

# FOR LEASE

200 Westerly Rd, Bellingham, WA



## Prime Medical or Dental Space In Cordata

- Landlord Will Finance Very Extensive Renovations
- Several Interior Design Options Available
- Convenient & Easily Accessible Location
- Excellent Parking (93 Spaces)
- Close to Related Services
- 50,000+ Daytime Employment Within 3 Miles
- Highly Visible

[CBA Property # 577939](#)  [Listing # 19972271](#)



Sales, Leasing, Management  
Office, Retail and Industrial Properties

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

For information contact:

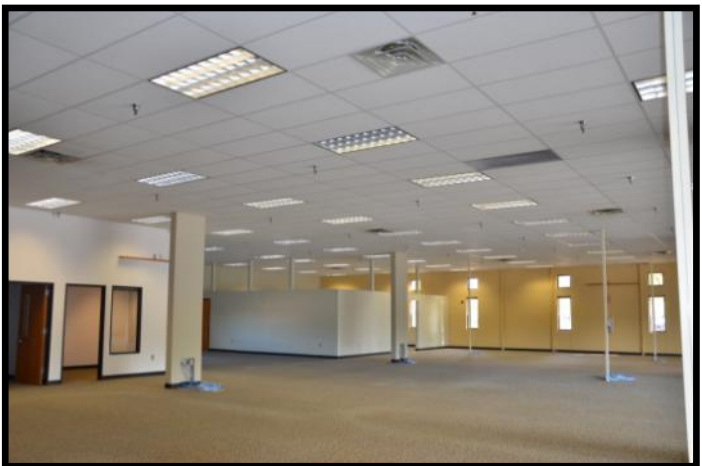
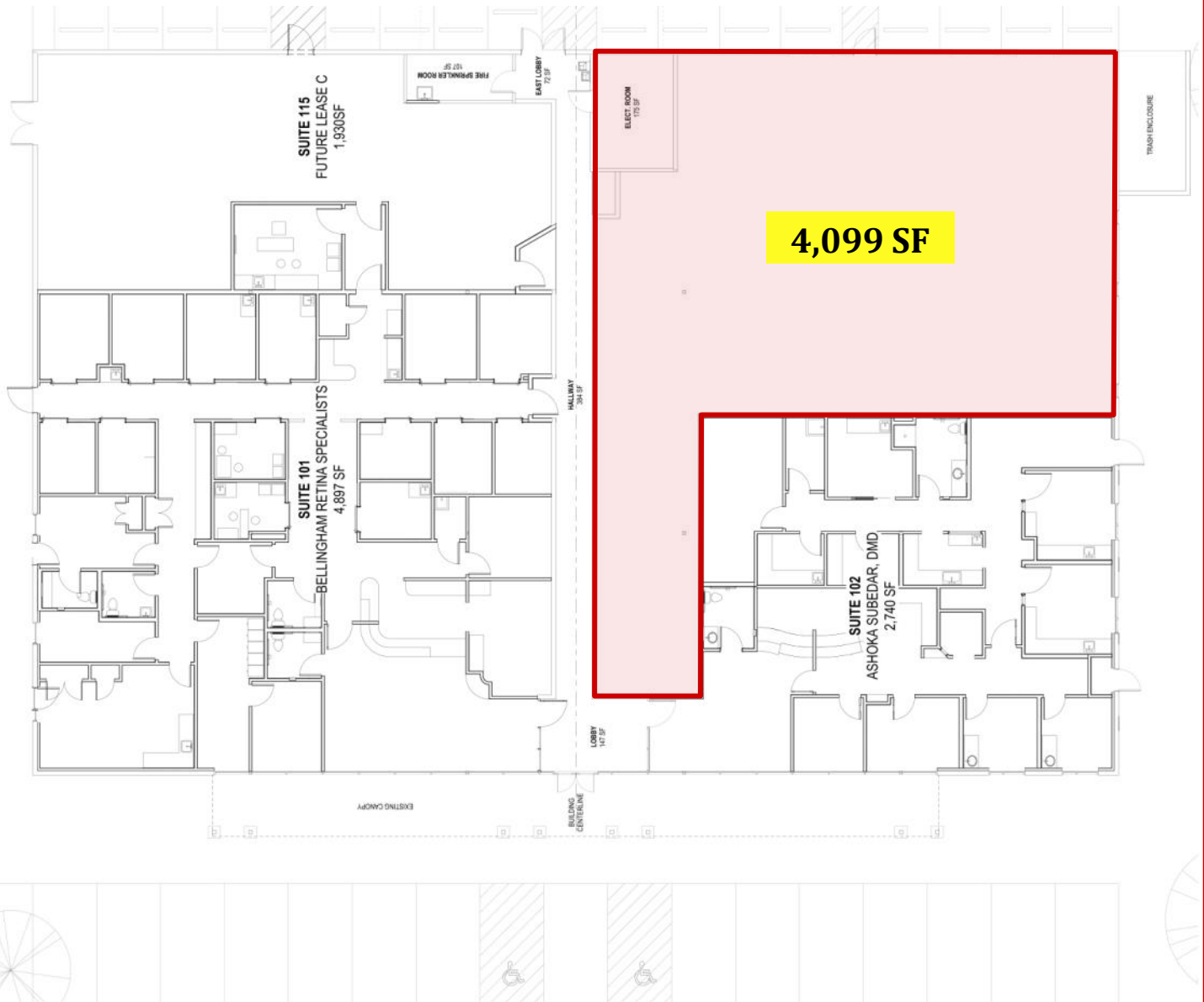
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# Floor Plans



# Renovations & Tenant Improvements

## Building Renovations

The entire building has been undergoing extensive renovations. Renovation work on the interior space that will be occupied by Bellingham Retina Specialists is complete and is nearing completion for Northwest Oral & Maxillofacial Surgery. The exterior building renovation plans have been completed and the actual work is in process. The general contractor for the renovation work is Constantine Builders of Lake Forest Park.

