# ELLIS STATION

## 1151 Ellis St, Bellingham WA 98225




GAGE
COMMERCIAL REAL ESTATE

# FOR LEASE

- 1,528 SF AVAILABLE.
- FIRST FLOOR SPACES AVAILABLE
- ELEVATOR ACCESS
- AMPLE PARKING ~ 59 UNCOVERED PARKING SPACES.



# PROPERTY SUMMARY

## GROUND FLOOR RETAIL/ OFFICE

Situated centrally in Bellingham & previously home to KVOS Television Station from 1953 to 2018. The original KVOS studios were acquired by OTA Broadcasting in 2010, the Bellingham offices were shut down and the channel moved to its current location to 3rdAvenue South in Seattle. The building was sold and went through a major remodel in 2015. It currently serves as multi-Tenant building for professional services.

## PROPERTY HIGHLIGHTS

**Premier Location –** Ellis Station is centrally located in Bellingham, offering easy access to I-5, Downtown Bellingham, & Western Washington University. The building has frontage on Ellis Street and is highly visible and offers onsite parking for its Tenant's and visitors.

**Transformational Remodel–** Remodeled in 2015 and upgraded with modern, clean finishes. Usage of large windows throughout offers incredible natural light.

**Finishes –** Clean, modern office finished with extra sound insulation in between (including ceiling, floor, and each office walls) offices and suites. Usage of large windows throughout offers lots of natural light for tenants.

**Floor Plan–** Two levels both with common area lobbies. The second floor is accessed via elevator and stairs. The design allows for tenant flexibility to expand within the Building as their business grows.

**Parking–** Ample Parking for Tenant Use with 59 uncovered spaces (Resealed & Restriped in 2021. Covered Bike Parking available.

**Visibility –** Located on Ellis St, the Building is centrally in Bellingham on a busy thoroughfare and offers traffic to Downtown Bellingham & Western Washington University alike. The access to I-5 is extremely convenient as you are minutes away from 2 separate access ramps.

**Signage –** The property has signage on the building made up of 2 lit box signs, and individual space signage.

**Accessibility –** Access WTA Transit from directly behind the building, plus walk/ bike to Sehome Hill Arboretum or Downtown in minutes.

## PROPERTY OVERVIEW

**Address:** 1151 Ellis St, Bellingham, WA 98225

**APN:** 3803137743800000, 380331365423, 380331368427, 380331372431

**Rentable SF:** 1,528

**Site Area:** 0.74 Acres (32,630 SF)

**Year Built:** 1945
**Effective Year built:** 2015

**No. of Floors:** 2 (Elevator Access)

**Elevator:** Yes (Medical Gurney Access)

**Market:** Bellingham

**HVAC:** Mini Split in each Suite.

**Bonus:** Bike Parking, Covered Picnic Area, Tenant ADA Shower, Located on WTA Bus Line (Stop #3181). Fiber to building.



*Information contained herein has been obtained from sources deemed reliable, but not guaranteed. Buyer to verify.*

