

# FOR SALE OR LEASE

WITH SELLER FINANCING AVAILABLE

1308-1320 CORNWALL AVENUE, BELLINGHAM, WA

CENTERMOST LOCATION IN DOWNTOWN BELLINGHAM'S COMMERCIAL CORE

63,000 EXISTING SQ. FT., PLUS 23,800 SQ. FT. OF BUILDABLE CLASS A SPACE  
WITH EXTENSIVE ROOF DECKS AND TERRITORIAL, CITY AND BAY VIEWS

## Existing Building



Formerly JC Penney and Woolworth's  
2 floors plus lower level and 3rd floor mechanical rooms  
Over 63,000 Sq. Ft.

## Concept Renovation/Redevelopment Plan

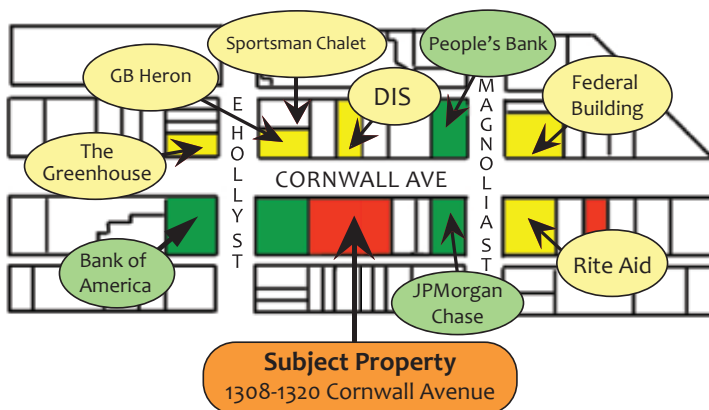


Class A Offices over Ground Floor Retail  
4 floors plus lower level parking  
Over 85,000 Sq. Ft.

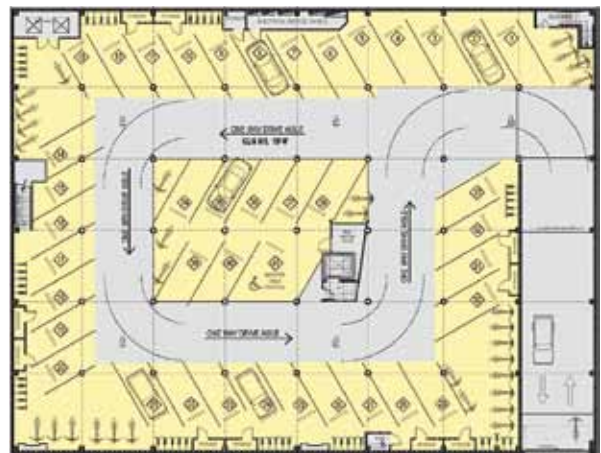
## Existing Building Features

- Robust steel and concrete structure.
- Brand new PVC roof with 15-year warranty.
- Fully sprinklered throughout.
- 2,000 amp 3-phase power.
- Loading dock, freight and passenger elevators.

## Vicinity Map



## Lower Level Parking Conversion Plan



- On-site, secure covered parking for 41 automobiles, 30 motorcycles/scooters and 50 bicycles.
- Bi-directional ramp access to/from Cornwall Avenue.
- 500 additional parking spaces available in municipal parking structure just one block away.

**RIVER OAK**  
PROPERTIES  
INCORPORATED

FOR MORE INFORMATION, OR TO TOUR THE BUILDING,  
PLEASE CALL DOUG AT:

**(360) 303-6122**

# RENOVATION/REDEVELOPMENT PLANS

Structural engineering for this project provided by Geiger Engineering (www.geigerengineering.com)

The below scope of work enables two additional floors to be added on top of the existing two-story building plus lower level/future parking area.

