

Project Information: 700 Harris (Evil Bike Bldg), Bellingham, WA., 1.2 Ac. Site, 22,700 sf

History:

This industrial zoned property had been undeveloped for many years. A national mountain bike frame manufacturer desired to be located in an industrial area near services and access to mountain bike trails. Many nearby buildings were standard pre engineered steel buildings, and the budget demanded something similar. The manufacturer was a rental tenant, so the developer wanted to keep the building cost effective. The tenant wanted to have something a bit more interesting if budget allowed.

Program:

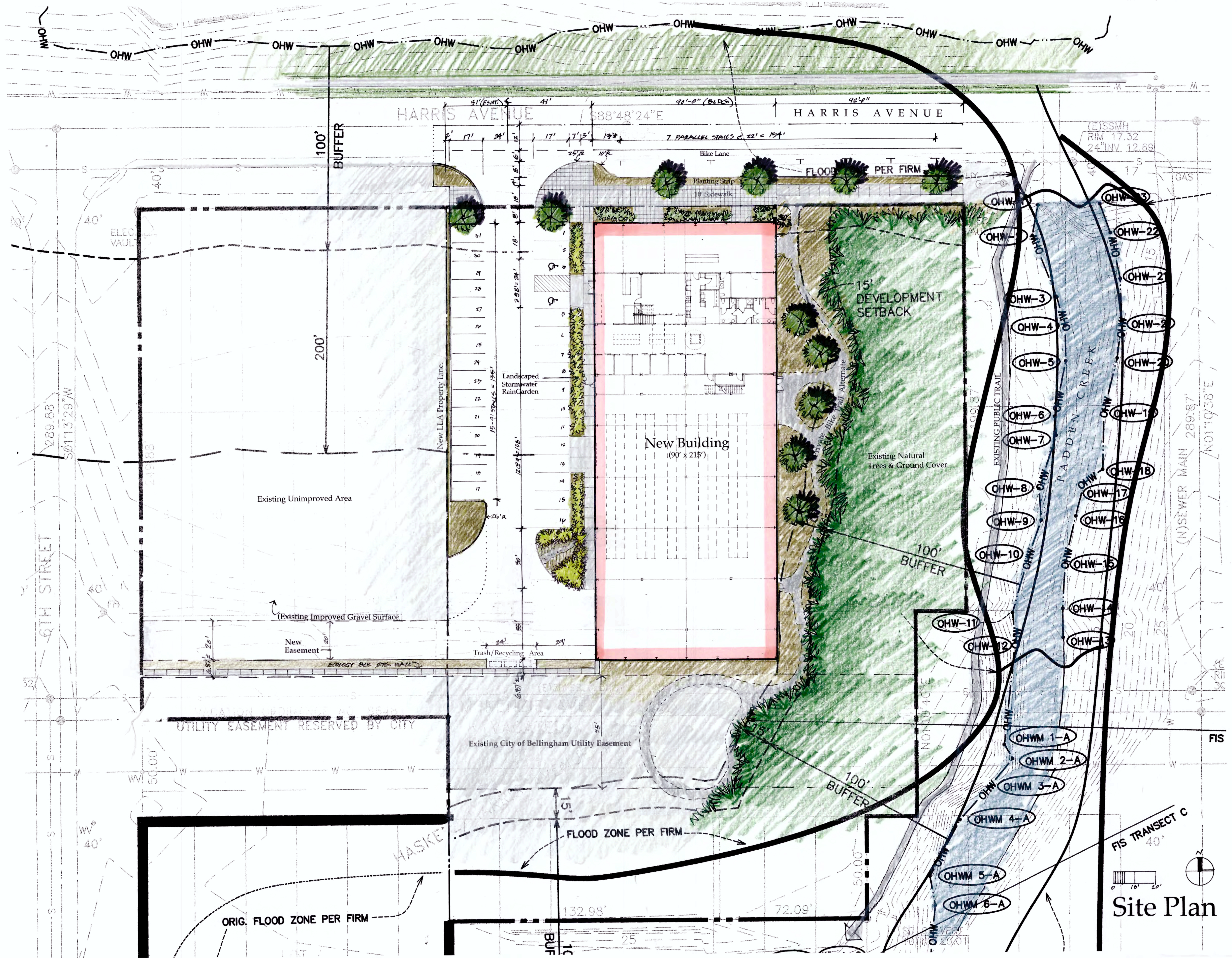
Even though this was a build-to-suit, it had to be designed, with the exit strategy in mind for use by any future tenants. The tenant desired a product showroom, office area and warehouse for shipments and easy truck access. The office needed direct access to both showroom, and warehouse, as well as taking advantage of a great view to the working waterfront.