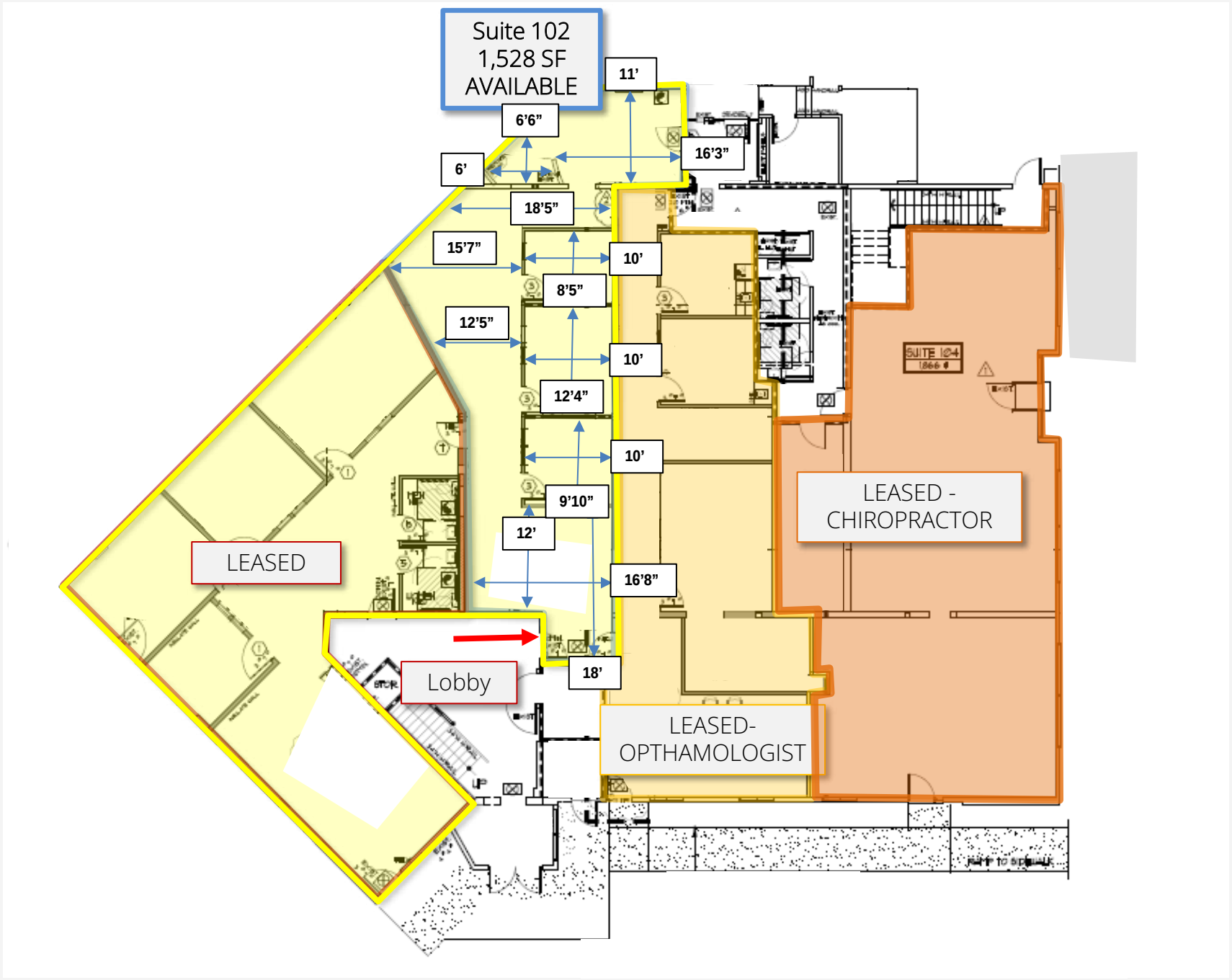
# AVAILABLE SPACES

| SUITE | | | | |
|---|---|---|---|---|
| FIRST FLOOR | RSF | BASE RENT | EXPENSES | MONTHLY TOTAL |
| 102 – | 1,528 | $2,546.67 ($20/ SF/ YR) | $789.47 $6.20/ SF/ YR | $3,336.14 |



