

# ***For Lease***

**Up to 24,000 Square Feet**

**Divisible to 4,000 sqft Office Suites**

**Also divisible to 3,583, 5,400 and 7,000 sqft warehouse/office suites**



## **4600 Ryzex Way – Bellingham WA**

**Extremely well designed Corporate Offices with warehouse**

**Class "A" High Quality Interior Finishes**

**Very High Speed Internet consisting of redundant Fiber Optic lines and Cable available**

**1200 AMPS of 480V with Back-Up Generator**

**77 Parking Spaces -- Signage -- Large Lunch room**

**Easy Truck Access to State Hwy 539 (Meridian) -- Close to 2 Major Bus Routes**

**Close to Bellis Fair Mall, Colleges and multiple medical facilities**

**See below for the List of Amenities, Floor Plans and Photos**



**1975 Midway Lane, Suite F, Bellingham, WA 98226**

**Please contact:  
Steve Moore  
(360) 201-8999**

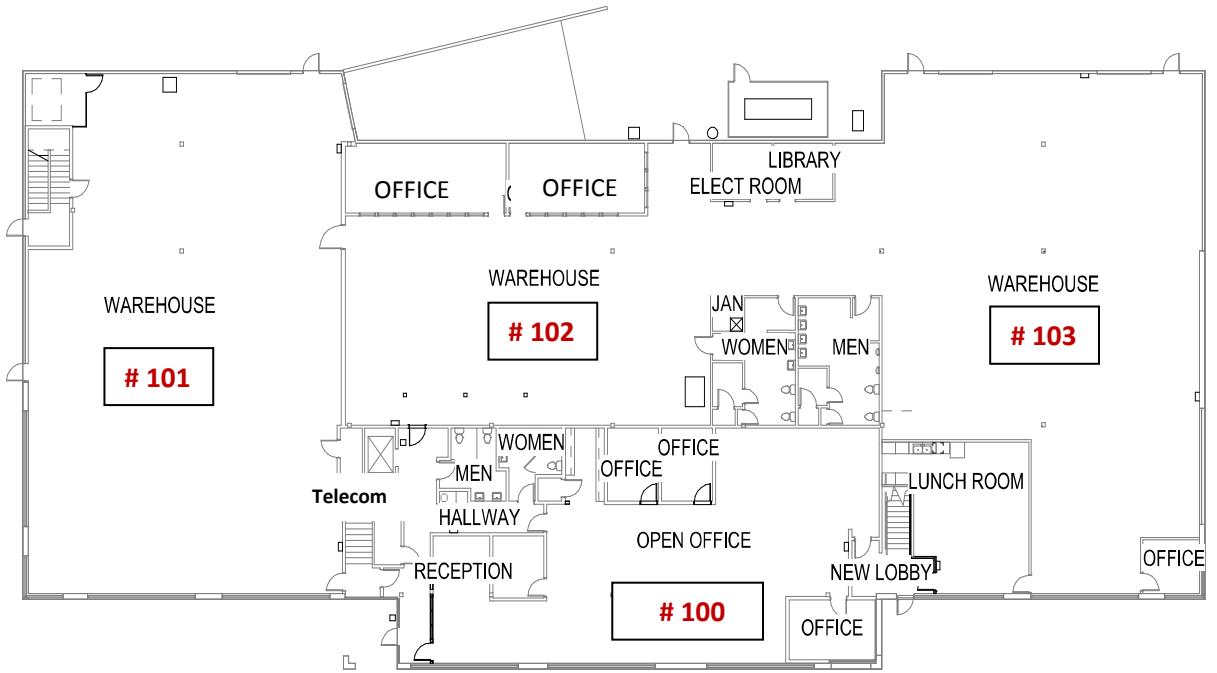
**[steve@mooreandcompany.com](mailto:steve@mooreandcompany.com)**

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

## **LIST OF AMENITIES**

**This building is unique in Whatcom County. In addition to Class “A” quality office and 30 ft high tilt-up concrete warehouse space, it has the following additional features:**

