

OFFERING MEMORANDUM

BELLINGHAM SURGERY BUILDING

2500 SQUALICUM PARKWAY
#102
BELLINGHAM, WA



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By accepting this Memorandum, you agree to the above terms and conditions.



THE OFFERING

7,696 SF | ADJACENT TO PEACEHEALTH ST. JOSEPH HOSPITAL CAMPUS

This state-of-the-art medical facility offers modern design, high-end finishes, and exceptional functionality. Currently home to Plastic Surgery Bellingham, the property is ideally located next to PeaceHealth St. Joseph Medical Center, the region’s largest hospital — providing unparalleled access to a major healthcare network.

Built with flexibility and efficiency in mind, the clinic was designed to accommodate four physicians. The adjacent Surgery Center features two advanced operating rooms, a thoughtful on-stage/off-stage exam layout, and welcoming curb appeal that reflects the quality of care delivered within. A rare opportunity to own or occupy a fully equipped, move-in-ready medical facility in one of Bellingham’s most desirable healthcare corridors.

PROPERTY ADDRESS	2500 Squalicum Parkway, #102, Bellingham WA 98225
SQUARE FEET	7,696 SF
LOT SIZE	1.471 Ac. (includes a second condominium unit, not apart of this offering)
PARCEL NUMBER	3803182260440001
ASKING PRICE	\$6,400,000





PROPERTY SUMMARY

Positioned along scenic Squalicum Creek, this property is one of only two condominium units within a 1.47-acre development. It offers abundant surface parking, exceptional visibility, and easy access to Interstate 5 via Exits 255 and 256. The site features prominent frontage along Birchwood Avenue & Squalicum Parkway providing outstanding exposure and accessibility.

The site adjoins recently purchased hospital property designated for an 11,000 square foot expansion.

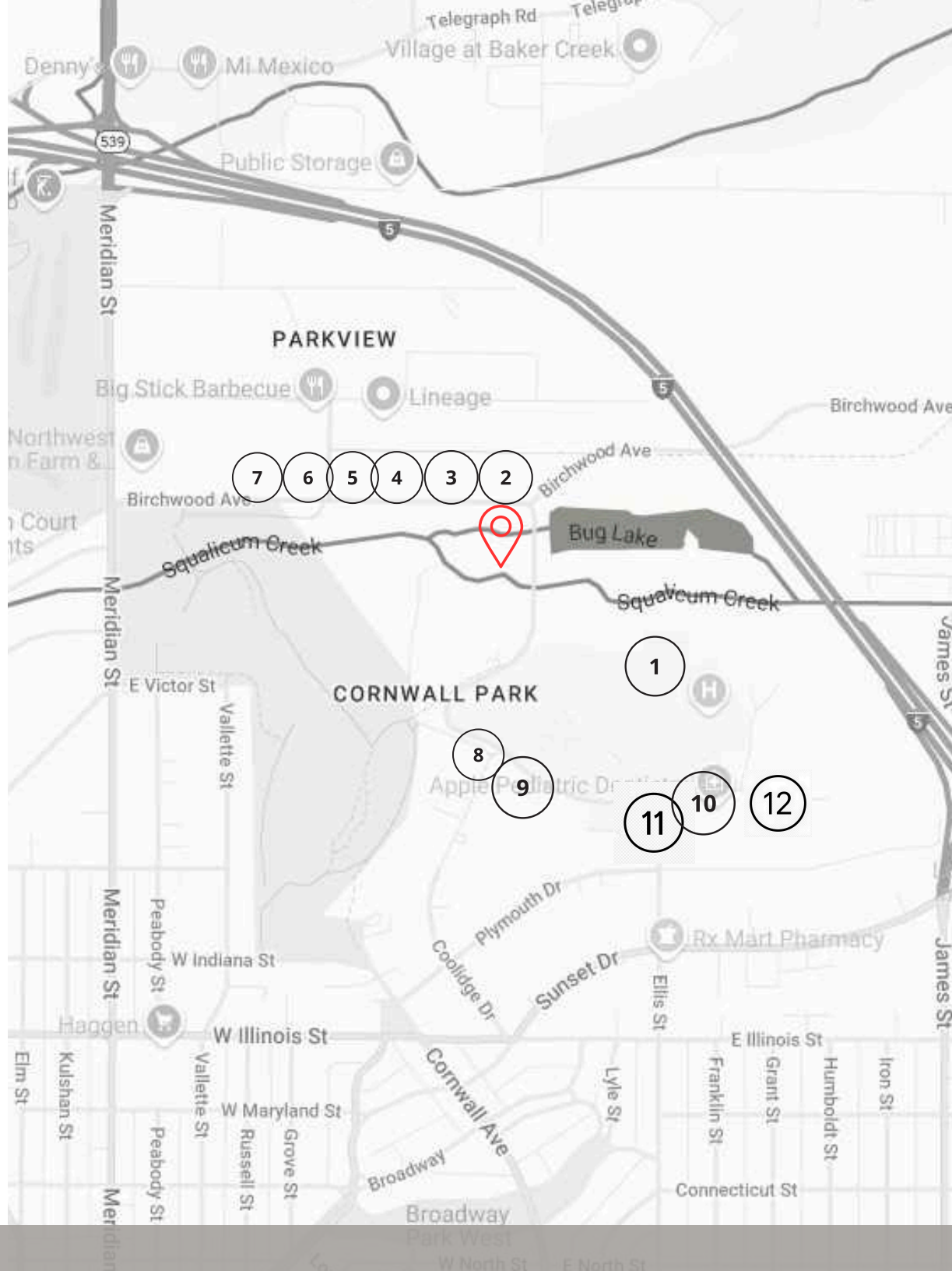


HIGHLIGHTS

- Modern Surgery Center Layout
- 7 exam rooms, 2 procedure rooms, 2 operating rooms
- Adjacent to Peacehealth St. Joseph Medical Center
- Ample surface parking
- Advanced Door system allowing for independent use of Surgery Center
- Back-up Generator
- Built in 2018
- Easy access to I-5
- Nearby trails & Cornwall Park
- F, F & E Negotiable