Solution:

Even though this is an industrial zoned area, it was a sensitive site adjacent to critical areas of a creek and shoreline. In addition, this had to conform to recent design guidelines near a sensitive historic area to the east. Neighborhood meetings endorsed a better industrial aesthetic.

A standard Pre Engineered Building system was used with same material quantity as a standard gable bldg, but a shed design allowed bigger solar protection on the sunny side. The showroom was placed against the street for required transparency, and with office program needing to be in the middle, large , 2 story high windows on west & east end allowed daylight to flood into office areas, while still allowing close access to north and south end of the bldg. The large landscape buffer area to the east, allowed direct access to mountain trails, from staff areas, with showers. Due to COVID, the office areas are not fully populated yet...but soon.

The Tenant has enjoyed a huge business success in this location and internal layout. The developer was pleased that the building could meet innovative design solutions within a strict budget.



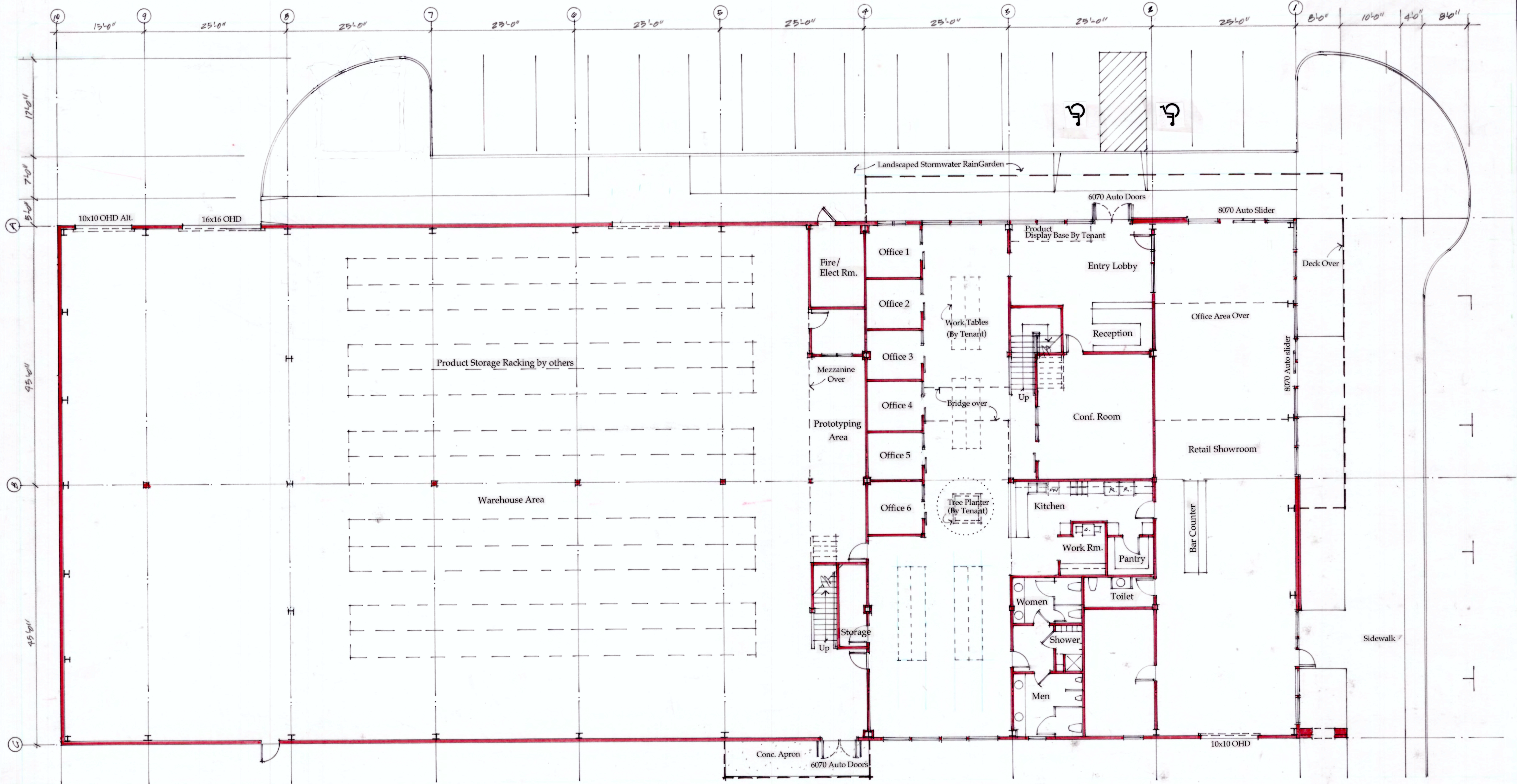
Site Plan

P1

Building No. One
 700 Harris Avenue
 Bellingham, Washington
 For Huskell Corporation

