



The Renaissance

1414 Cornwall Ave. | Bellingham, WA

OFFICE | RETAIL | RESTAURANT SPACE FOR LEASE

NATIONAL HISTORIC REGISTER BUILDING

6,250 SF UP TO 20,000 SF ON 2 FLOORS

DOWNTOWN LOCATION

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Commercial Management | Sales | Leasing

Pacific Continental Realty, LLC - 114 W Magnolia St. Suite 201, Bellingham WA 98225



The Offering

The opportunity is to be able to work in one of the top five large historical buildings in Bellingham, WA. The Renaissance is a tenanted, stabilized, and iconic building in the core of downtown Bellingham. Built-in 1912, this Neoclassical-style building is 3 stories over 20,000 SF.

Centrally located landmark building in downtown Bellingham. This beautiful building has been completely renovated and is nearly complete. Recent upgrades include the addition of an elevator, new restrooms, grand entry upgrades, seismic retrofitting, underground utilities, secured underground utilities & fiber optics, new HVAC, and fully sprinklered. The basement is now leased, but the entire main floor and second floor are still available.

- 6,250 SF up to 20,000 SF on 2 floors
- High Ceilings: 12 to 26-feet
- Office | Retail | Restaurant | Other
- Fully sprinklered & Seismically Retrofitted
- National Historic Register Building
- Secure Underground Utilities and Fiber Optics
- Central downtown Bellingham Location
- CBA #: #599805 | #599804

MAIN LEVEL

For Lease

Main Floor Space - 5,706 SF

BASE RENT: \$15 SQUARE FOOT/ YEAR

BASE NNN: \$3.25 SQUARE FOOT / YEAR

MONTHLY BASE + NNN = \$8,677.88

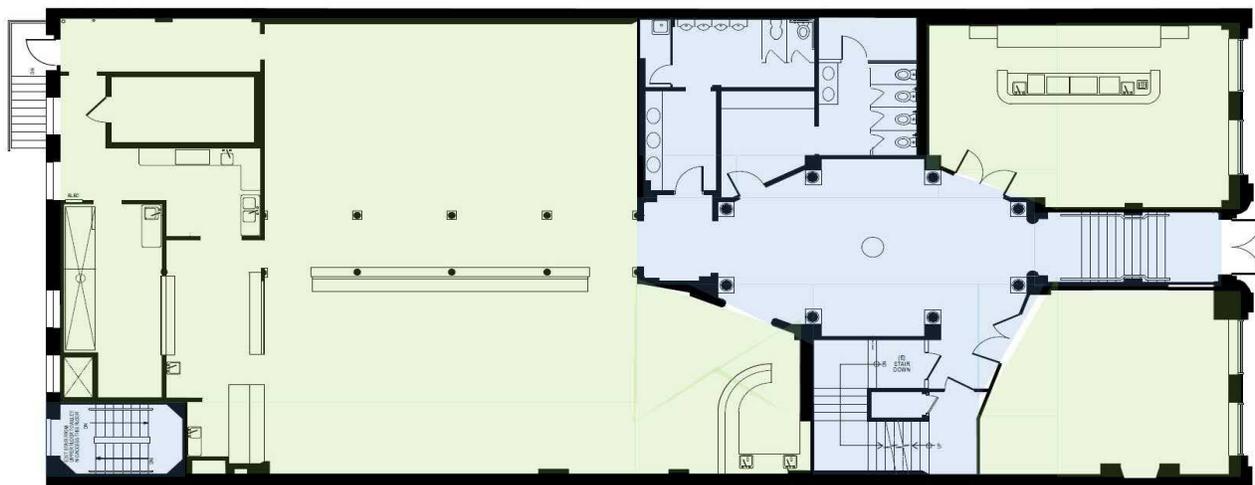
CBA #: 599804

- 14' Ceilings
- High Quality Finishes
- Double-wide Sidewalk Seating Area
- Secure Underground Utilities & Fiber Optics
- National Historic Register Building

1414 Cornwall

Leasing Floor Plan

Main Floor



MAIN FLOOR LEVEL

SCALE 1/4" = 1'-0"



