



Windermere
COMMERCIAL

OFFICE/WAREHOUSE FOR LEASE



Westgate Commercial Properties
7,318 SF AVAILABLE
2059 Main St, Lynden



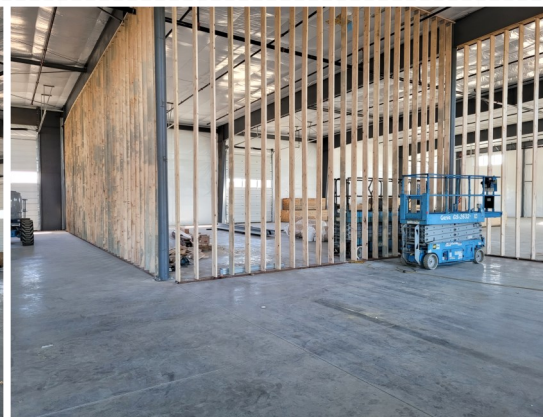
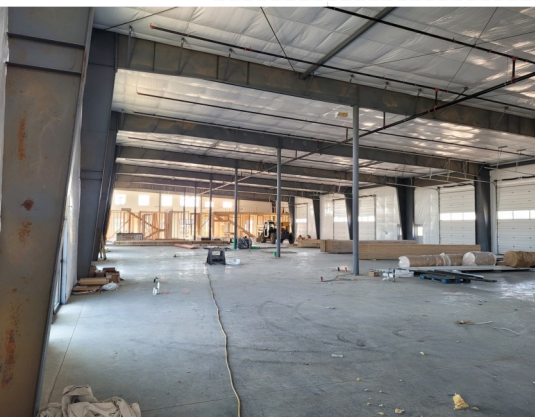
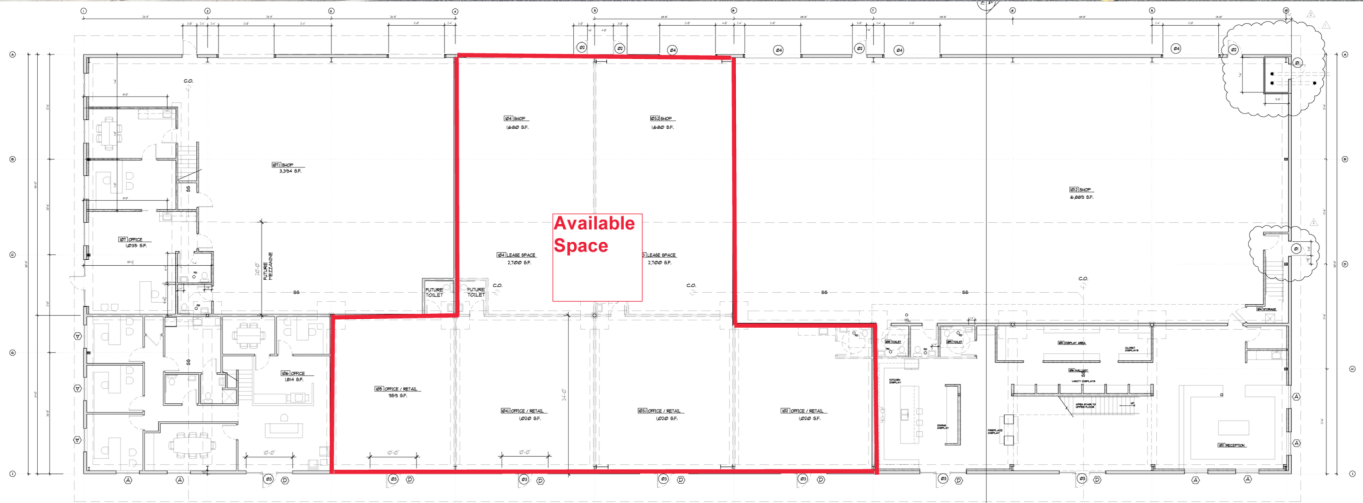
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WINDERMERE REAL ESTATE/WHATCOM INC

jim@jim-k.net / (360) 224-5465

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Westgate Commercial Properties



Brand new industrial building. 7318 sq ft available. Office/warehouse combination. Great location on the corner of Main Street and Guide Meridian. Includes 16x12 ft doors, 20 ft ceilings. Bathrooms, 480v and 208v 3-phase power available, city sewer and water, Room for customer parking and deliveries. The available 7318SF can be demised to tenant needs and TI allowances are negotiable. The building has fire sprinklers throughout. Easy access and great visibility.