- 1. Substantial electrical power capacity throughout provided by PSE**
- 2. A large natural gas backup generator that can provide continuous backup power during outages.**
- 3. Owner currently evaluating installing Solar Panels to provide an additional source of "green" redundant power**
- 4. Internet access is available from two fiber optic providers which can supply continuous access in the event one circuit fails**
- 5. Compressed air piped throughout warehouse and manufacturing sections**
- 6. Extensive Data and phone cabling throughout, particularly in the areas previously used as call centers.**
- 7. One Truck loading dock with leveler/dock seals plus three street level loading docks.**
- 8. One suite has a Professional grade computer server room with two separate cooling systems. Computers powered by backup battery system which in turn can be maintained during a power outage by the backup generator.**
- 9. There are two acres adjacent that is available for additional build-to-suit warehouse space and/or parking.**
- 10. Located 1 mile to Whatcom Community College, home of one of the nation’s best Cyber Security training programs. 4 miles to Bellingham Technical College, ranked one of the best in the Country. Only 3 miles to the Bellingham International Airport, 8 miles to Western Washington University and 14 miles to the Canadian border means an Outstanding Location!**
- 11. Well Maintained Exterior and Interior**
- 12. Building Naming Rights available for long term tenant.**



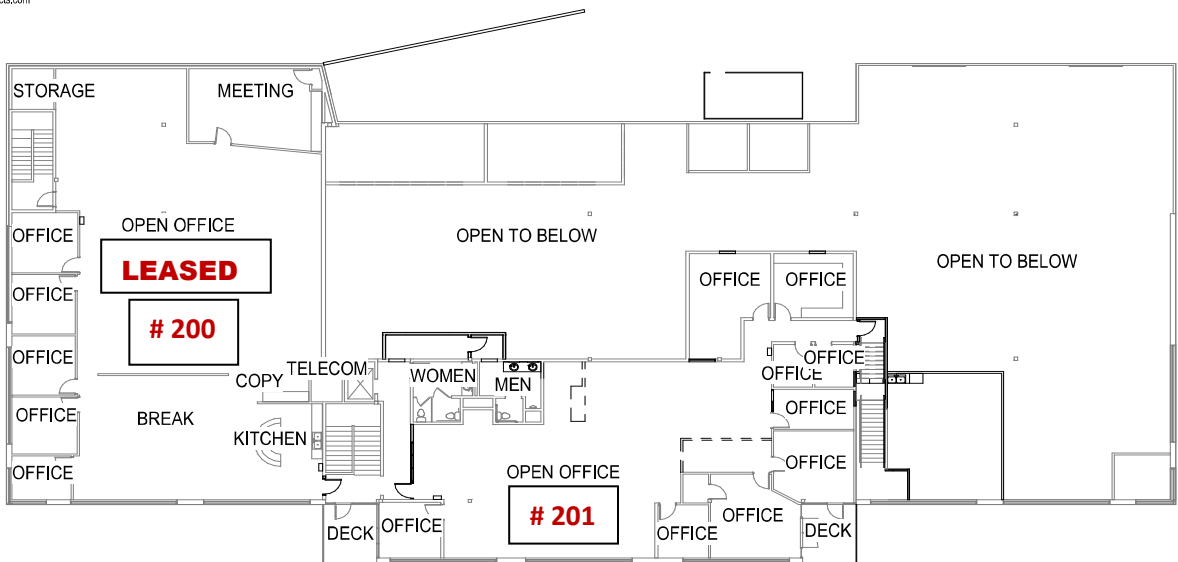
# Ground Floor Plan



**RMC** ARCHITECTS

4600 Ryzex Way

RMC Architects, PLLC • 1223 Railroad Avenue • Bellingham, WA 98225  
 P: 360.676.7733 • F: 360.738.0448 • rmc@rmcarchitects.com