Leasable Space



Common Area









SECOND LEVEL

For Lease

Second Floor Space - 6,368 SF

BASE RENT: \$18 SQUARE FOOT/ YEAR

BASE NNN: \$3.25 SQUARE FOOT / YEAR

MONTHLY BASE + NNN = \$11,276.67 / PER MONTH

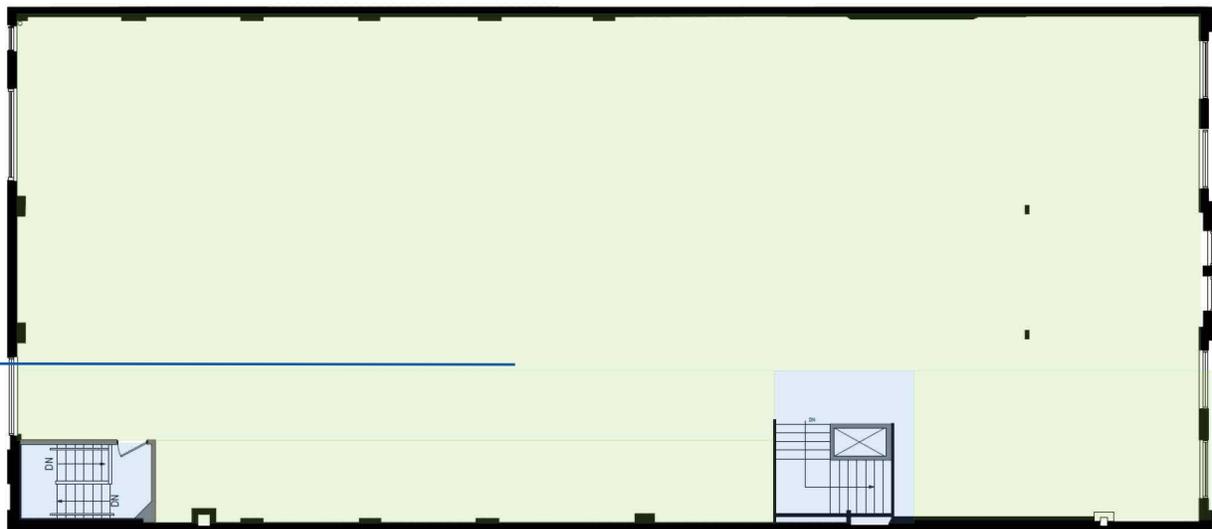
CBA #: 599805.

- 14 TO 24-FOOT CEILING HEIGHT
- NEW WINDOWS & SKYLIGHTS
- NEW ELEVATOR
- NEW HVAC
- BEAUTIFUL SPACE
- SECURE UNDERGROUND UTILITIES & FIBER OPTICS
- NATIONAL HISTORIC REGISTER BUILDING

