

**FOR  
SUBLEASE**

# BELLWETHER GATE

21 BELLWETHER WAY : BELLINGHAM

**Colliers**  
INTERNATIONAL



**56,700 SF OFFICE | AVAILABLE IMMEDIATELY | PLUG & PLAY**



Bellwether Gate, built in 2010, offers a subleasing opportunity of 56,700 square feet of office space, which is divisible to 8,525 SF on the fourth floor, and 48,175 SF on floors one, two and three. The first floor provides a dedicated reception area and cafeteria.

An excellent Bellingham location, the property is only 5 minutes from Interstate 5, and just 10 minutes from Bellingham Airport. Also directly adjacent to Squalicum Harbor, onsite is a 1,400 slip marina offering two moorage basins for recreational, charter, and brokerage boats, and the largest commercial fishing fleet north of Seattle.



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## LOCATION HIGHLIGHTS

- ⌘ 5 minutes from I-5
- ⌘ 10 minutes to Bellingham Airport
- ⌘ On-site Squilicum Harbor:  
1,400-slip marina
- ⌘ Seaside walking and jogging trail
- ⌘ Nearby Bellingham Tap Trail with  
access to 8 breweries  
& taphouses
- ⌘ On-site restaurants and hotel

## PROPERTY FEATURES

- ⌘ 56,700 SF, divisible to:  
8,525 SF on the 4<sup>th</sup> floor;  
48,175 SF on Floors 1, 2 & 3
- ⌘ Expansive water views
- ⌘ Plug and play with furniture
- ⌘ CAT- 6 Cabling available
- ⌘ 12-foot slab-to-slab offers high  
ceilings
- ⌘ Building branding opportunity:  
Up to 4 building signs available
- ⌘ Strong credit Sublandlord
- ⌘ Building built in 2010
- ⌘ 2.85 parking stalls per 1,000 RSF
- ⌘ 162 mostly covered stalls,  
including 35 shared 2-hour stalls
- ⌘ Core drills in conference rooms
- ⌘ Master Lease Expires 8/31/2020
- ⌘ Longer term available through  
landlord

## CONTACT

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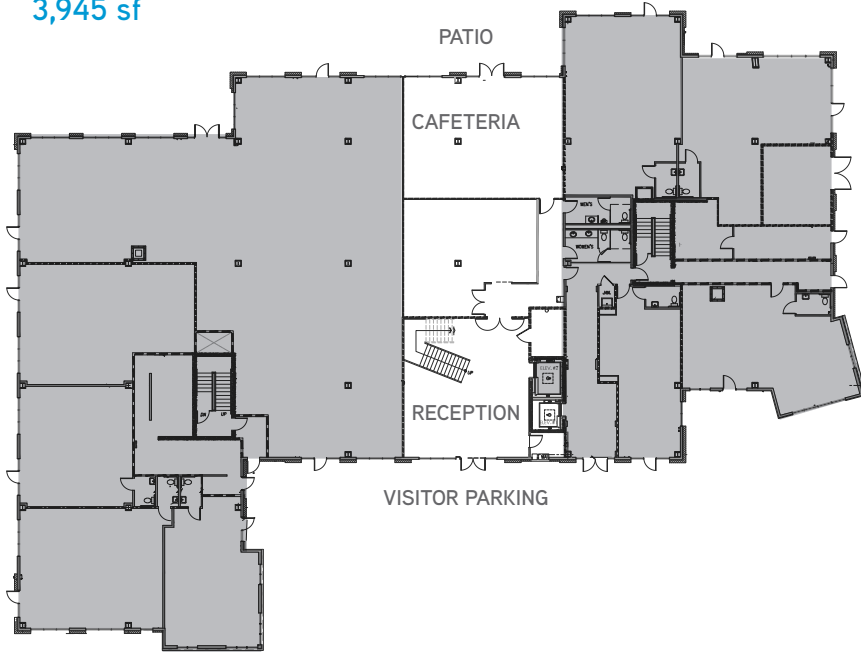
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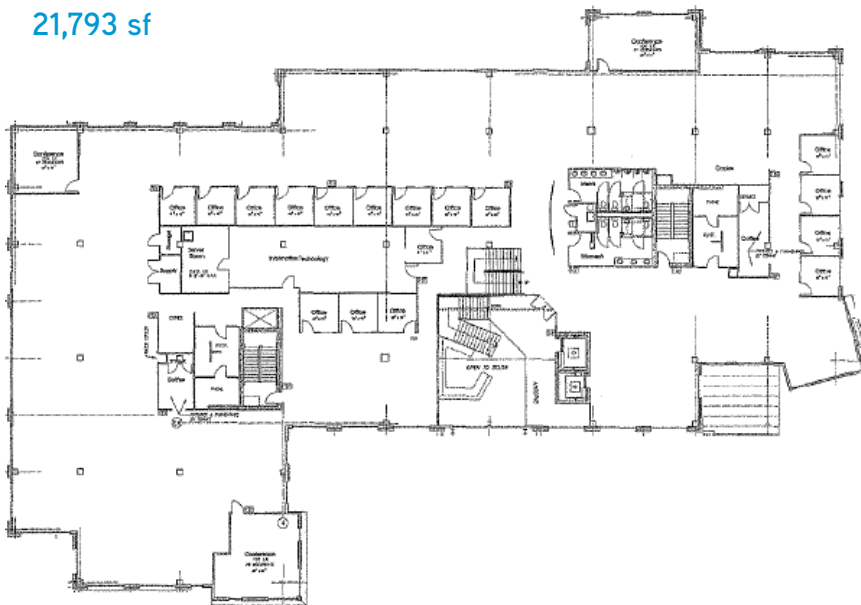
## FIRST FLOOR PLAN