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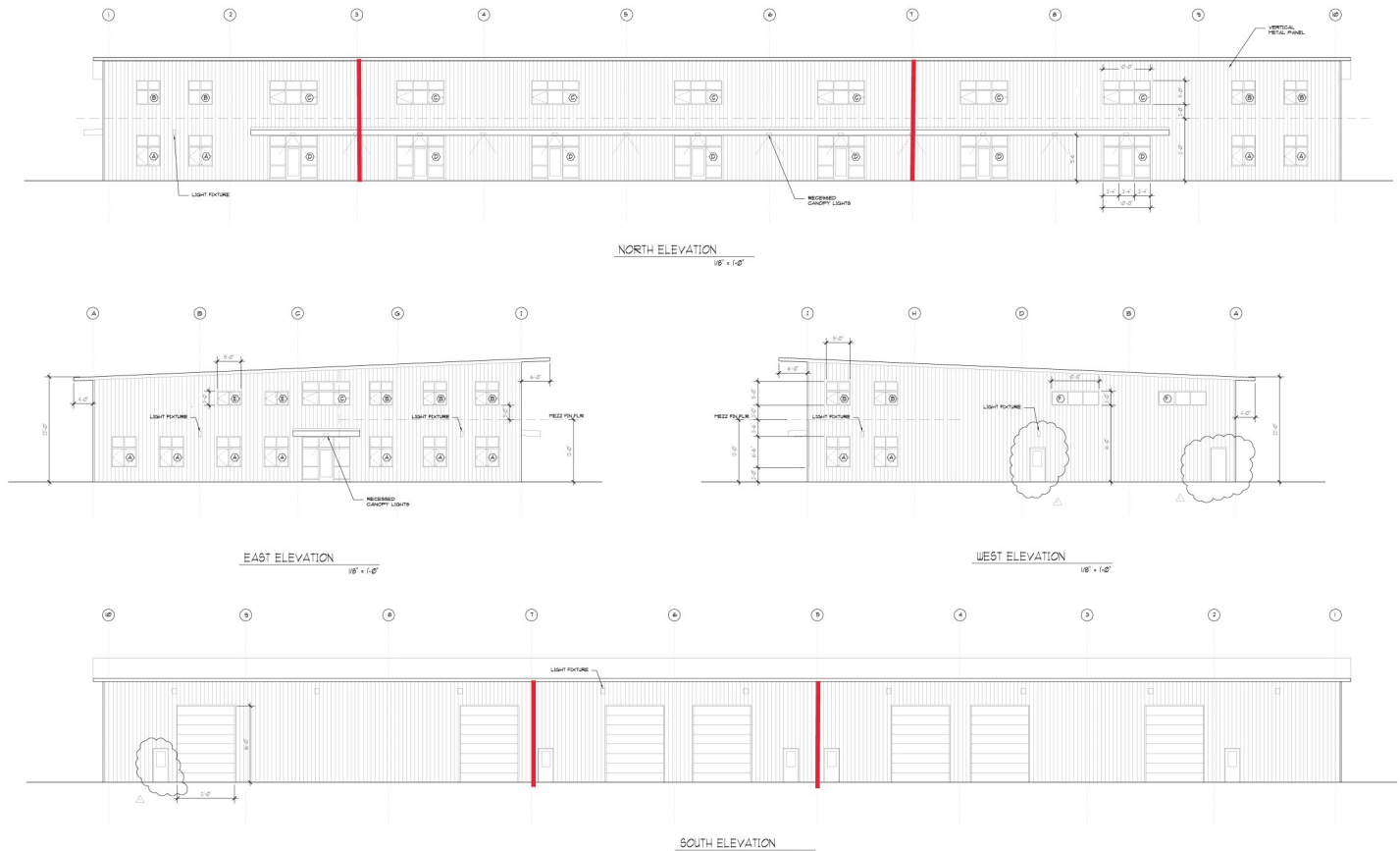
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Exterior Elevations



ADDITIONAL AREA DETAILS

	2 Mile	5 Mile	10 Mile
Total Population	9,595	24,014	68,810
Employees	6,063	8,347	20,855
Total Businesses	599	907	2,321
Average Household Income	\$85,917	\$92,583	\$89,236
Median Household Income	\$71,314	\$79,042	\$76,962
Total Consumer Spending	\$133.3M	\$326.4M	\$934.5M
Median Age	38.3	37.2	37.9
Households	3,868	8,845	25,273
Percent College Degree or Above	24%	24%	24%
Average Housing Unit Value	\$406,306	\$412,932	\$398,715

Demographic data obtained from CoStar and Loopnet.—licensed to Windermere Whatcom, Inc.



