

FOR LEASE

1151 Ellis St., Bellingham, WA



PROFESSIONAL OFFICE BUILDING

Remodeled in 2016 — 14,125 SF building with on site parking

- +/- 4100 SF of contiguous space on the ground floor available. DIVISIBLE to approx. 1500sf
- +/- 2500 SF of contiguous space on the second floor available. DIVISIBLE to 400sf
- AMPLE On-site parking for employees & visitors
- Easy access to I-5 exit 252 & 253
- Easy to direct clients to this building.
- Internet: WAVE, Comcast Elevator & stair access to 2nd floor
- Historical building with lots of character
- Fully remodeled ready for Tenant Improvements
Currently available 2nd floor: small office (385SF) to 2450SF

This location is perfect for the professional business that requires easy access and onsite parking.

See detail on following pages.

[CBX Property#220796](#)  [Listing #18408518](#)



Sales, Leasing, Management
Office, Retail and Industrial Properties

114 W. Magnolia Street, Suite 302, Bellingham, WA 98225

For information contact:

Tracy Carpenter

(360) 671-4200 ext 114

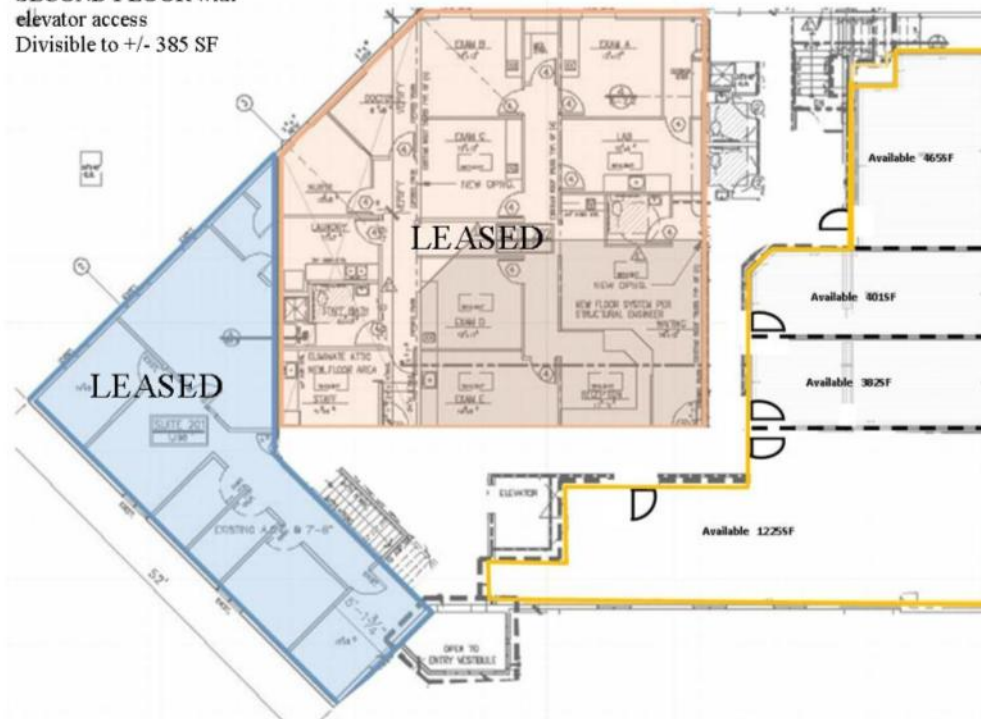
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2017/01

FIRST FLOOR with shared Lobby



SECOND FLOOR with elevator access
Divisible to +/- 385 SF



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Ellis Station was complete remodel in 2016 and is ready for occupancy of new Tenants. If you are interested in Leasing the Owner is offering the following in return for asking rent and a 5 year lease.



Ceiling finish: Standard fixtures and drywall ceiling with lights as dictated by design.

Wall finish: Interior walls for the premises will be constructed, primed and painted a single color.

