

945 HILDEBRAND LN NE | BAINBRIDGE ISLAND, WA

# BAINBRIDGE ISLAND HEALTH & WELLNESS CENTER

# FOR LEASE



First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



# SUMMARY

**BAINBRIDGE HEALTH & WELLNESS CENTER** is situated in the primary commercial core on Bainbridge Island. The project is directly adjacent to the only grocery-anchored shopping center on the island and is a host to various healthcare businesses & professionals, national and local retailers, restaurants, banks and more. Among medical services & retailers, enjoy close access to schools & daycares. The property is professionally managed and exceptionally maintained creating a high-quality and inviting environment for its tenants and their clientele.

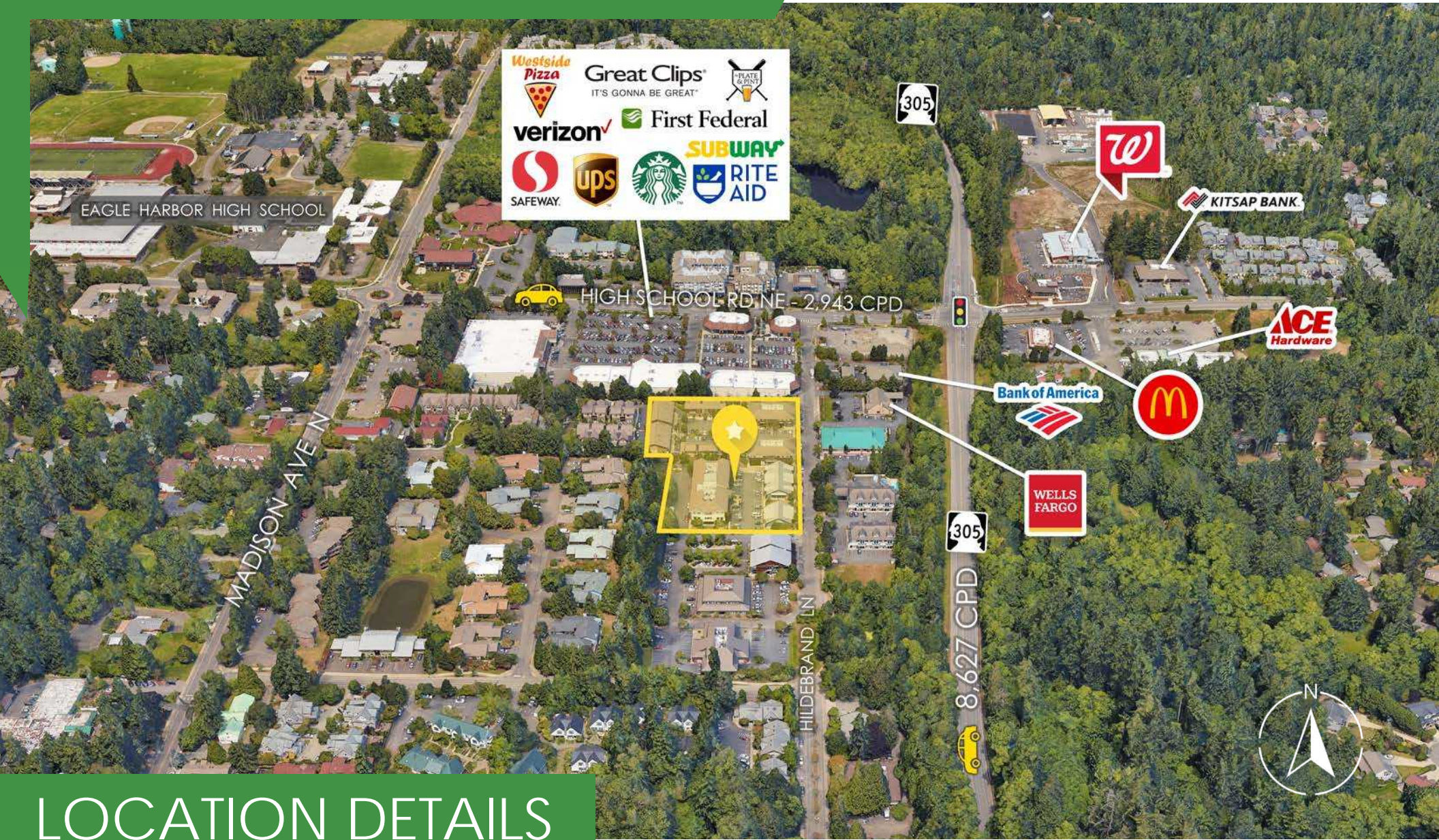
945 HILDEBRAND LN NE

792 SF - 10,924 SF  
AVAILABLE FOR LEASE



- A meticulously managed property catering to the affluent Bainbridge community.
- Ideally situated with easy access to shopping, dining, and the ferry terminal, offering unparalleled convenience.