# Upper Floor Plan



4600 Ryzex Way, Bellingham WA

Square Footage by Suite numbers and use

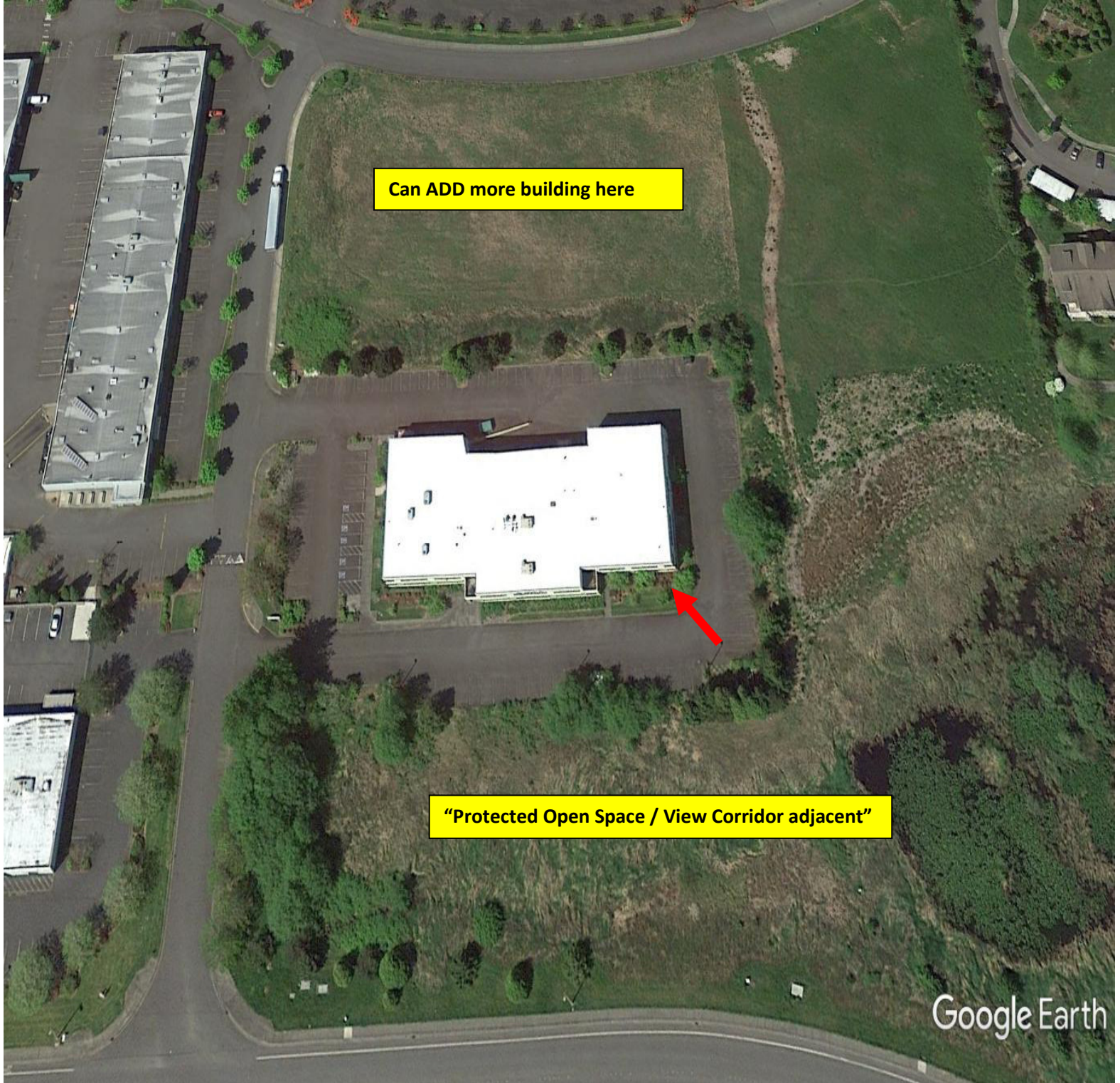
<u>Suite #</u>	<u>Square Feet</u>	<u>Office</u>	<u>Warehouse</u>
100	3,921	3,921 ALL OFFICE	
101	5,399		5,399 - ALL WAREHOUSE
102	3,583	460	3,123
103	7,041	647	6,394
<del>200</del>	<del>5,446</del>	<del>ALL OFFICE</del>	<del>LEASED</del>
201	4,015	ALL OFFICE	
<u>TOTALS</u>	<u>29,405</u>	<u>14,489</u>	<u>14,916</u>
<b>AVAILABLE SQFT:</b>	<b>23,959</b>	<b>9,043</b>	<b>14,916</b>

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**Hi-Tech Offices and Warehouse FOR LEASE**



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**Land Available for Future Expansion – Would Build-to-Suit**



Can ADD more building here

"Protected Open Space / View Corridor adjacent"

4600 Ryzex Way, Bellingham WA  
REAR of Building