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 8/11/17



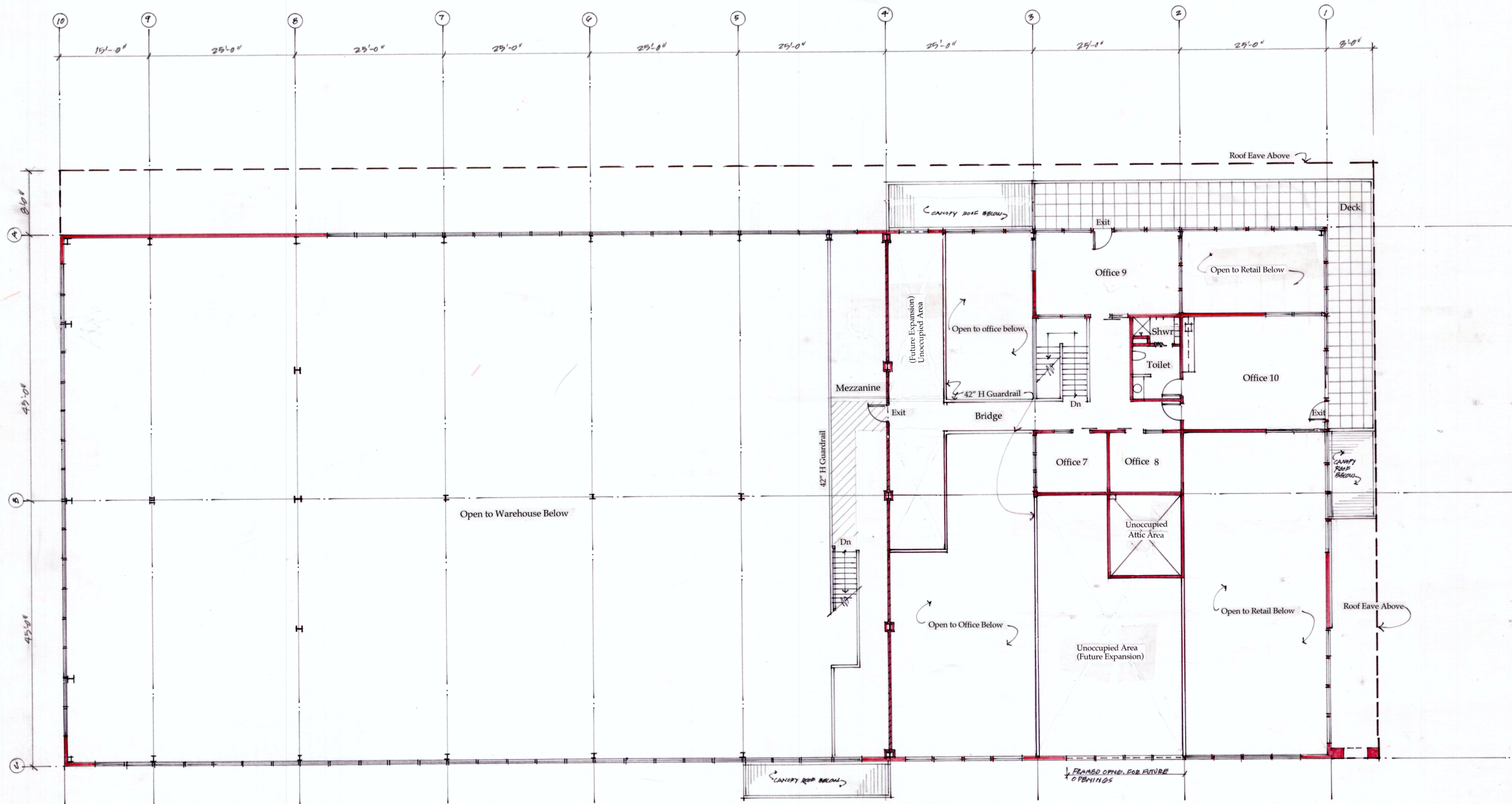
Main Floor Plan



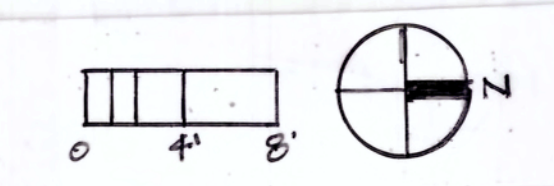
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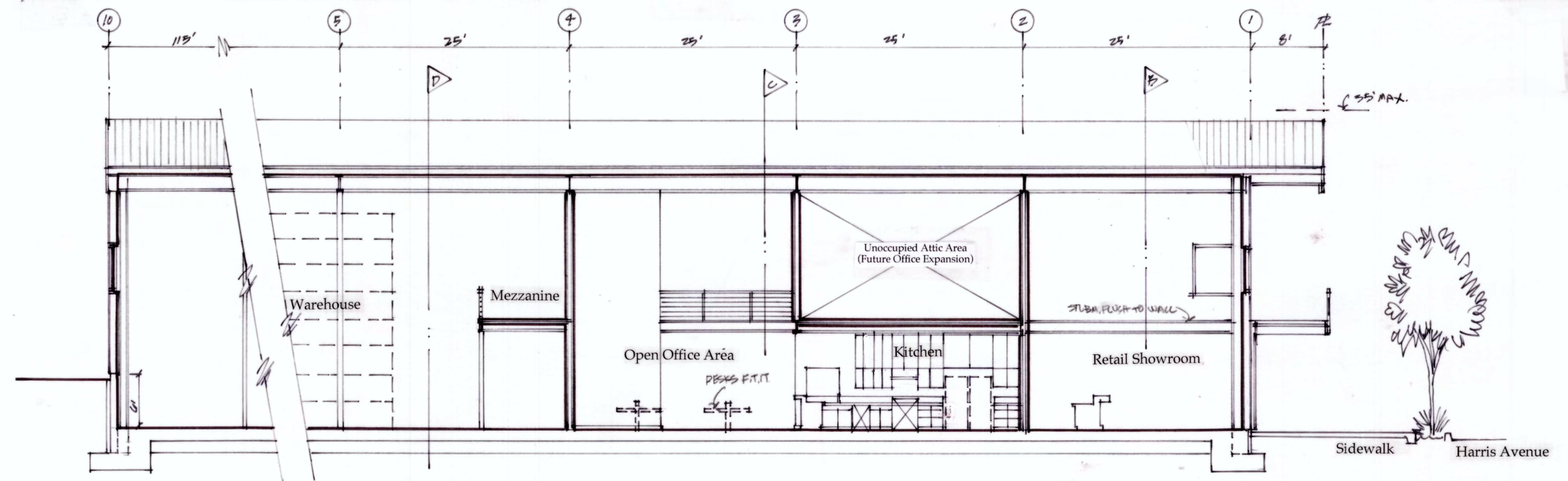