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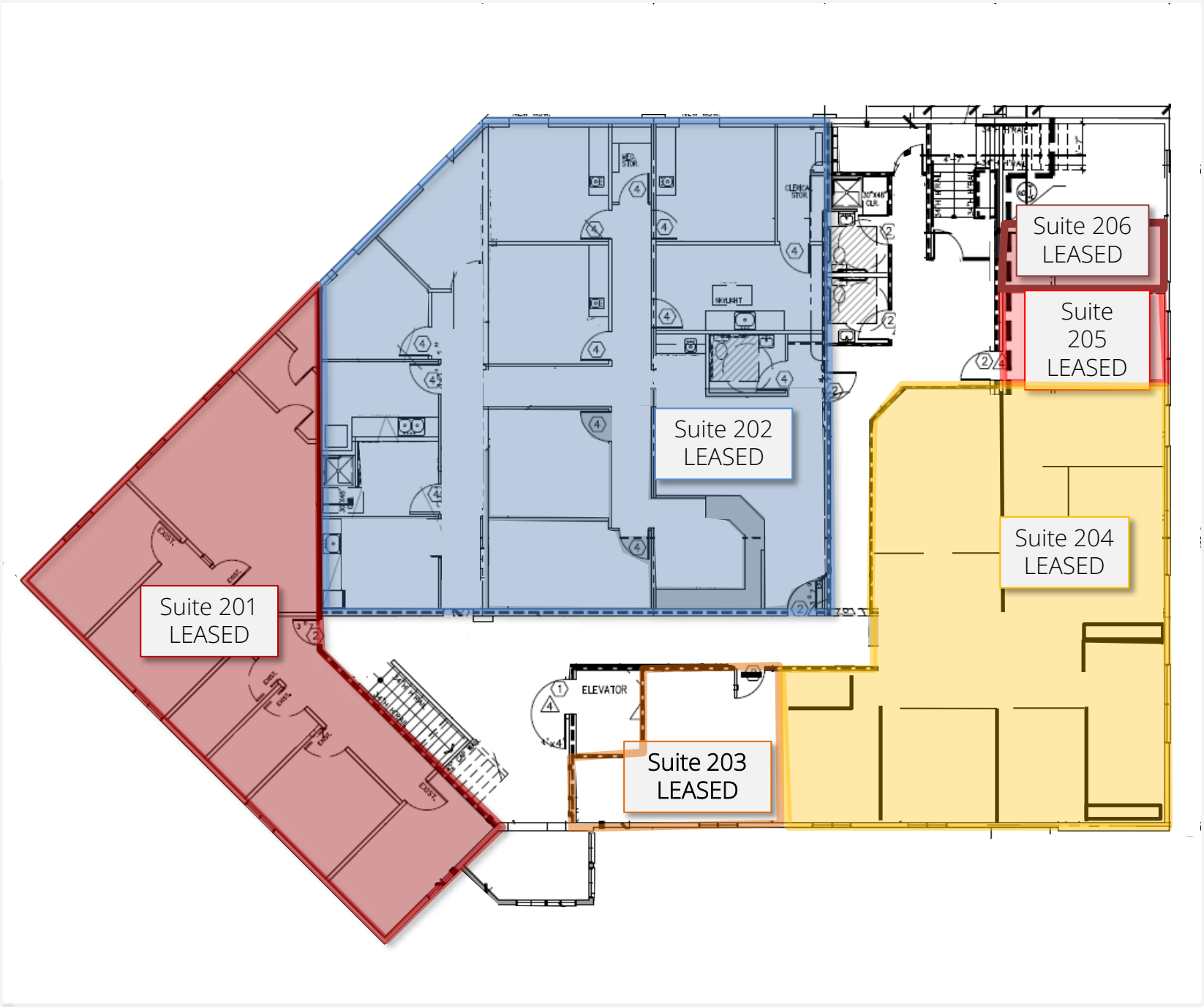
# FLOOR PLAN- GROUND FLOOR