# LOCATION DETAILS



8,627 CPD  
HWY-305



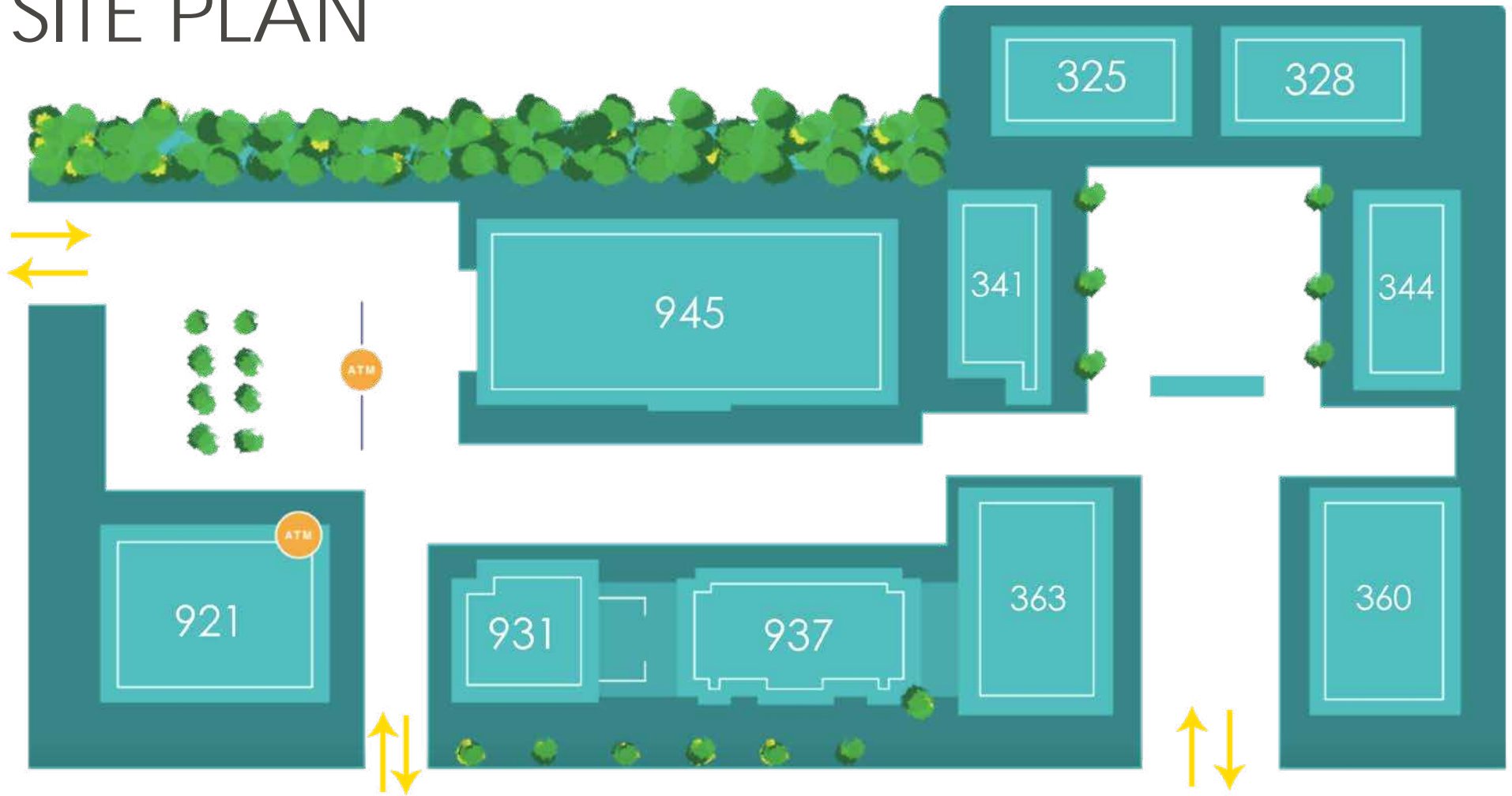
LOCATED MOMENTS  
FROM HWY-305



CLOSE TO ISLAND VILLAGE  
SHOPPING CENTER



# SITE PLAN



## AVAILABLE SUITES

BUILDING	FLOOR	SUITE	RSF	RENT
344	1st	171	1,520	\$20
360	1st	194	2,385	\$26