### Structural Element Upgrades

- Two 8-foot wide x 16-inch deep shear walls
- Column reinforcement
- New elevator shaft

### Conversion of Lower Level to Underground, Ramp-Accessible Parking

Engineering report and construction drawings available upon request.



### **New Fourth Floor**

- Class A office space, live/work or luxury residential condominiums with extensive windowline, views, roof decks and balconies
- Tenant improvements and allowances as desired by Tenant(s)

### **New Third Floor**

- Class A office space, live/work or luxury residential condominiums with extensive windowline, views, roof decks and balconies
- Tenant improvements and allowances as desired by Tenant(s)

### **Second Floor Renovation**

- New windows front and back
- New skylights from above
- Existing 8-foot awning retrofitted with glass or other high-quality clear material
- Tenant improvements and allowances as desired by Tenant(s)

### **Main Floor Renovation**

- Curb cut and parking ramp entrance
- New storefront entry at 1308 Cornwall
- New lobby/elevator at 1310 Cornwall
- New Class A storefronts, lighting and exterior landscaping.
- Tenant improvements and allowances as desired by Tenants

### **Lower Level Redevelopment**

- New bi-directional ramp to and from Cornwall Avenue
- Onsite, secure covered parking for:
  - 41 automobiles
  - 30 motorcycles/scooters
  - 50 bicycles

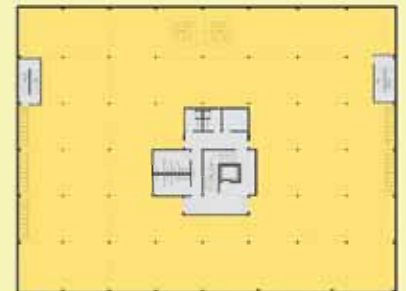
## Concept Floor Plans Rentable Sq. Ft. - 77,900



