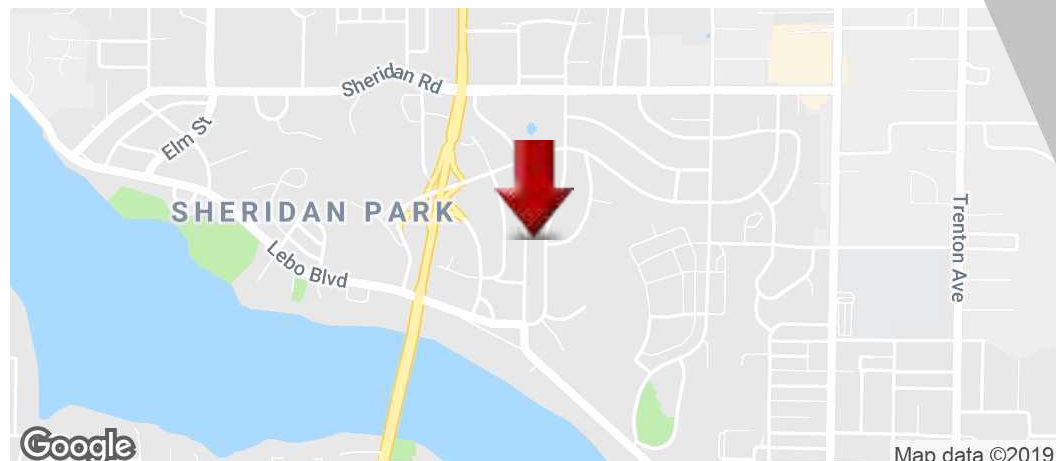


# BRIDGEVIEW BUILDING

2601 Cherry Ave, Bremerton, WA 98310



## OFFERING SUMMARY

|                       |                                       |
|-----------------------|---------------------------------------|
| <b>AVAILABLE SF:</b>  | 145 - 3,228 SF                        |
| <b>LEASE RATE:</b>    | \$21.00 SF/yr (MG)                    |
| <b>LOT SIZE:</b>      | 1.4 Acres                             |
| <b>YEAR BUILT:</b>    | 1976                                  |
| <b>BUILDING SIZE:</b> | 42,336                                |
| <b>ZONING:</b>        | Employment Center                     |
| <b>MARKET:</b>        | Bremerton/Silverdale/<br>Port Orchard |

## PROPERTY OVERVIEW

Centrally-located office building with great parking, on-site coffee shop with food. 10 minutes from the Bremerton Ferry Terminal or Highway 3 via Kitsap Way. Top-notch look for your growing business, startups, data center and technology, as well as administrative office use. . Employment Center (EC) allows for numerous uses, including: Community facility; Day care facility; General office and business services; Finance, insurance and real estate; General retail; Medical offices and clinics; Personal service; Physical fitness and health clubs; Public administration; Schools and education uses; Veterinary clinic; Worship and religious facility.

## PROPERTY HIGHLIGHTS

- - Modified Gross leases
- - Off-street parking available
- - On-site amenities include coffee shop with lunch fare
- - Perfect for start-up or growing office user

**KW COMMERCIAL**  
11515 Burnham Drive NW  
Gig Harbor, WA 98332

**CARLOS JARA**  
Broker  
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C: 206.235.3396  
carlos@jaracommercial.com

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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OFFICE FOR LEASE

