

For Lease

# SOUTH KITSAP MEDICAL CENTER

450 SOUTH KITSAP BOULEVARD  
PORT ORCHARD, WA

HARRISON  
PORT ORCHARD

OWNED & MANAGED BY

welltower

km Kidder  
Mathews

# INNOVATION & CARE UNITE

Strategically located in South Kitsap County, a rapidly growing region

Ample on-site parking, making it convenient for patients and staff (4.71/1,000)

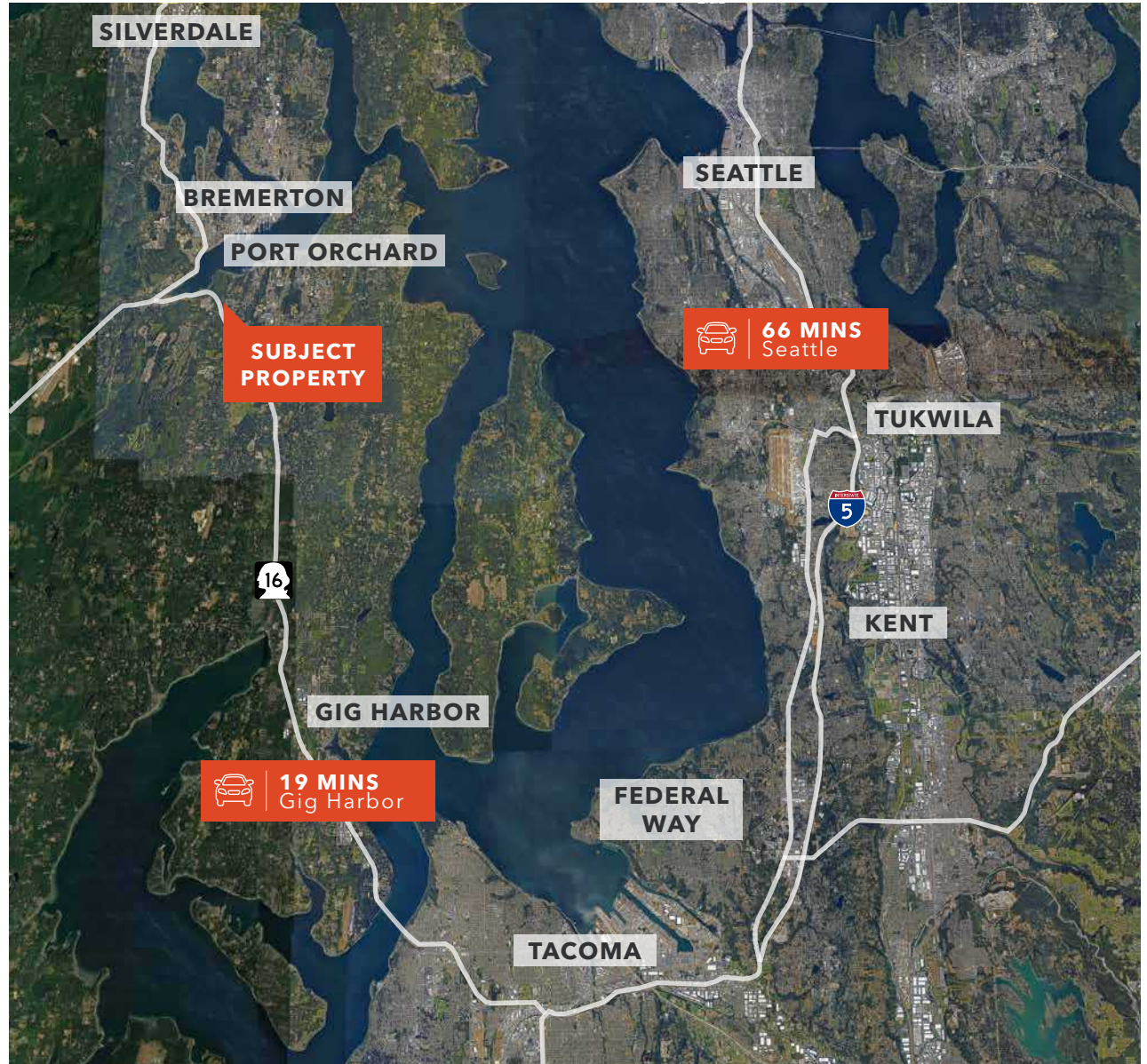
The medical center offers a welcoming and professional environment