363	1st	189	4,706	\$26
363	2nd	201	2,176	\$20
945	1st	100	10,924	\$28



# DEMOGRAPHICS

REGIS - 2024



## POPULATION

Mile 1	Mile 3	Mile 5
8,002	17,890	37,057



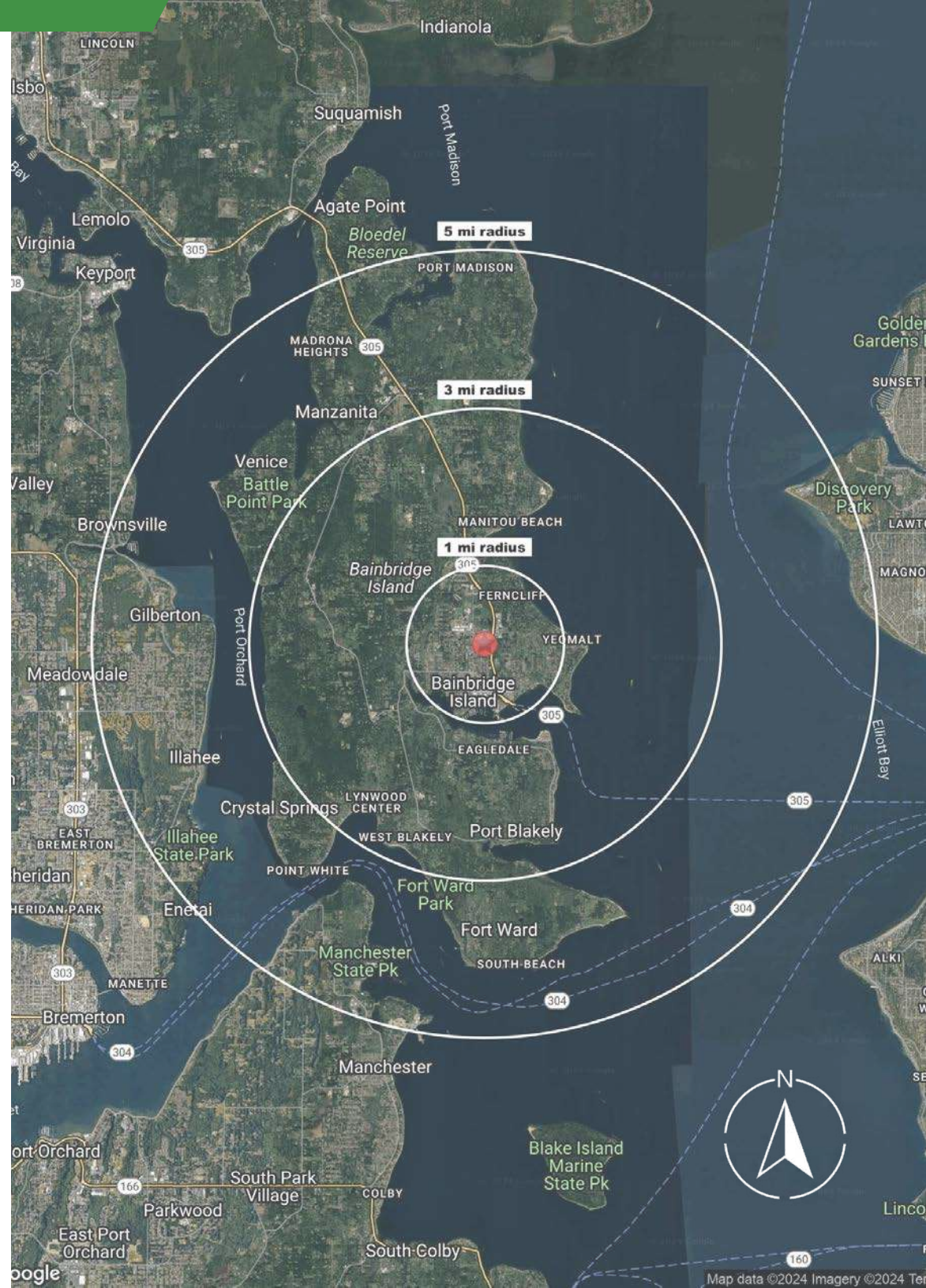
## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$183,886	\$228,697	\$215,597



## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
8,378	14,372	24,110



# FERRY ACCESS

THE FERRY ROUTE IS APPROXIMATELY 8.6 MILES LONG AND TAKES ABOUT 35 MINUTES TO TRAVEL BETWEEN SEATTLE AND BAINBRIDGE ISLAND.

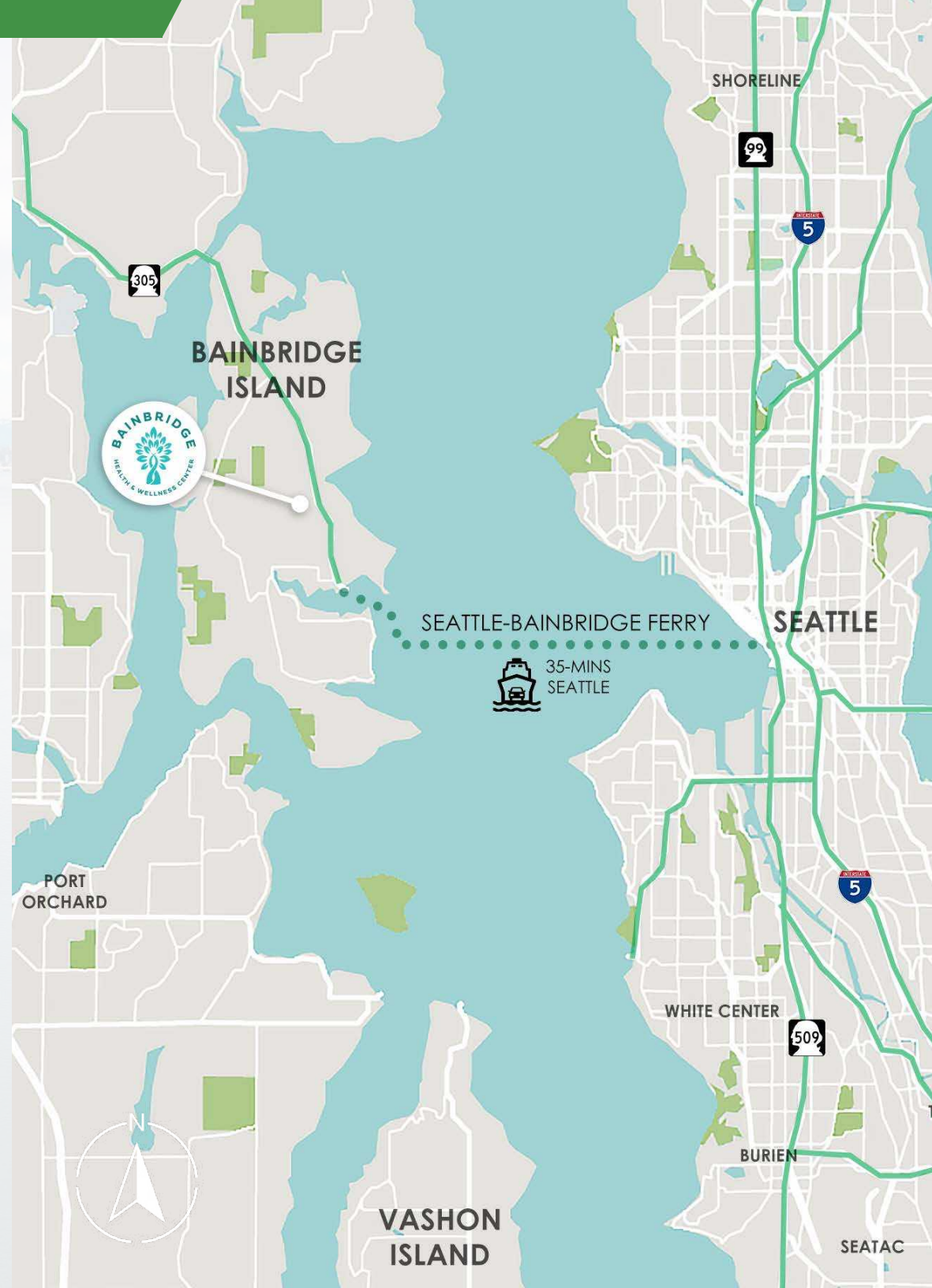
THE SEATTLE TERMINAL IS LOCATED AT COLMAN DOCK ON THE DOWNTOWN WATERFRONT, WHILE THE BAINBRIDGE ISLAND TERMINAL IS LOCATED NEAR THE ISLAND'S TOWN CENTER.