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Aerial View

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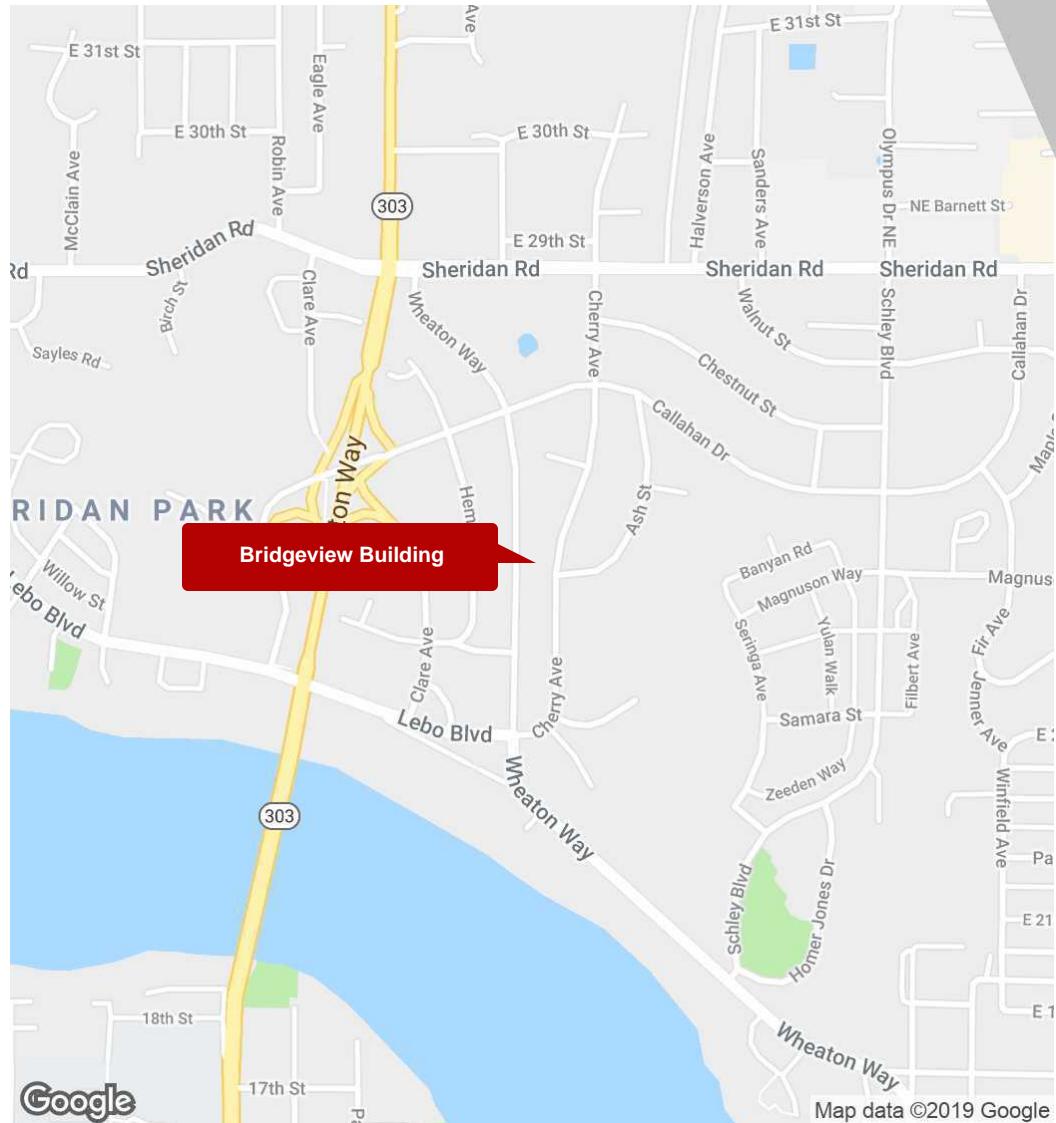
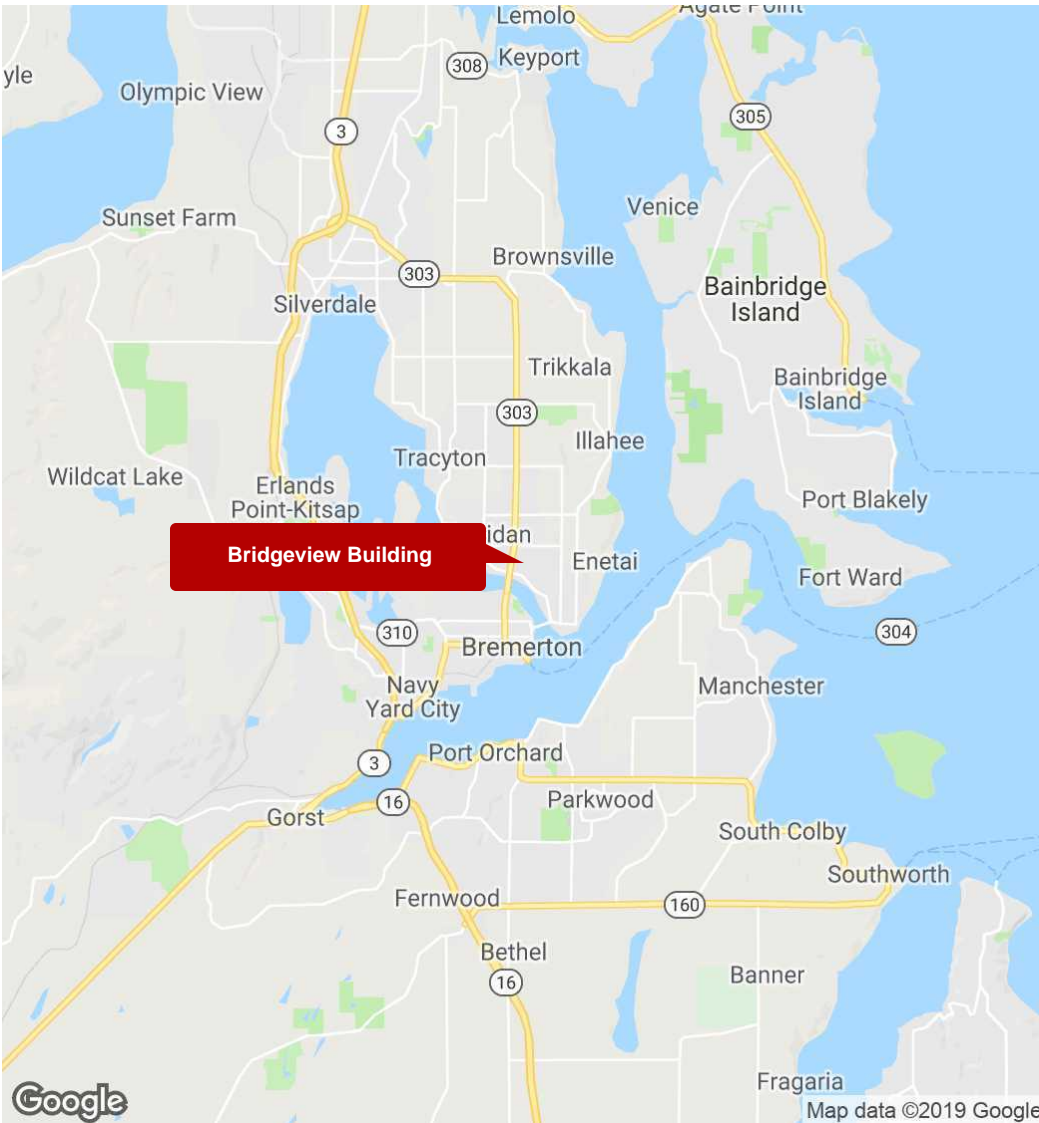
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OFFICE FOR LEASE

