



For Sale Office Building 4350 Cordata Parkway, Bellingham WA



Address

4350 Cordata Parkway
Bellingham, WA 98226

Building Size

28,900 sf

Traffic Counts

9,000 Cars Per Day

Demographics

Population
4,787-1mile
36,040 - 3mile
83,851 - 5mile

Rents

\$16.00/sf/yr + NNN

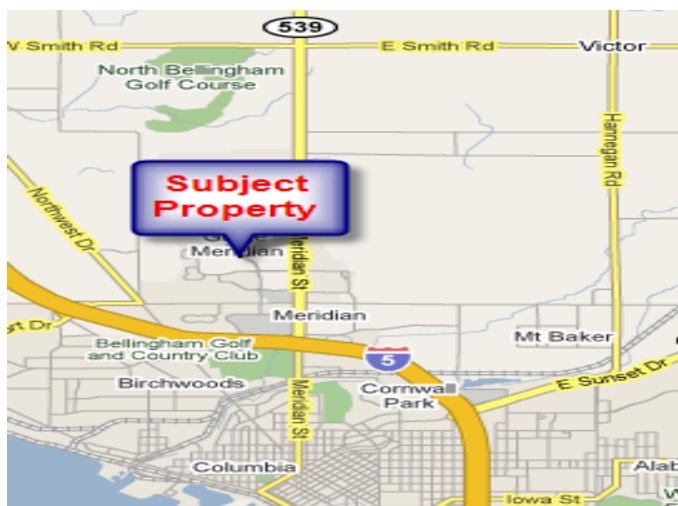
Parking

Parking on site
meets office requirements

Contact:

Ken Reinschmidt
(360) 676-4866

ken@saratogacom.com



Net Operating Income

o Proforma = \$441,000
o Current Tenant = \$168,000
o One year rent gaurantee
= \$441,000

CAP RATE

6.8%

Description

4350 Cordata Parkway is the former headquarters for Trillium Development Corp. This is a Class A built in 1990. Current rent are conservative. Room to increase rent in the future.

\$6,483,000