

FOR LEASE

1151 Ellis St., Bellingham, WA



PROFESSIONAL OFFICE BUILDING

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

This location is perfect for the professional business that requires easy access and onsite parking. See details on following pages.

- +/- 4100 SF of contiguous space on the ground floor available. DIVISIBLE to approx. 2000 SF
- 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

CBA Property#220796  Listing #4248265



Sales, Leasing, Management
Office, Retail and Industrial Properties

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

For information contact:

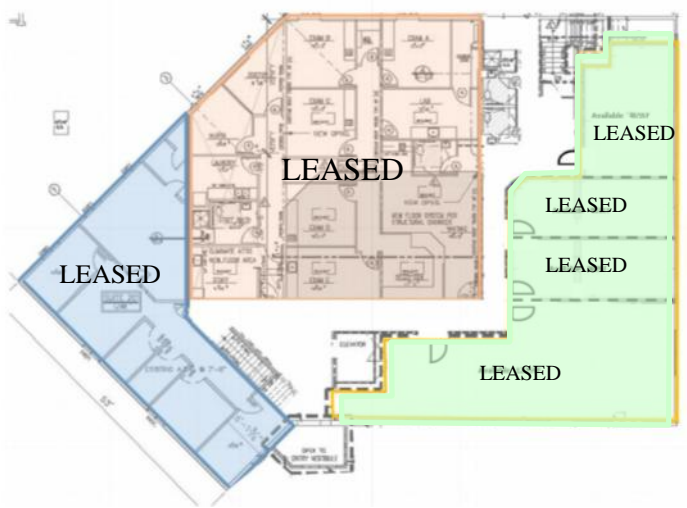
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2017/01



Ellis Street



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



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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Owner is offering the following in return for asking rent and a 5 year lease. Space is currently in vanilla shell condition.

Ceiling finish: Standard fixtures and drywall ceiling with LED light fixtures.

Wall finish: Primed and painted single color.

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



Electrical: Wiring & outlets are installed to building code. Electricity will be billed back by the Landlord per Tenant's use and pro rata share of building.

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 their 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 forced air unit to handle climate control for the particular needs of each space.

Doors: Doors into suites will be uniform to 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. Ground floor has been plumbed for an additional restroom.

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.



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Bike Hut



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