NEARBY AMENITIES

- 1 Peacehealth St Joseph Campus
- 2 Bellingham Urology Group
- 3 Mt Baker Kidney Center
- 4 Birchwood Medical Center
- 5 Family Care Network
- 6 Cascade Brain & Spine Center
- 7 Mt. Baker Vision Clinic
- 8 Mt. Baker Imaging
- 9 Bellingham Ear Nose & Throat
- 10 Whatcom Occupational Health
- 11 Optum Health
- 12 PH OBGYN



AERIAL

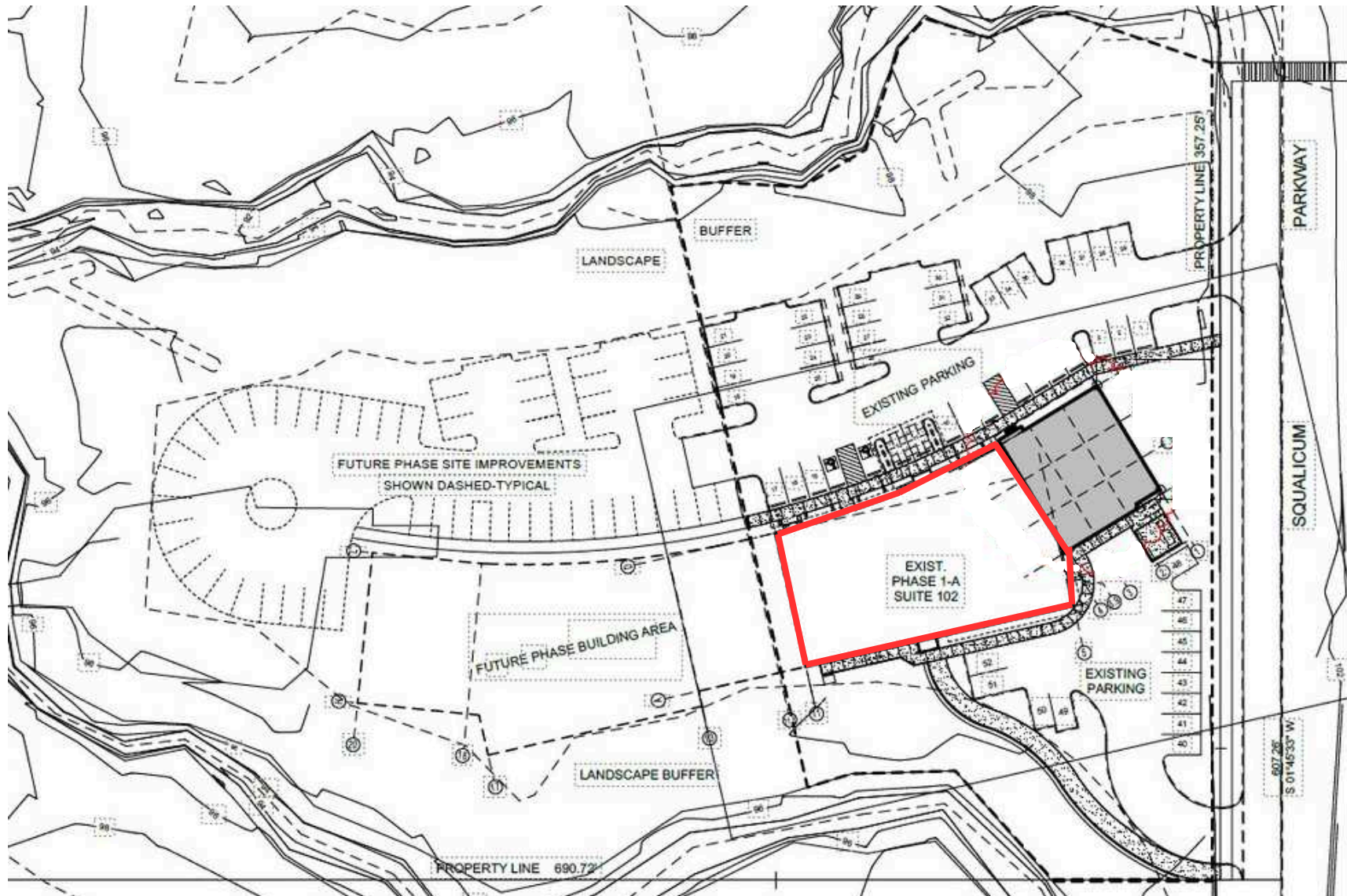


Eric N. Wenzel, D.D.S., P.S.



FUTURE DEVELOPEMENT SITE

SITE PLAN



MATTERPORT 3D TOUR: [HTTPS://MY.MATTERPORT.COM/SHOW/?M=4ZDPVWECQJ8](https://my.matterport.com/show/?m=4ZDPVWECQJ8)







2500 SQUALICUM PARKWAY, BELLINGHAM WA

AREA OVERVIEW

BELLINGHAM, WA

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is historically one of the Top 100 places to live in the Nation, and the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.

Quick Facts:

- Population: 90,620
- Area: 30.1 square miles
- Travel distances
- Canadian border: 21 miles
- Vancouver, B.C: 52 miles
- Seattle: 90 miles
- Miles of bike lanes: 61.1
- Miles of trails: 68.7





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