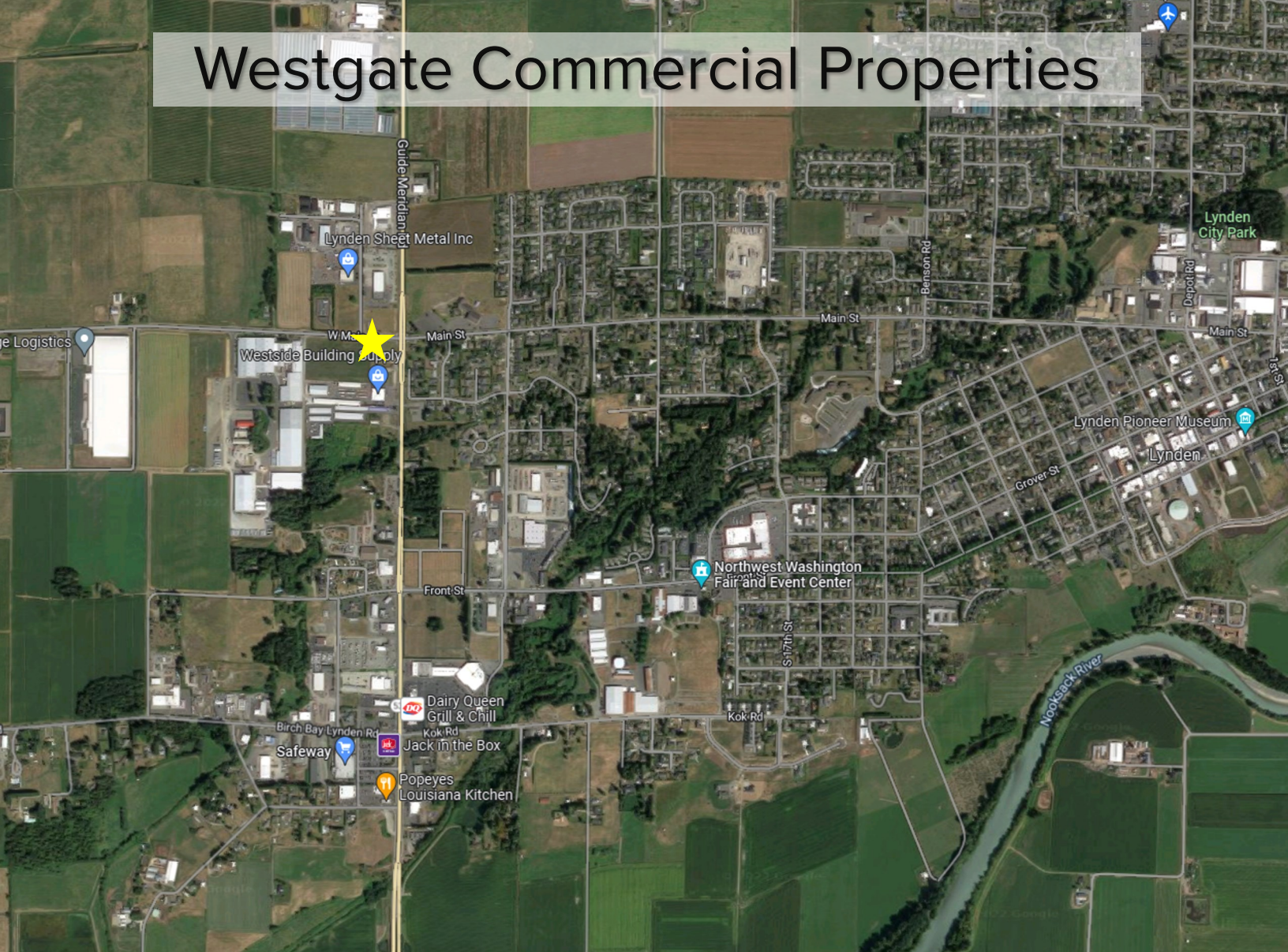
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