1414 Cornwall

Leasing Floor Plan

Second Floor



Leasable Space



Common Area



Second Level



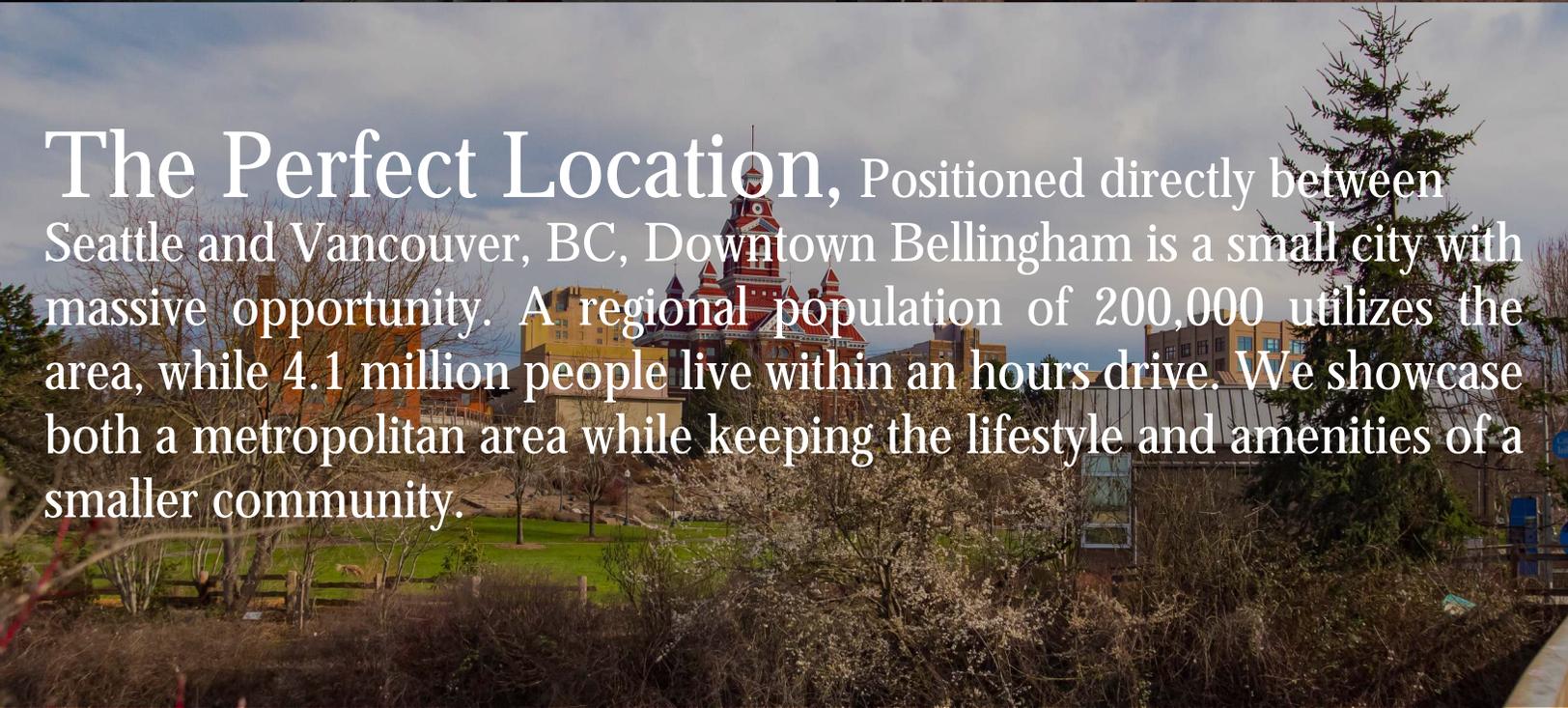




DOWNTOWN BELLINGHAM BRINGS THE
CREATIVE, ICONIC ENERGY OF THE CITY AND INFUSES IT INTO THE
BUSINESSES THAT HELP CREATE OUR UNIQUE COMMUNITY.

