

**WHATCOM COUNTY  
ADMINISTRATIVE SERVICES**  
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**ROB NEY**  
Project & Operations Manager

## MEMORANDUM

**TO:** Satpal Sidhu, County Executive  
County Council

**FROM:** Rob Ney, Facilities Director

**RE:** Western Washington University Lease for 333 32<sup>nd</sup> Street

**DATE:** January 29<sup>th</sup>, 2026

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Attached for your review and signature is the lease agreement between Western Washington University and Whatcom County for the use of the facility, located at 333 32<sup>nd</sup> Street, Bellingham WA 98225.

▪ **Background and Purpose**

This lease is for the 2<sup>nd</sup> Floor of the 333 32<sup>nd</sup> Street office building as well as the WWU Testing Center on the 1<sup>st</sup> Floor. The lease is for a 2-year term. The Purchase and Sale Agreement for this facility was introduced to Council on January 27<sup>th</sup>, 2026 (AB2026-104). As a condition of the Purchase and Sale, Western Washington University will lease the 2<sup>nd</sup> Floor for a period of 2 years which will provide revenue to Whatcom County. This provides WWU with the required time necessary to move their operations to another facility.

▪ **Revenue Amount from Base Rent**

The lessee agrees to pay the following base rental rates at the time of lease commencement:

- Year 1 (1<sup>st</sup> Floor Testing Center until relocation estimated on April 30<sup>th</sup>, 2026): \$2,464.56/ month
- Year 1 2<sup>nd</sup> Floor: \$22,495.72 / month (Year 1 included in closing cost)
- Year 2 2<sup>nd</sup> Floor: \$22,495.72 / month

▪ **Differences from Previous Contract**

This is a one-time contract.

Please contact Rob Ney at extension 5360, if you have any questions or concerns regarding the terms of this agreement.

Enclosures