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# FLOOR PLAN- SECOND FLOOR






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# MAP





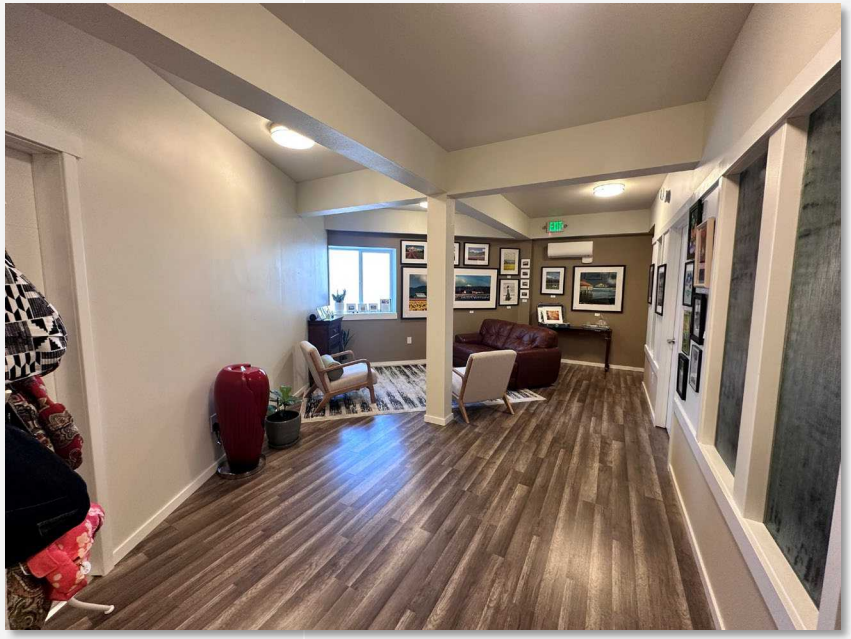

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# SPACE PHOTOS – Suite 102





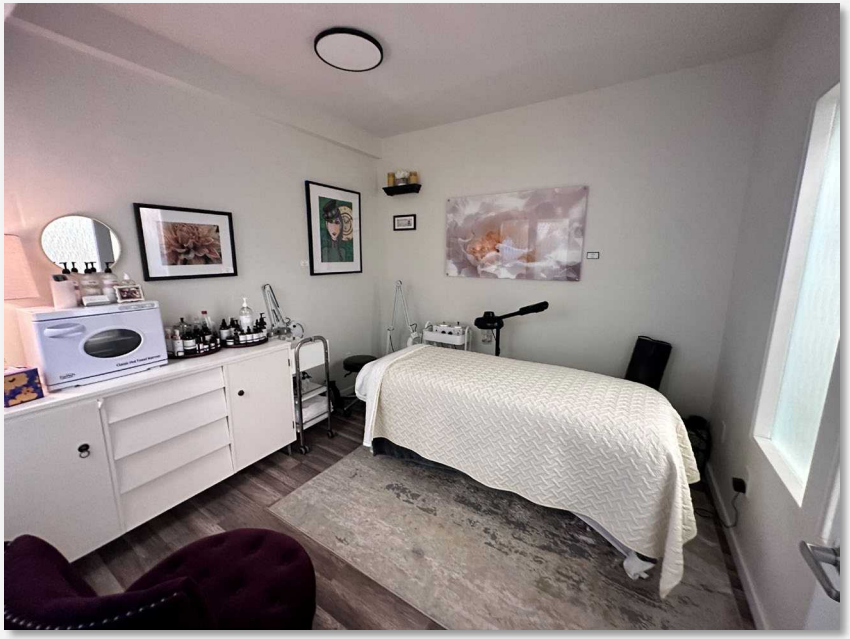


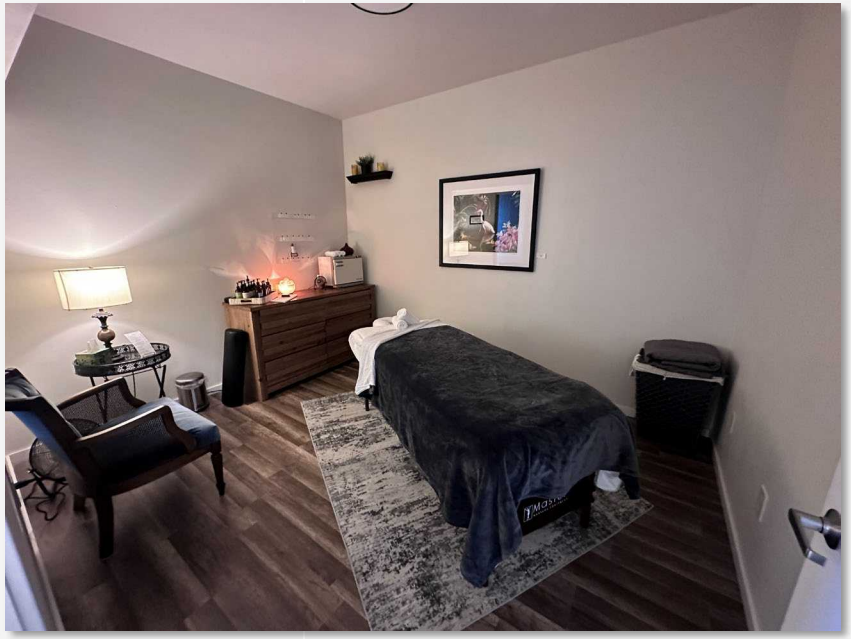




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# SPACE PHOTOS – Suite 102











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# CURRENT TENANT(S)

## LABORMAX STAFFING

Labormax is a top employment agency in the US and works with top employers in the nation to help people advance their careers & life.

https://www.labormax.net/

## NORTHWEST VISION DEVELOPMENT CENTER

Northwest Vision Development Center is a full scope optometry office equipped to provide eye care needs for all ages. Dr. Peter Charron opened this office in 2011, three years after graduating from the Southern College of Optometry in Tennessee. Since then, they have been able to provide top service eye exams, eyeglasses, contact lens care and vision therapy to thousands of patients in the Whatcom and Skagit counties.

https://www.bellinghamoptometry.com/

## HOME ATTENDANT CARE

Home Attendant Care continues as a locally owned company operating in Whatcom, Island, San Juan, North Snohomish and Skagit Counties with the same vision and values trademarked since the beginning.
The company has earned the trust and respect of healthcare industry peers and they take pride in serving and advocating for the rights of our elder population.

https://homeattendantcare.com/

## FRONTIER DERMATOLOGY

Transparency and strong leadership are at the foundation of Frontier Dermatology's commitment to excellence. Get to know our esteemed leadership team and board of directors through their biographies below, and discover the guiding forces behind the Pacific Northwest's definitive authority on dermatology. Our leaders ensure that Frontier Dermatology upholds the highest standards of professionalism and empathy in delivering exceptional care to our valued patients.

https://www.frontierdermatology.com



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## FOR MORE INFORMATION

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