Flooring finish: Allowance of \$2.50 per sq. ft. to include base and materials and install

Electrical: Wiring & outlets will be installed to building code. Landlord will sub-metered the certain spaces. In this case electricity will be billed back by the Landlord per Tenant's use.

Phone and Internet: As demising walls are created the Tenant will be responsible for installing these services as per the Tenant's business requirements. Currently WAVE and Comcast are present in the building.

Tenant is responsible for there own install of equipment per their specific business requirements.

Heating & AC- HVAC and wall mounted air conditioning and heating units will be installed or a forces air unit to handle climate control for the partucual needs of each space.

Doors: interior doors will be uniform for the building, solid core with new hardware.

Fire and Safety: all requirements for this area will be to current building code

Restrooms: Shared ADA equipped common restrooms for each floor. The Second floor has a Tenant shower.

Shared lobby: Open area on each level with elevator access from the main lobby.

Bike area: Covered 6 bike rack with element protected cover that is shared by Tenants to the building.

Additional TI's can be negotiated and amortized into the rent rate.



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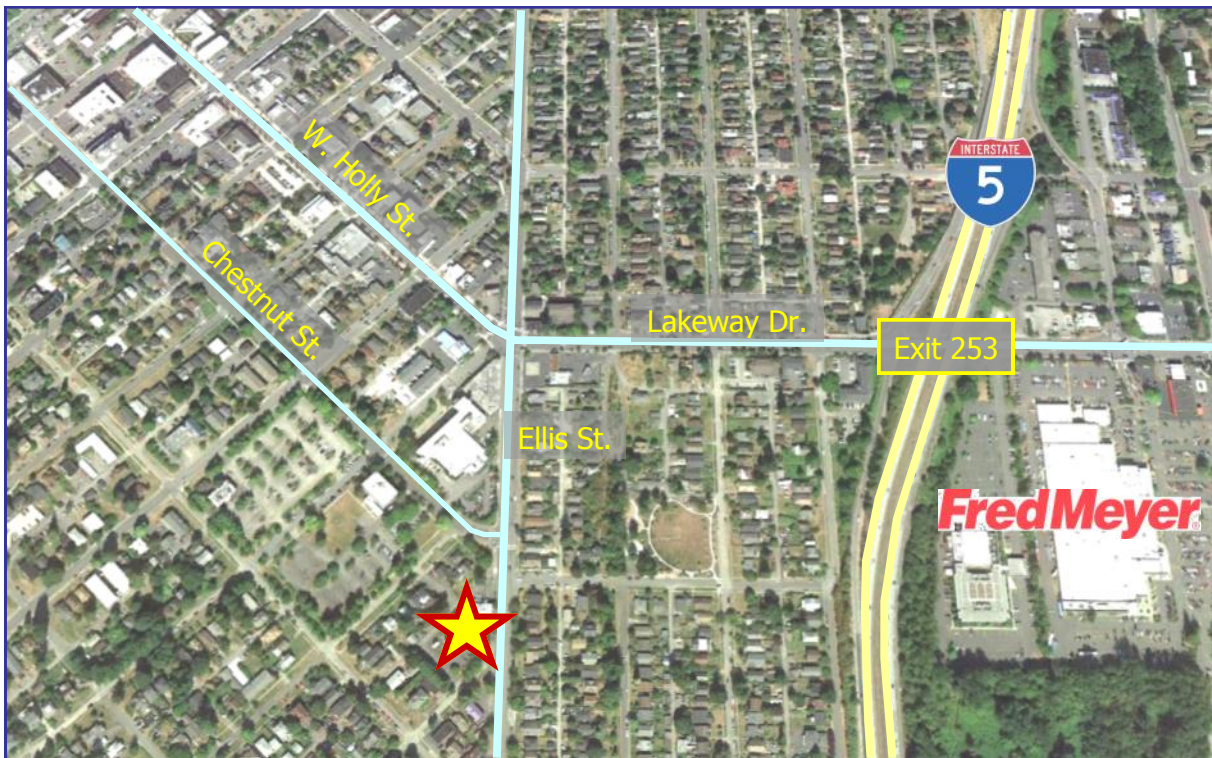
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Bike Hut



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