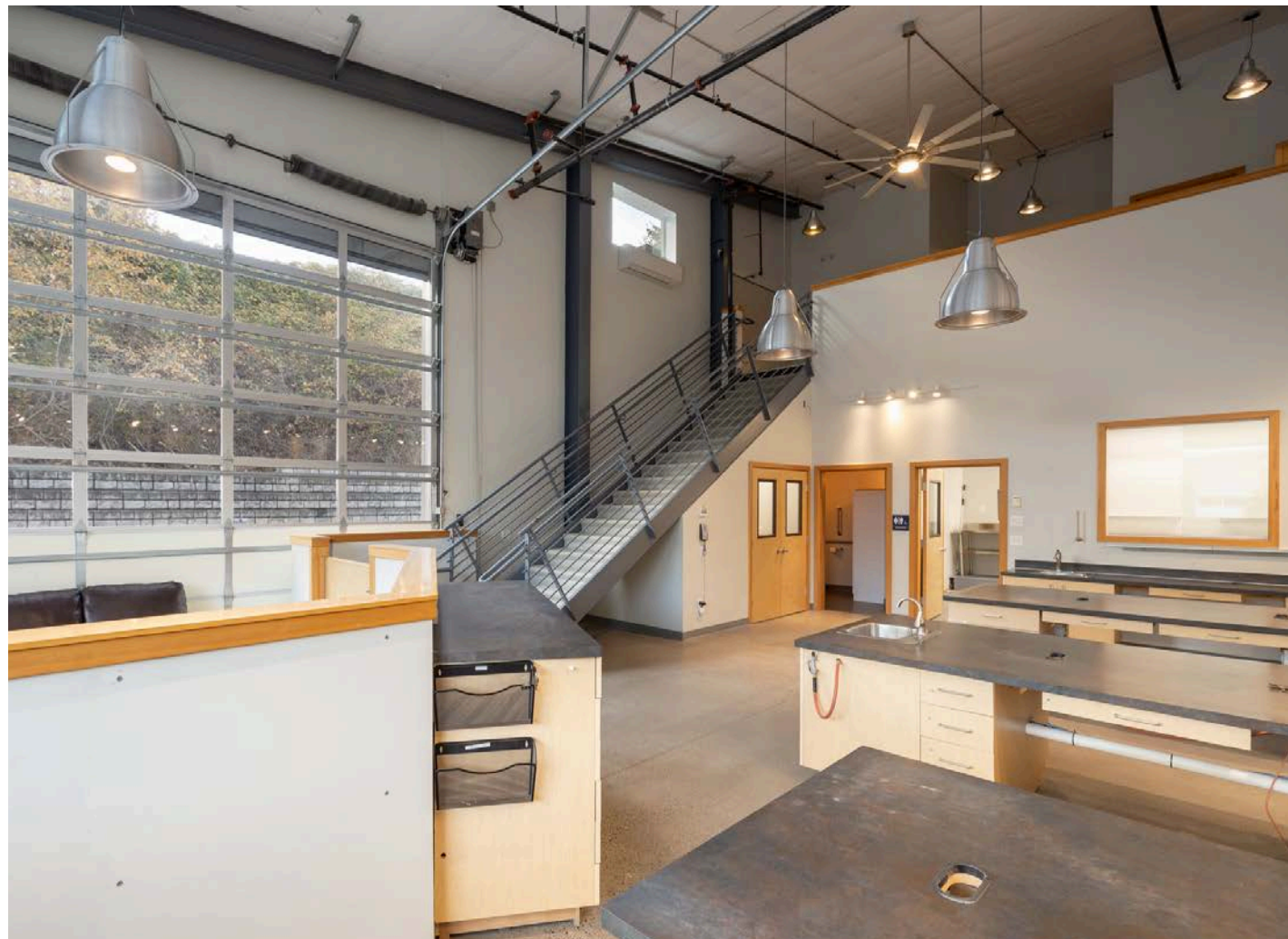
INVESTMENT DETAILS

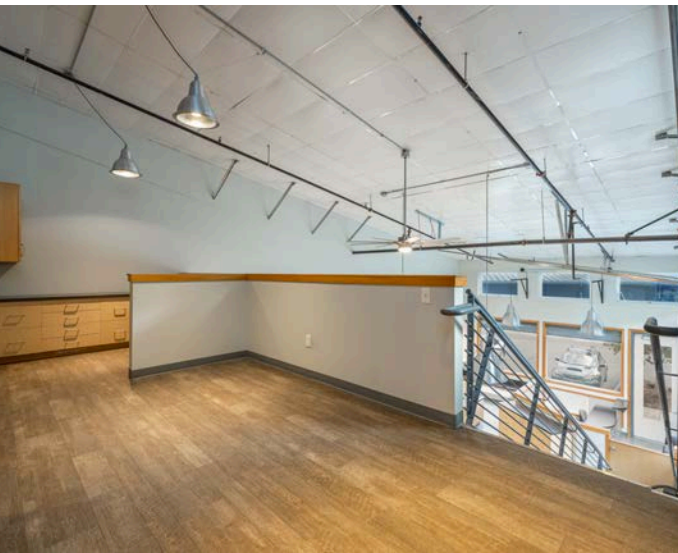
PROPERTY ADDRESS	909 Squalicum Way, #101, Bellingham WA 98225
SQUARE FEET	1,586 SF
PARCEL NUMBER	3802241151960008
ASKING PRICE	\$599,000
GROSS SCHEDULED RENT (2026)	\$30,584.84
LEASE EXPIRATION:	August, 2027
ANNUAL INCREASES:	3% Annual
OPTIONS TO EXTEND:	Two, 3-year Options
CAP RATE:	5.1%

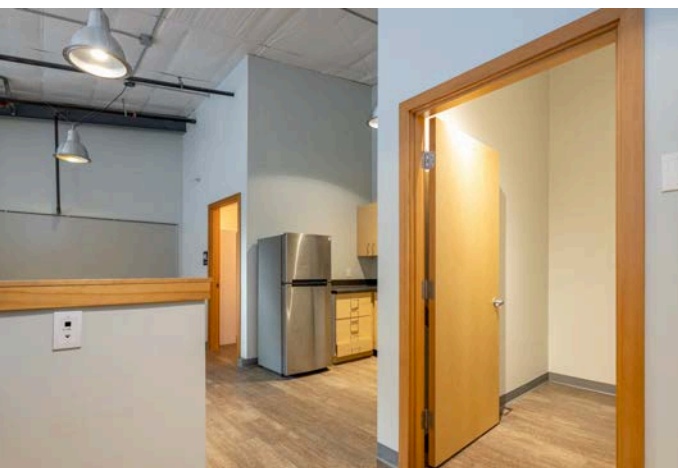
NEARBY AMENITIES

- 1 Bellingham Harbor
- 2 Downtown Bellingham
- 3 Bellis Fair
- 4 Peacehealth St. Joseph
- 5 Bellingham Airport









AREA OVERVIEW

BELLINGHAM, WA

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is historically one of the Top 100 places to live in the Nation, and the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.

Quick Facts:

- Population: 90,620
- Area: 30.1 square miles
- Travel distances
- Canadian border: 21 miles
- Vancouver, B.C: 52 miles
- Seattle: 90 miles
- Miles of bike lanes: 61.1
- Miles of trails: 68.7





CONTACT

Greg Martineau, CCIM
Broker/ Owner
360-820-4645
Greg@gagecre.com

Tracy Carpenter
Broker/ Owner
360-303-2608
Tracy@gagecre.com



Gage Commercial Real Estate, LLC | 809 W Orchard Dr, Ste 7, Bellingham, WA |
360-483-0508 | greg@gagecre.com, tracy@gagecre.com
www.GageCRE.com