

# COMMERCIAL/INDUSTRIAL SPACE

Guide Meridian, Bellingham, WA



FOR LEASE

## PROPERTY HIGHLIGHTS

- Average Daily Traffic Counts of 33,000 +
- Centrally Located
- Excellent Guide Meridian Location
- Near Interstate 5



The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verifications of all matters deemed to be material including but not limited to statements of income and expenses. Consult your attorney or accountant or other professional advisors.

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EXCLUSIVELY LISTED BY:

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This Offering Memorandum has been prepared by Muljat Group Commercial for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by Muljat Group Commercial, Seller and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond control of Owner, and therefore are subject to variation. No representation is made by Muljat Group Commercial or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presentation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial, Owner, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

Prospective tenants should be aware that Owner of the real property known as 4233 Guide Meridian is leasing the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to lease, as appropriate, tenant will be given reasonable opportunity to inspect and investigate the Property and all improvements therein, either independently or through agents of tenants choosing. Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, tenant shall not be entitled to and should not rely on Owner or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the

condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Owner may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Owner and its agents shall not be responsible to tenant or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective tenant.

Owner and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to lease the Property unless and until such offer is approved by Owner a written agreement for the leasing of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

Any offer to Owner must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract to lease to be prepared by Owner and executed by both parties, and (iii) approved by Owner before the transaction becomes binding on either party. Neither the prospective tenant nor the Owner shall be bound until execution of the contract of a lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Owner or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Owner or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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## PROPERTY DESCRIPTION

Excellent leasing opportunity in a multi-tenant, Guide Meridian property with good visibility on the Guide Meridian! Recently remodeled units ready for occupancy. Ideal location; just minutes to I-5! Don't miss your opportunity to lease space on the Guide Meridian!



## SPACE AVAILABLE:

SUITE 101: 2,341 SF \$0.90/SF + NNN

SUITE 103: 1,200 SF \$1.00/SF + NNN

SUITE 104: 1,200 SF \$1.00/SF + NNN

Estimated NNN's: \$2.50/SF/YR

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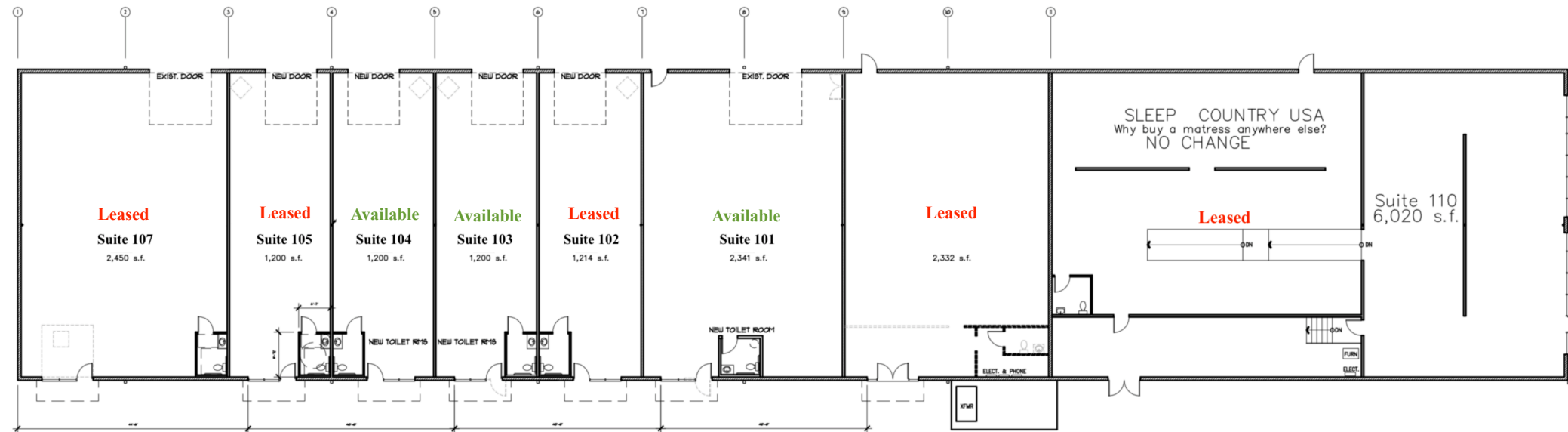




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## SITE PLAN



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## Guide Meridian, Bellingham, WA

### Bellingham Demographics

People	
Population (2018)	88,215
Population (2010)	80,935
Total Difference	7,657
Population % Growth	1.18%
Population (2036 Estimate)	128,578
Total Difference (2018-2036)	40,363
Population % Growth (2017-2036)	1.74%
Unemployment (August 2018)	4.4%
Living in same house 1+ years	74.7 %
Bachelor's Degree or Higher (2014)	40.8 %
Average Work Commute	17.9 Minutes
Median Household Income (2018)	\$51,772
Owner Occupied Housing Units	16,672
Renter Occupied Housing Units	20,698

Geography	
Land Area (2018)	71.71
Persons Per Square Mile (2018)	3,216.11
Major Employers	
St. Joseph Hospital	3,028
Lummi Nation	1,781
Western Washington University	1,700
Bellingham Public Schools	1,010
Whatcom County	907
BP Cherry Point	856
The City of Bellingham	853
Mayberry Packing LLC	805
Haggen	750
Alcoa Intalco Works	690
Whatcom Educational Credit Union (WECU)	668
Bellingham Technical College	664

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### Whatcom County Demographics

People	
Population (2018)	220,233
Population (2010)	201,140
Total Difference	19,093
Population % Growth	1.30%
Population (2023 Estimate)	234,809
Total Difference (2023-2018)	14,576
Population % Growth (2023-2018)	1.07%
Unemployment (2018)	3.9%
Living in same house 1+ years	81.8%
Bachelor's Degree or Higher (2018)	22.6%
Average Work Commute	20.8 Minutes
Housing Units (2018)	86,790
Median Household Income (2018)	\$59,293
Business	
Private Nonfarm Establishments (2015)	10,054
Private Nonfarm Employment (2015)	96,865
Building Permits (2017)	1,256

Geography	
Land Area	2,503 sq miles
Persons Per Square Mile	102.66
Industry (Aug 2018)	# of Employees
Trade, Transportation and Utilities	17,600
Government	14,700
Leisure and Hospitality	11,300
Manufacturing	10,600
Professional and Business Services	8,700
Mining, Logging and Construction	8,900
Financial Activities	3,700
Total Nonfarm	93,400
Total Private	78,700

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