## Tenant Improvements

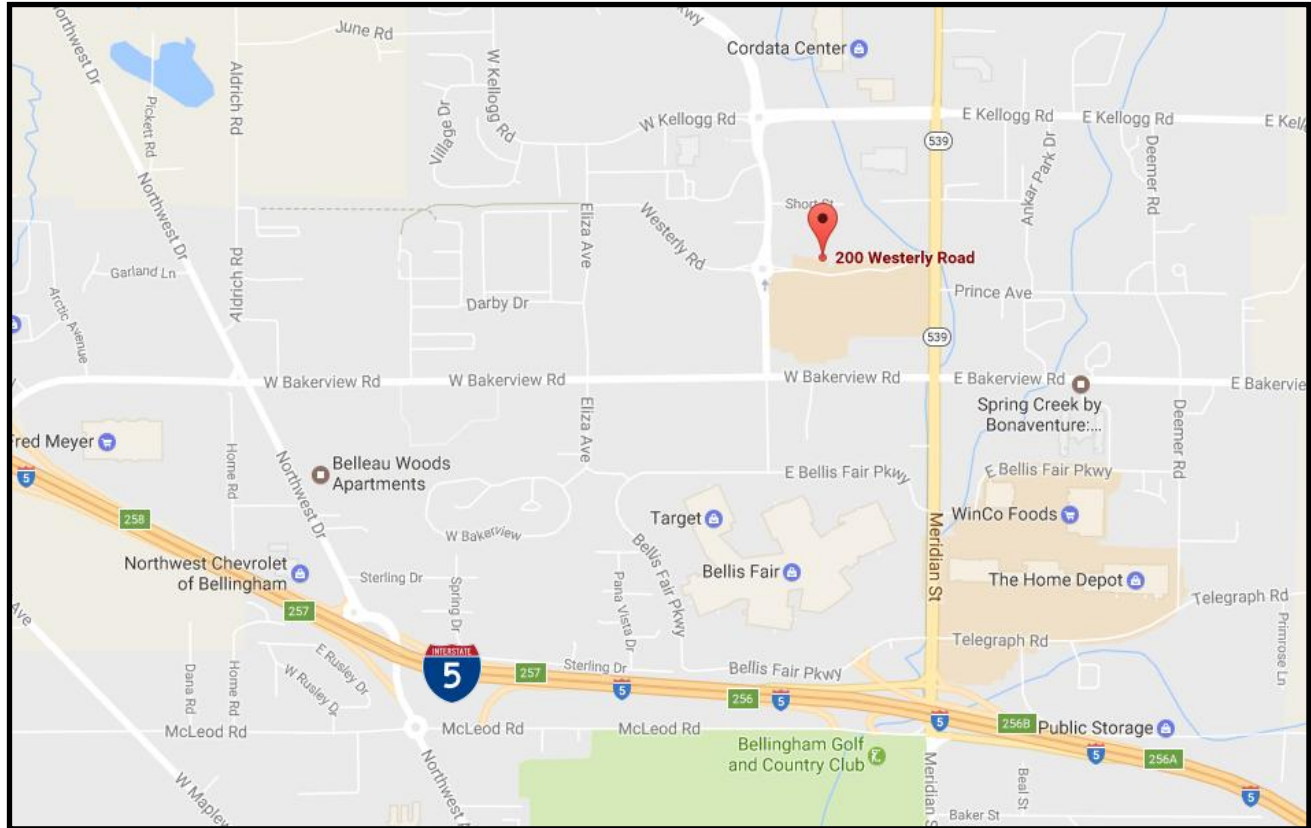
The landlord is willing to finance an unusually large amount of interior improvement work for the entire leasable space. The landlord will amortize the cost of such renovations over the term of the lease, with a minimum acceptable term of 5 years. The most efficient manner of designing, permitting and completing such improvements would be for the Landlord's architectural firm and general contractor to provide the necessary services for a tenant concurrently with the Landlord's work to be completed in the rest of the building. Subject to the Landlord's final approval of the proposed renovations, any reasonable modifications may be included within such renovation plans.

## Option for Division of Space

There are 4,099 square feet of leasable space in the south one-half of the building. That entire space is divisible into two or possibly three separate spaces, subject to Landlord's approval of the design, cost, timing and of governmental entities. In the case of such division, the tenant improvement allowance will be divided based on the percentage of square footage of each space to be created relative to the whole.



# Location



## Nearby PROFESSIONAL

- 3 min from PeaceHealth Labs
- 6 min from PeaceHealth St. Joseph's Hospital
- 4 min from Interstate 5
- 10 min from daytime employment of 50,000+

## Nearby PERSONAL

- 4 min from Bellingham Golf & Country Club
- 15 min from world-class boating/sailing
- 20 min from exceptional mountain biking
- 1.5 hrs from Seattle & 1.0 hr from Vancouver, B. C.
- 3.0 hrs from Whistler, B. C. & world-class skiing
- 1.0 hr from Mt. Baker
- 6.5 hrs from Maui



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