

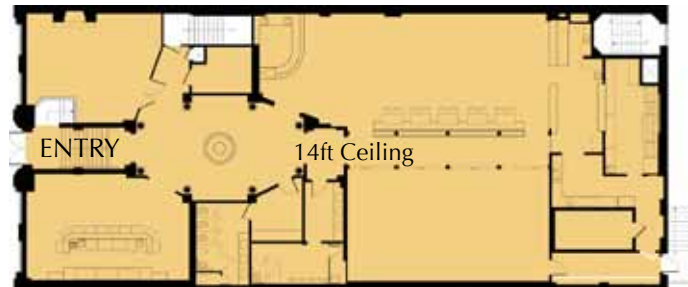
For Lease

NATIONAL HISTORIC REGISTER BUILDING

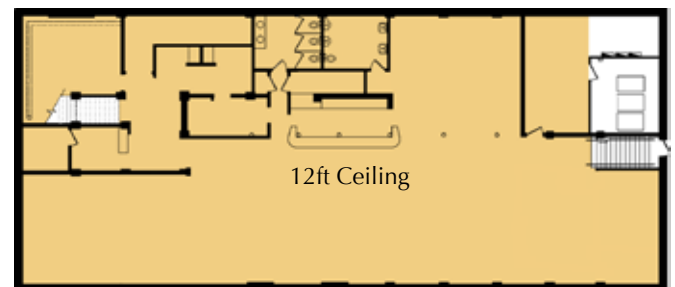
1414 Cornwall Avenue • Downtown Bellingham, WA



2nd Floor – Vanilla Shell (6,550 SF)
Very high ceilings; exceptional skylight potential.



Main Floor – Restaurant Space (6,000 SF)
High-quality finishes throughout. Also suitable for office or other use.



Lower Level – Vanilla Shell (6,525 SF)
Daylit by street-level windows at front and back. High ceilings; lots of character.

Leasing Information

Lease Rate:	\$8-\$14/SF/Year
Gross SF:	20,625 (dividable)
Rentable SF:	19,075 (dividable)

Highlights

- Prime downtown location
- Beautiful historic building
- Main floor features turn-key restaurant space with large sidewalk seating area
- Sprinklered and seismically retrofitted

“Vanilla Shells” include new HVAC, bathrooms, windows and lighting. Additional improvements by Landlord are negotiable.

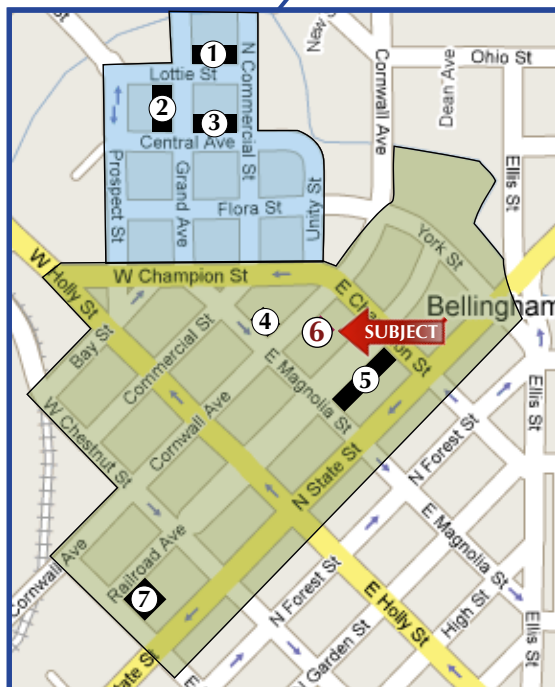
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**RIVER
OAK**
PROPERTIES
INCORPORATED

Location

1414 Cornwall Avenue
Bellingham, WA



Downtown Bellingham

CIVIC CENTER

- ① City Hall
- ② Whatcom County Courthouse & Offices
- ③ Bellingham Public Library

COMMERCIAL CORE

- ④ Federal Building & U.S. Post Office
- ⑤ WTA Transit Terminal/Bus Station
- ⑥ **Subject Property** - 1414 Cornwall Avenue
- ⑦ Bellingham Farmer's Market