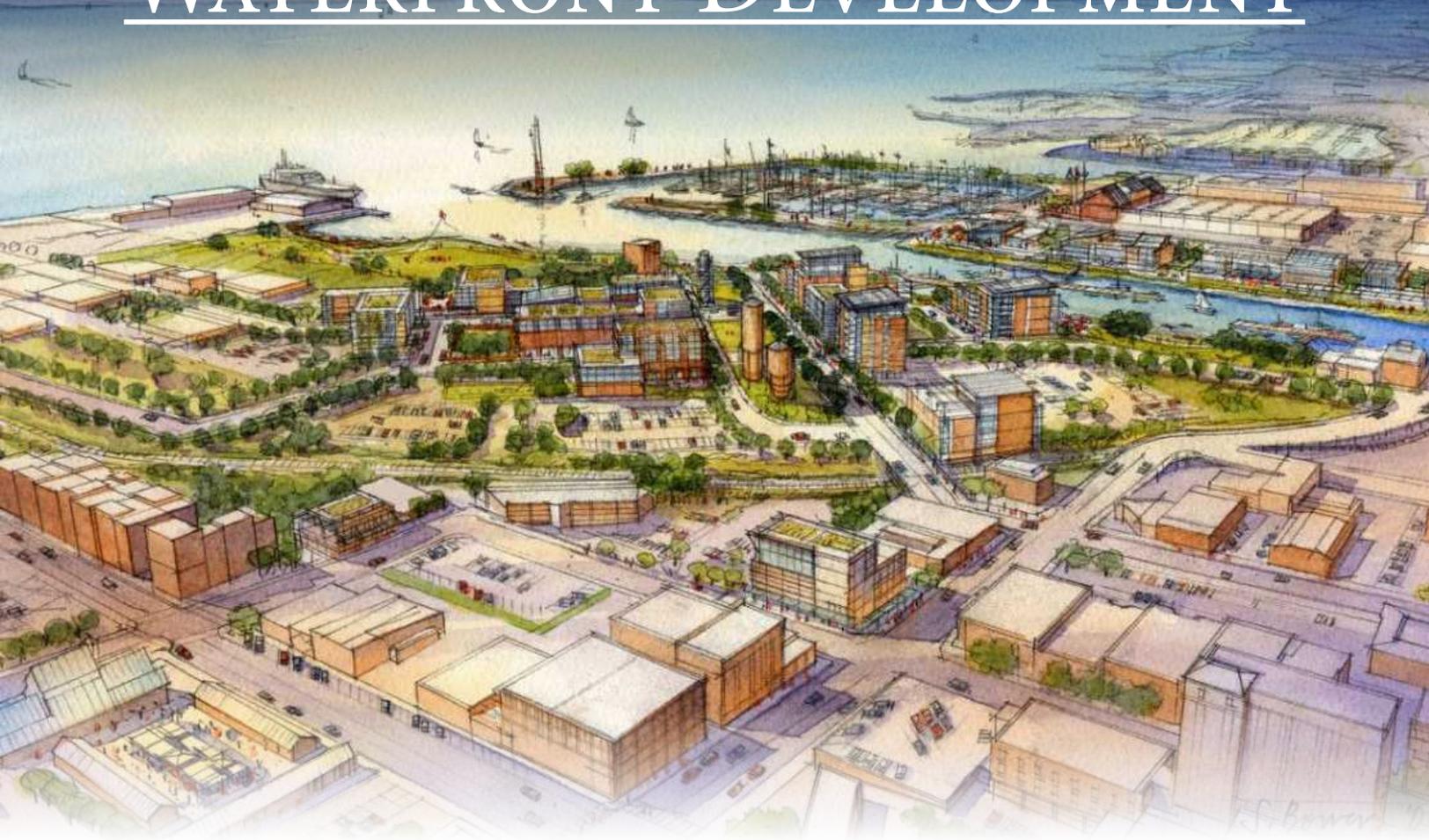


SUPPORTING LOCAL, OUR COMMUNITY TAKES PRIDE
IN WHAT WE PROVIDE AND PRODUCE. YOU'LL FIND AN EMPHASIS ON
KEEPING OUR DOWNTOWN VIBRANT THROUGH SUPPORTING THE
LOCAL BUSINESSES



The Perfect Location, Positioned directly between
Seattle and Vancouver, BC, Downtown Bellingham is a small city with
massive opportunity. A regional population of 200,000 utilizes the
area, while 4.1 million people live within an hours drive. We showcase
both a metropolitan area while keeping the lifestyle and amenities of a
smaller community.

WATERFRONT DEVELOPMENT



In June of 2006, Georgia Pacific sold the property to the Port of Bellingham in exchange that they be responsible for the environmental cleanup of the property. The redevelopment is intended to create new mixed-use areas on the waterfront for commercial, industrial, educational, recreational and residential uses. The development is in progress and continues to innovate and develop on the waterfront.

- The 37-acre downtown extension is intended to restore public access and increase foot traffic, with the implementation of housing, office and institutional uses.
- 52-acre Log Pond area is to be utilized for transportation, construction or light industrial use. Businesses in the Central Business District will provide family-wage jobs, including offices, research and development, business incubators, livework studios, and water-related industries.
- The Bellingham Comprehensive Plan projects a demand for 1,225 infill housing units in the Central Waterfront District Urban Center, and an additional 1,321 units in the Downtown Core Urban Center by the year 2025.