4th Floor - Dividable



3rd Floor - Dividable



2nd Floor - Dividable



Main Floor



Lower Level

## Existing Floor Plans Rentable Sq. Ft. - 60,000



2nd Floor



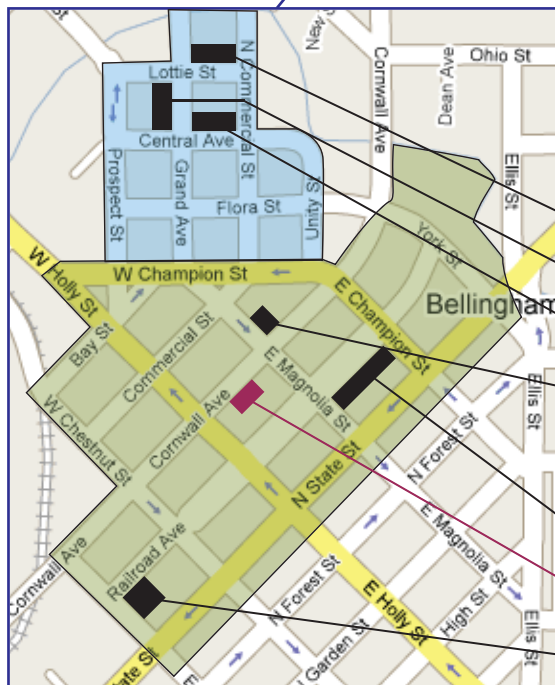
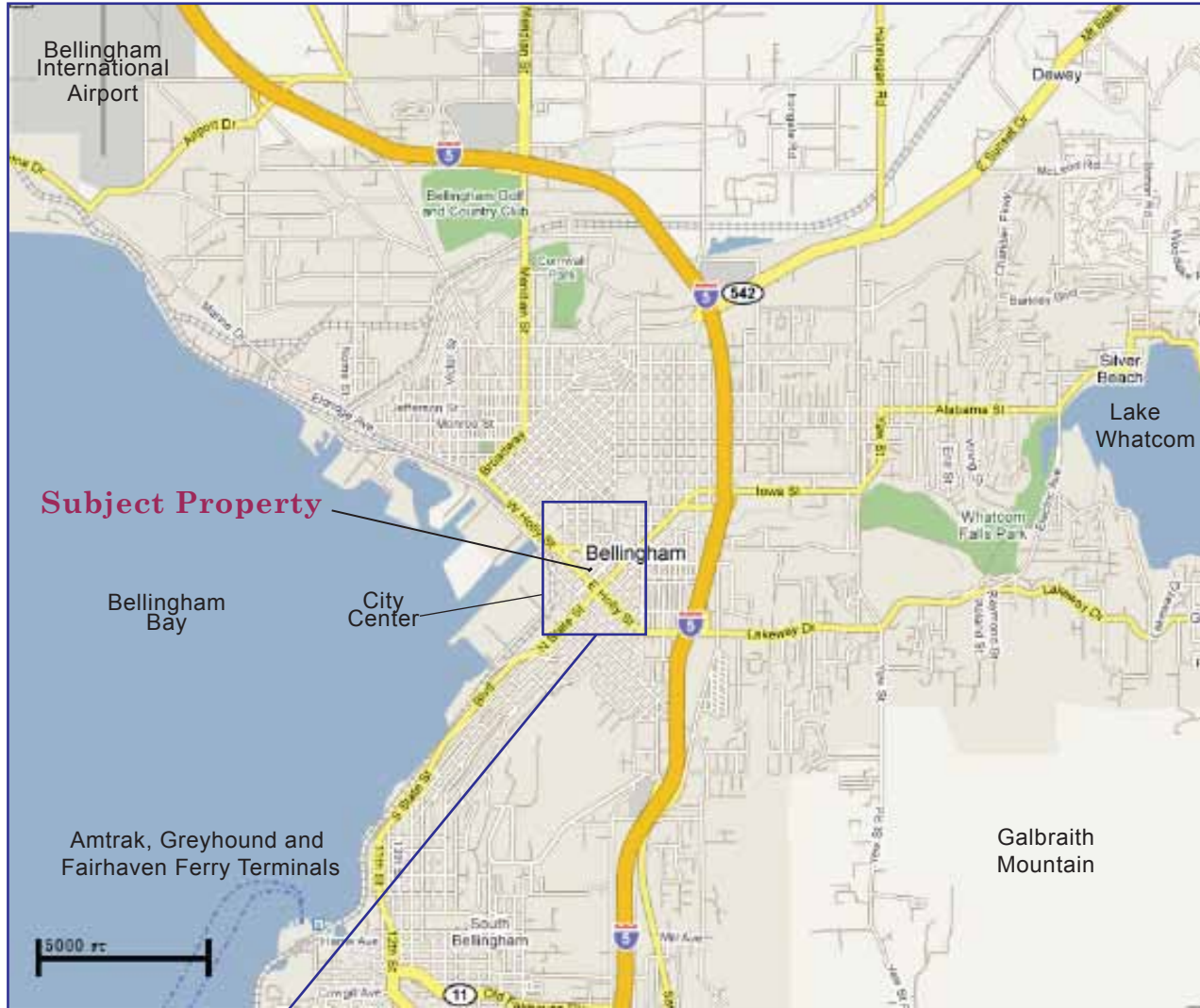
Main Floor



Lower Level

# LOCATION

## CITY OF BELLINGHAM



### CITY CENTER

#### CIVIC CENTER

- City Hall
- County Courthouse and County Offices
- Bellingham Public Library
- Federal Building/ U.S. Post Office

#### COMMERCIAL CORE

- WTA Transit Terminal/ Bus Station
- Subject Property** - 1308-1320 Cornwall Avenue
- Bellingham Farmer's Market

# REDEVELOPMENT CONCEPT RENDERING



BELOW GRADE PARKING:  
AUTOMOBILES: 41  
MOTORCYCLES & SCOOTERS: 30  
BICYCLES: 50

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