Second Floor Plan

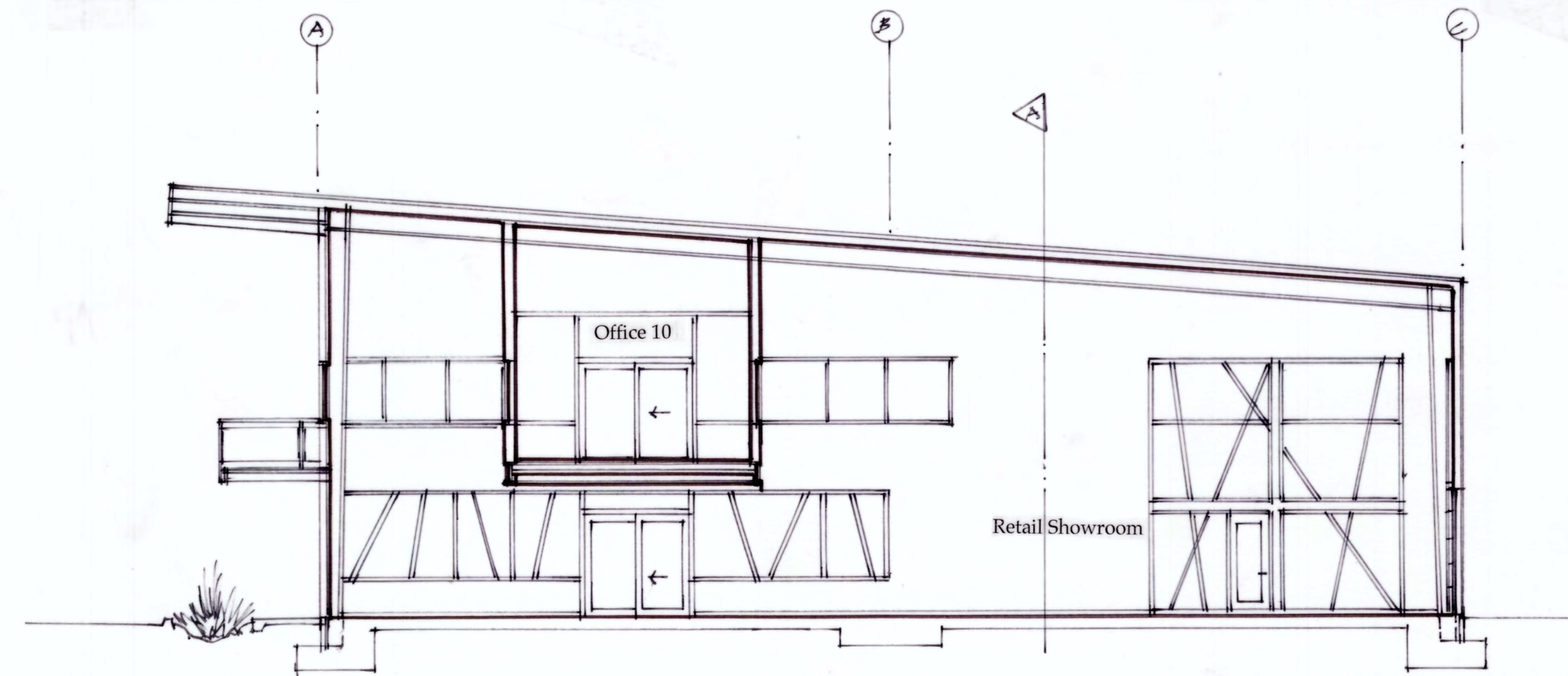


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