THE FERRIES CAN CARRY HUNDREDS OF PASSENGERS AND VEHICLES. FOR EXAMPLE, THE MV TACOMA HAS A CAPACITY OF APPROXIMATELY 2,500 PASSENGERS AND 202 VEHICLES.

THE BAINBRIDGE ISLAND FERRY RUNS FREQUENTLY, WITH DEPARTURES FROM BOTH TERMINALS THROUGHOUT THE DAY. DURING PEAK HOURS, FERRIES MAY RUN AS OFTEN AS EVERY 35-45 MINUTES.

THE BAINBRIDGE ISLAND ROUTE IS ONE OF THE BUSIEST IN THE WASHINGTON STATE FERRIES SYSTEM, SERVING MILLIONS OF PASSENGERS EACH YEAR.

THE FERRY RIDE OFFERS STUNNING VIEWS OF THE SEATTLE SKYLINE, PUGET SOUND, AND THE SURROUNDING MOUNTAINS, MAKING IT A POPULAR ROUTE FOR TOURISTS AND COMMUTERS ALIKE.



# CITY SUMMARY

**BAINBRIDGE ISLAND** is in the heart of the Puget Sound, Bainbridge Island embodies the perfect blend of natural beauty, cultural richness, and vibrant community spirit. Renowned for its picturesque landscapes, the island boasts stunning views of the surrounding waterways and the distant Seattle skyline.



**LOCATED** NEAR MAJOR NAVAL INSTALLATIONS LIKE THE BREMERTON NAVY YARD. LARGE NUMBER OF MILITARY PRESENCE AND ACTIVITY.



**LOCATED** ON BAINBRIDGE ISLAND'S MAIN THOROUGHFARE, JUST ONE MILE FROM DOWNTOWN WINSLOW AND THE BAINBRIDGE/SEATTLE FERRY TERMINAL.



**ESTIMATED** POPULATION OF 24,153 RESIDENTS THAT HOLD AN EDUCATIONAL LEVEL OF BACHELOR'S OR HIGH DEGREES.



4,996 DAILY VISTORS  
16K COMMUTE DAILY TO SEATTLE & 27,000 DAILY CARS ON HIGHWAY 305






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
RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


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