BELLINGHAM INTERNATIONAL AIRPORT
Part of Bellingham

Whatcom
COMMUNITY COLLEGE

COSTCO
WHOLESALE

Fred Meyer

TARGET

Olive Garden
ITALIAN KITCHEN

McDonald's

Walmart
Save money. Live better.

Bellingham TECHNICAL COLLEGE

PORT OF BELLINGHAM
Washington State

REGAL CINEMAS

MOD

STARBUCKS COFFEE

Haggen
NORTHWEST FRESH

Downtown Bellingham

HOTEL BELLWETHER
LIGHTHOUSE GRILL & SUNSET LOUNGE
BELLINGHAM BAY

BELLINGHAM & SKAGIT VALLEY
CHUCKANUT BREWERY
ESTD 2008

WHATCOM MUSEUM

CHOCOLATE NECESSITIES

THE UPFRONT THEATRE
YOUR HOME FOR IMPROV COMEDY

Bellingham Public Library

PEPPER SISTERS
since 1988

SPARK MUSEUM
ELECTRICAL INVENTION

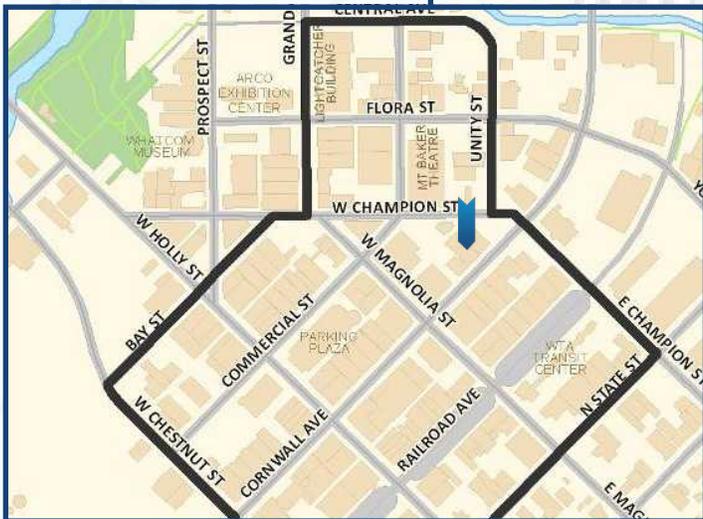
TRADER JOE'S

ASLAN BREWING CO

LimeLight



Downtown Bellingham



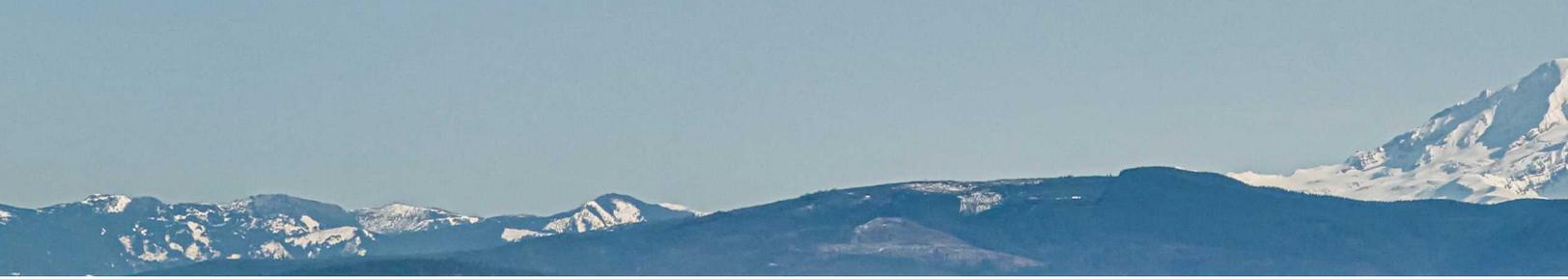
The Location

▮ The Renaissance

Whats Around?