3,945 sf



## SECOND FLOOR PLAN

21,793 sf



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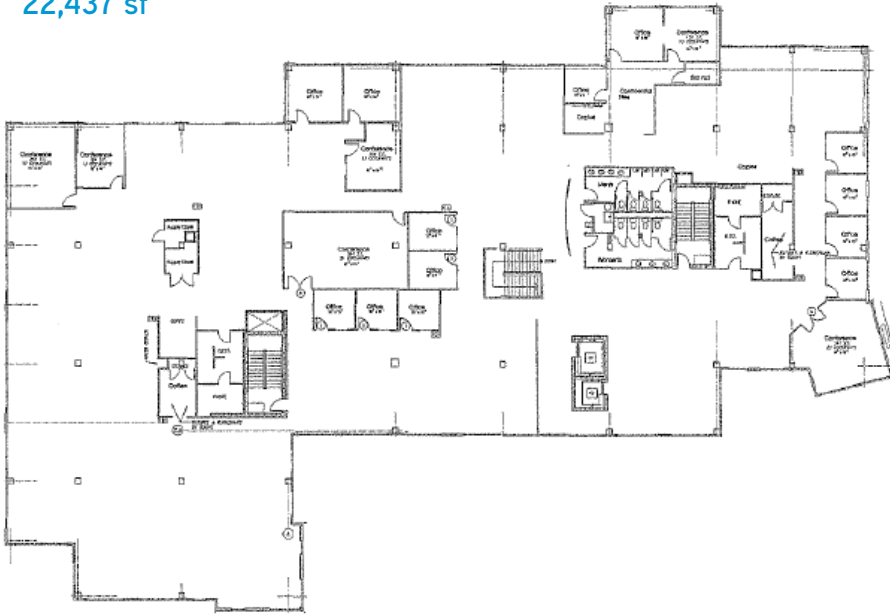
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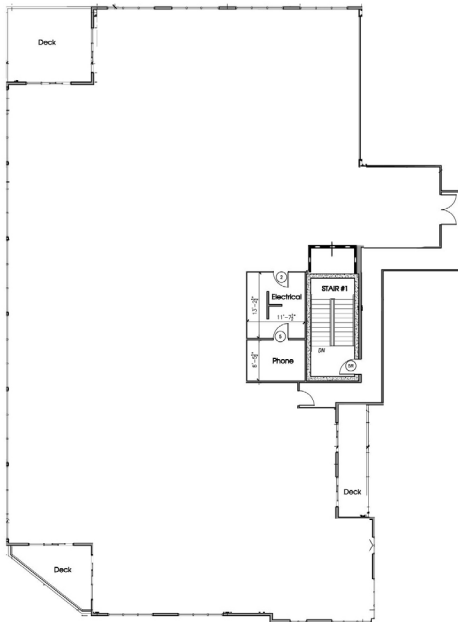
## THIRD FLOOR PLAN

22,437 sf



## FOURTH FLOOR PLAN

8,525 sf



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