Conveniently located near Hwy 16 off of Tremont Street and South Kitsap

On-site café, serving breakfast and lunch

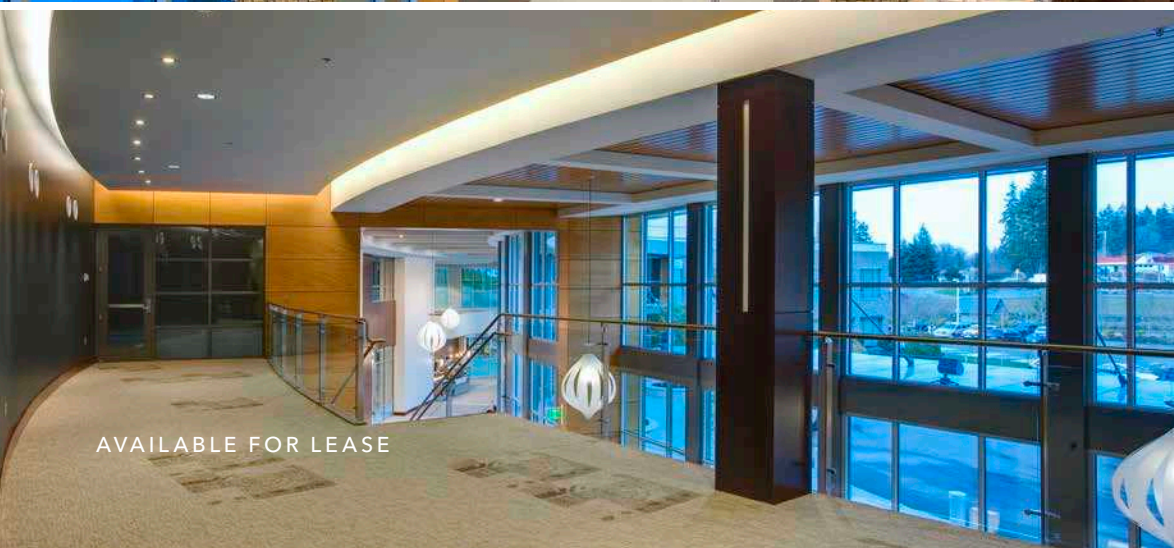
40 MIN  
TACOMA

15 MIN  
GIG HARBOR



HARRISON

*South Kitsap Medical Center*