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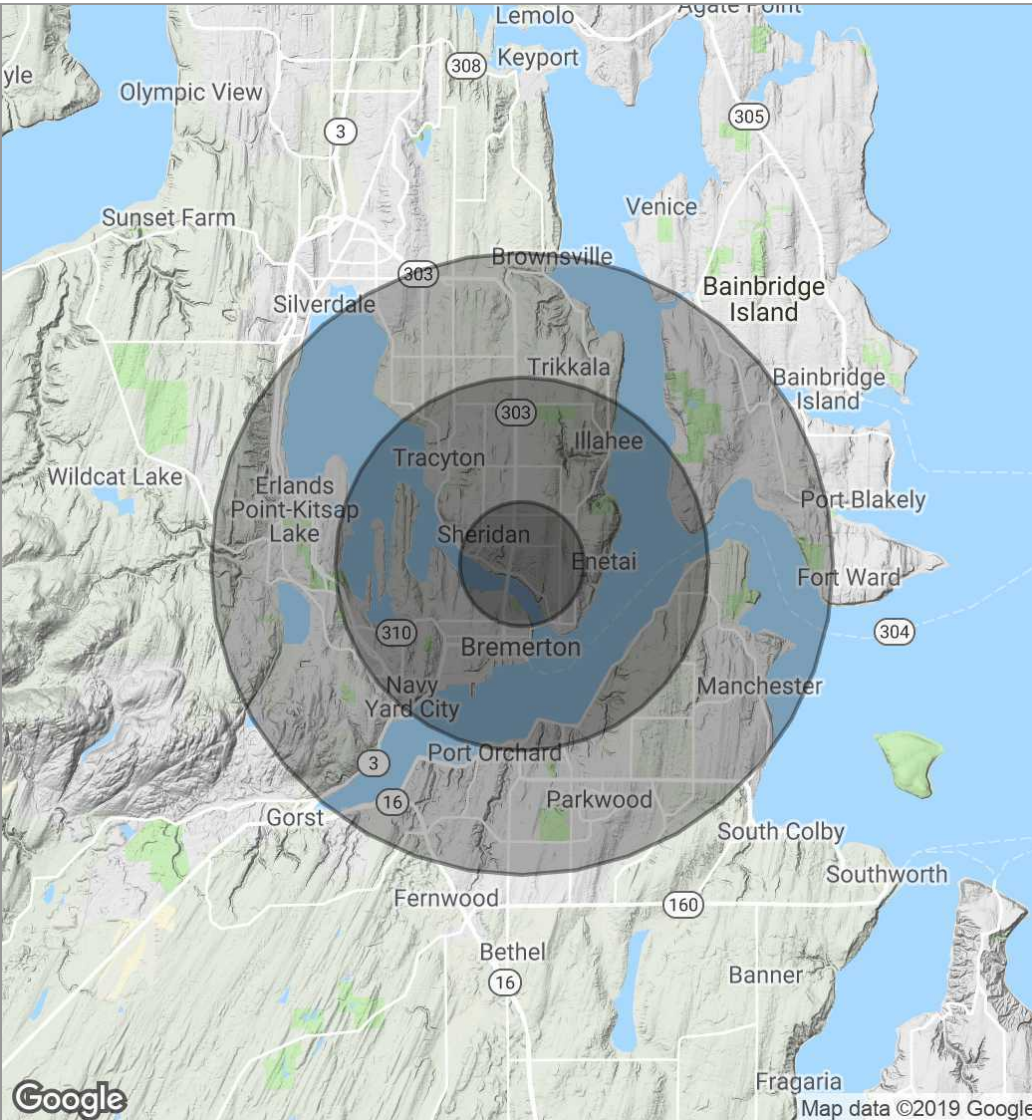
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 12,123    | 64,659    | 139,512   |
| Median Age          | 34.0      | 35.6      | 36.2      |
| Median Age (Male)   | 33.3      | 35.4      | 35.5      |
| Median Age (Female) | 37.2      | 36.4      | 37.4      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households    | 5,407     | 26,180    | 54,799    |
| # Of Persons Per HH | 2.2       | 2.5       | 2.5       |
| Average HH Income   | \$48,755  | \$54,559  | \$60,434  |
| Average House Value | \$230,498 | \$254,650 | \$290,200 |

\* Demographic data derived from 2010 US Census

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