

**FLEX SPACE  
FOR LEASE**

# SARATOGA

## SQUALICUM LOFTS FLEX SPACE

909 SQUALICUM WAY, 122 & 103, BELLINGHAM



**Lease Rate: \$4000 per month + NNN**

*Prime opportunity for companies that value a professional image while maintaining warehouse and service capabilities.*

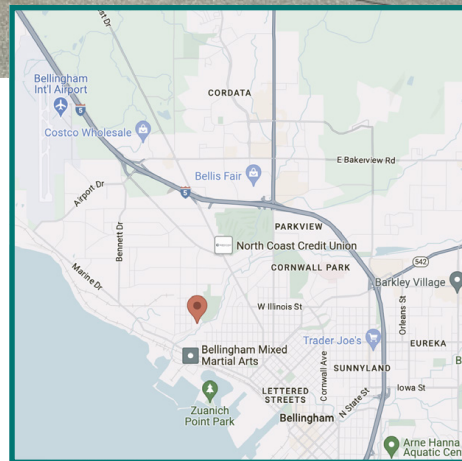
### Highlights:

- 3 phase power
- 14' x 16' roll-up garage door with ground level access
- Two Restrooms (1 per unit)
- Mezzanine Offices and Conference room
- Radiant In floor Heating
- Sprinklers
- Showroom / Reception area Opportunity
- On-site boat/RV wash station
- Minutes from I-5 and Bellingham Waterfront
- Opportunity to demise

**Front Facing Unit:** Approximately 1,300 sq. ft. designed for flexibility, perfect for a showroom, training sessions, open office layouts, assembly, etc.

**Rear Warehouse:** Approximately 1,700 sq. ft. featuring an automatic 14' X 16' roll-up grade level garage door and radiant heated floors.

**Upstairs Mezzanine:** Approximately 564 sq. ft. includes offices and a conference room.



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NNN includes Condo Assoc HOA fees (gas, water, garbage/recycle, fire suppression systems, snow removal, landscaping, window washing), insurance and property tax.

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