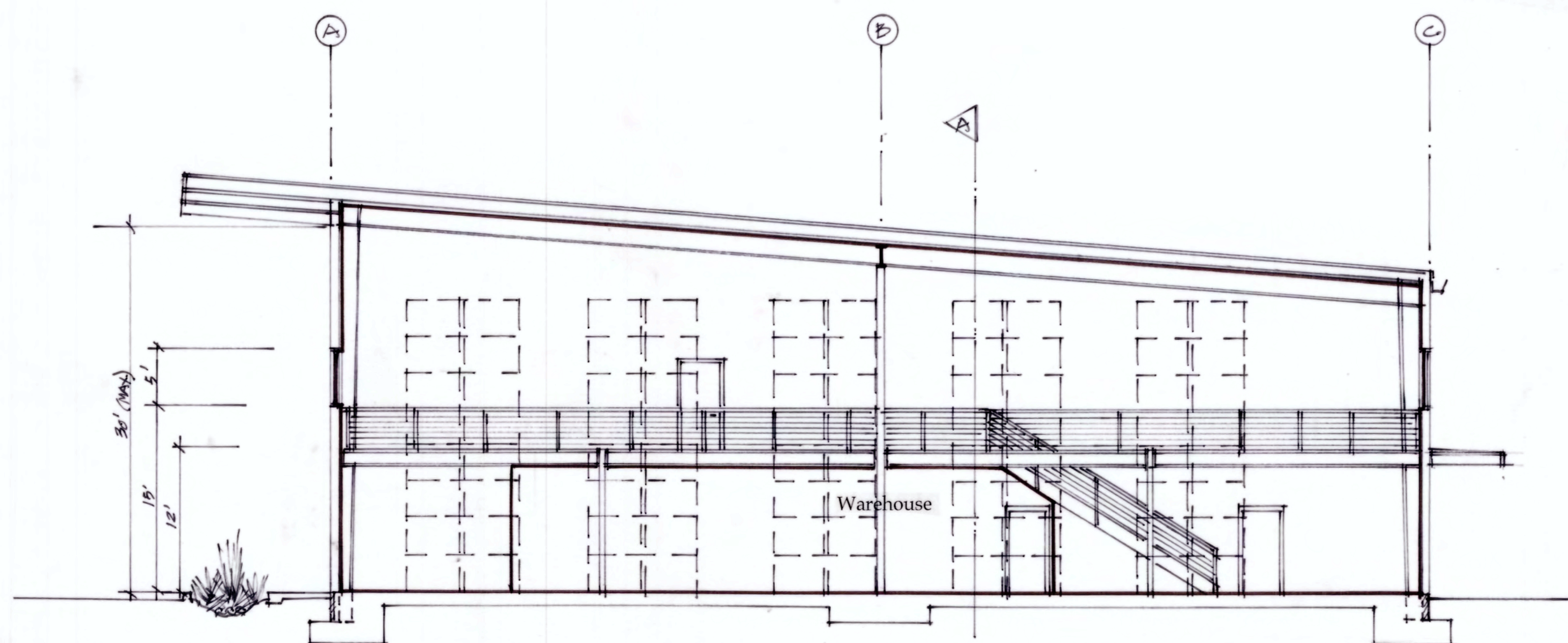
Building No. One
 700 Harris Avenue
 Bellingham, Washington
 For Haskell Corporation