Walking Distance:

- The Mt. Baker Theater
- Federal building & U.S. Post Office
- WTA Transit Terminal/ Bus Station
- Bellingham Farmer's Market
- Bellingham Public Library
- Bellingham Waterfront



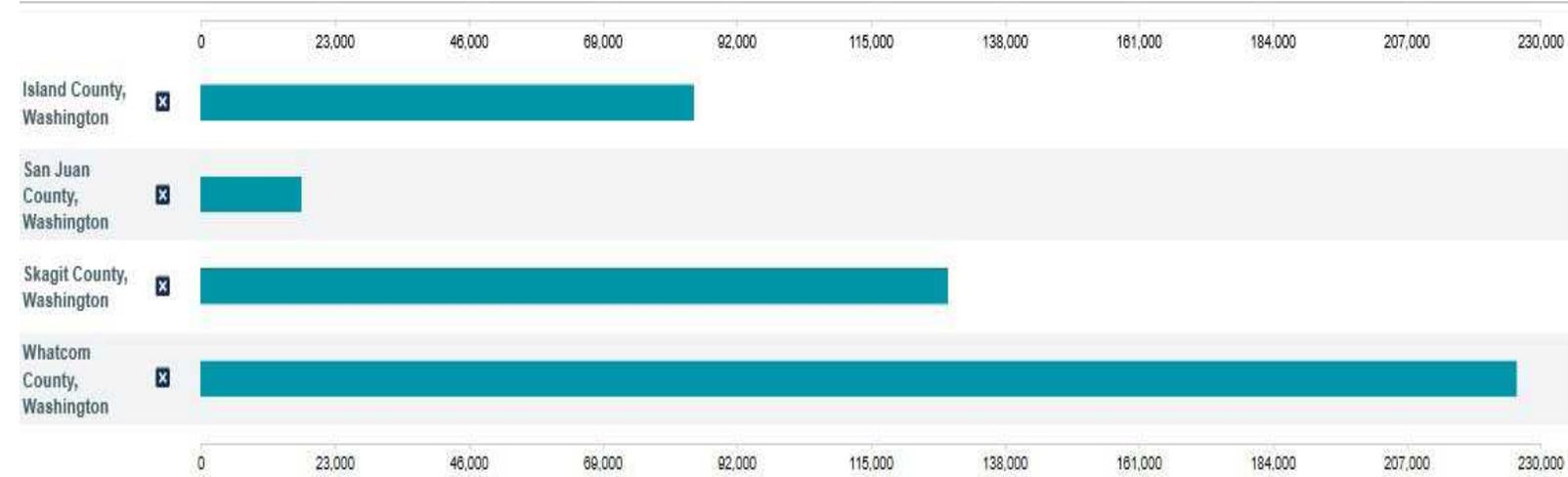
About The City of Bellingham

Located on Bellingham Bay with Mt. Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. Bellingham is 85 miles north of Seattle and an hour south of Vancouver B.C. Transportation links connect the community to the nearby San Juan Islands and Victoria on Vancouver Island.

The downtown area has a mixture of restaurants, art galleries, and specialty shops. Bellingham is home to Western Washington University on Sehome Hill, from which there is a sweeping view across the bay to the San Juan Islands. Visitors bound for Alaska depart on the Alaska Marine Highway System ferries from the Bellingham Cruise Terminal in the Historic Fairhaven District.

Bellingham has an active waterfront port that supports fishing, charter cruises, leisure boating, boat building, boat maintenance, shipping, marina operations, and many marine trades businesses.





Washington State Office of Financial Management estimates that the total population of Whatcom, Skagit, Island, and San Juan combined is approximately 439,700 as of 2017. With its current population estimated at 216,300, Whatcom County, home to the city of Bellingham, is by far the most populous segment of these counties.

Whatcom County has seen steady population growth of about 2.06% since 2010, which is higher than the corresponding rate for Washington State (1.4%). Whatcom County attracts firms relocating out of the Seattle metropolitan area due to the quality of life found in cities like Bellingham, as well as the much lower housing and living.

Bellingham is the economic hub for Whatcom County. The estimated 2017 population for Bellingham is 86,720. Bellingham's growth levels coincide with the rest of Whatcom county, and its population has represented about 40% of the county population for the past 25 years.



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