





First Western Properties,Inc. | 425.822.5522 | fwp-inc.com 11621 97th Lane NE, Kirkland, Washington 98034 **MERIDIAN SQUARE** is centrally located on the signalized corridor of Meridian Street in the heart of Bellingham's retail core. The property is shadow anchored by Macy's Furniture Gallery, Bed Bath and Beyond, Office Depot, and Hobby Lobby opening soon. Whatcom Community College is within a block of the building further driving additional traffic to this area. The building's two end caps are available to lease now! 6,040 SF facing Meridian Street and 1,460 SF facing the ample parking lot and Olive Garden.



4280 MERIDIAN STREET:

1,460 SF	\$20-\$28 PSF	PLUS NNN
6,040 SF	\$20-\$28 PSF	PLUS NNN

- Great Signage Opportunities
- Join: PeaceHealth, St. Joseph Medical Center, Care Medical Group, ExpressCare Walk In Clinic, AAA, and Olive Garden







Population **Daytime Population** Average HH Income Regis - 2018 \$59,779 7,324 8,990 Mile 1 Mile 3 \$65,826 45,240 42,842 \$73,067 Mile 5 95,221 62,535



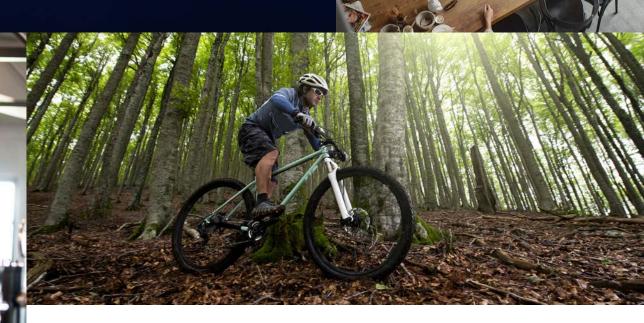












AWAS AWA

BELLINGHAM, WA 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. Excellence in education is hallmark of their community. Nationally lauded K-12 public schools, two community colleges, and Western Washington University - consistently ranked high among public regional universities - all call Bellingham home.



KIRKLAND| TACOMA | PORTLAND

RETAIL FOCUSED. RESULTS DRIVEN.

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