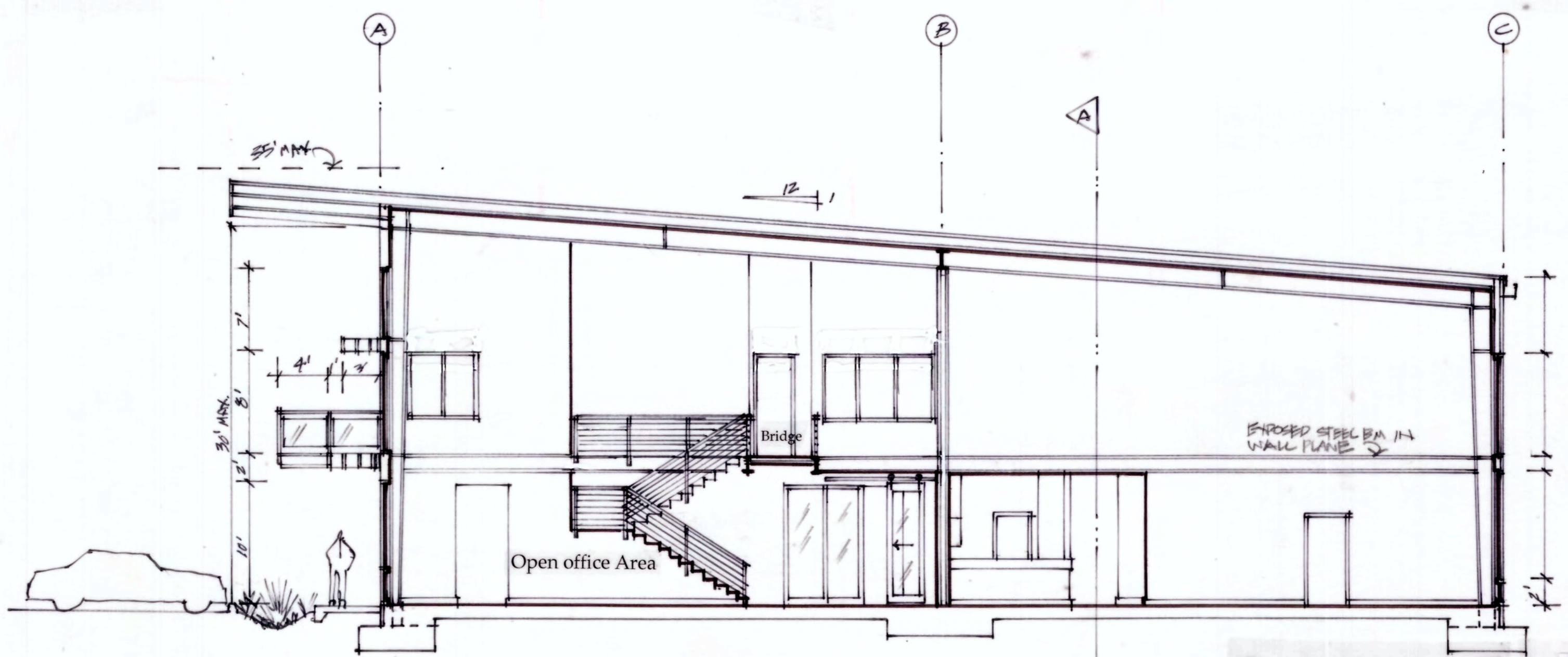
Section A



Section B



Section D



Section C P5

8/11/15

CDM

DESIGN MANAGEMENT
DESIGN COMMITTEE

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