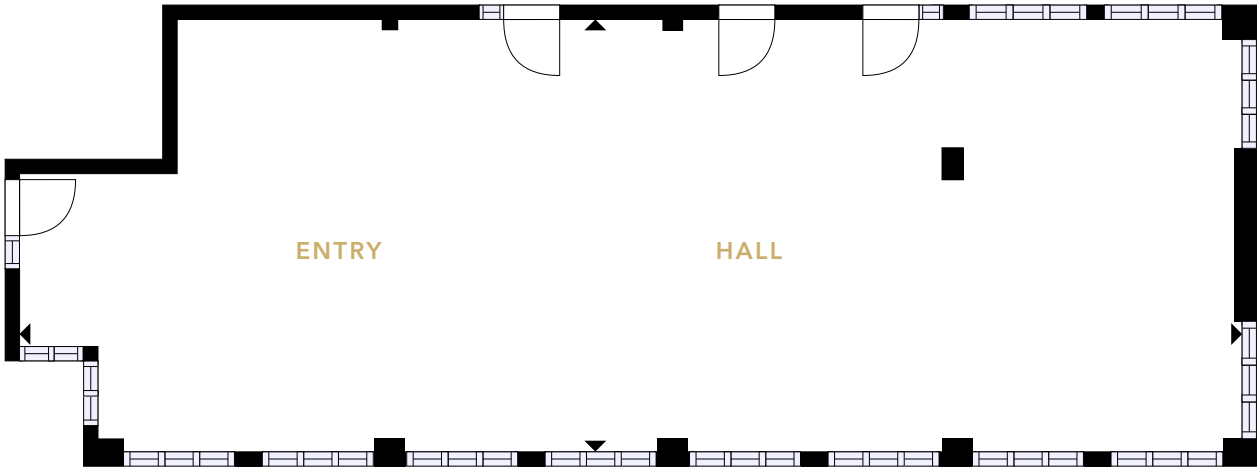


AVAILABLE FOR LEASE



WELLTOWER | KIDDER MATHEWS

# SUITE 178

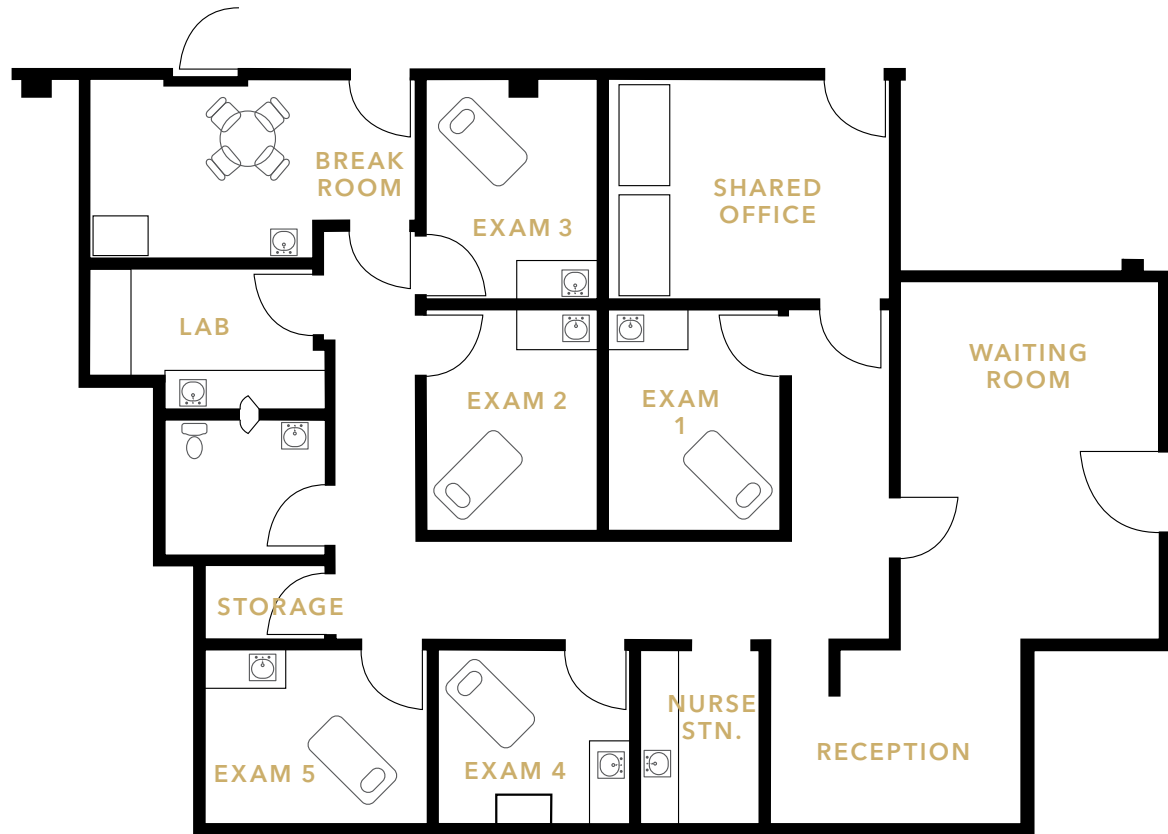


4,403 SF

AVAILABLE

# SUITE 144 & 188

Spec Plan



1,994 SF

AVAILABLE

# SUITE 230

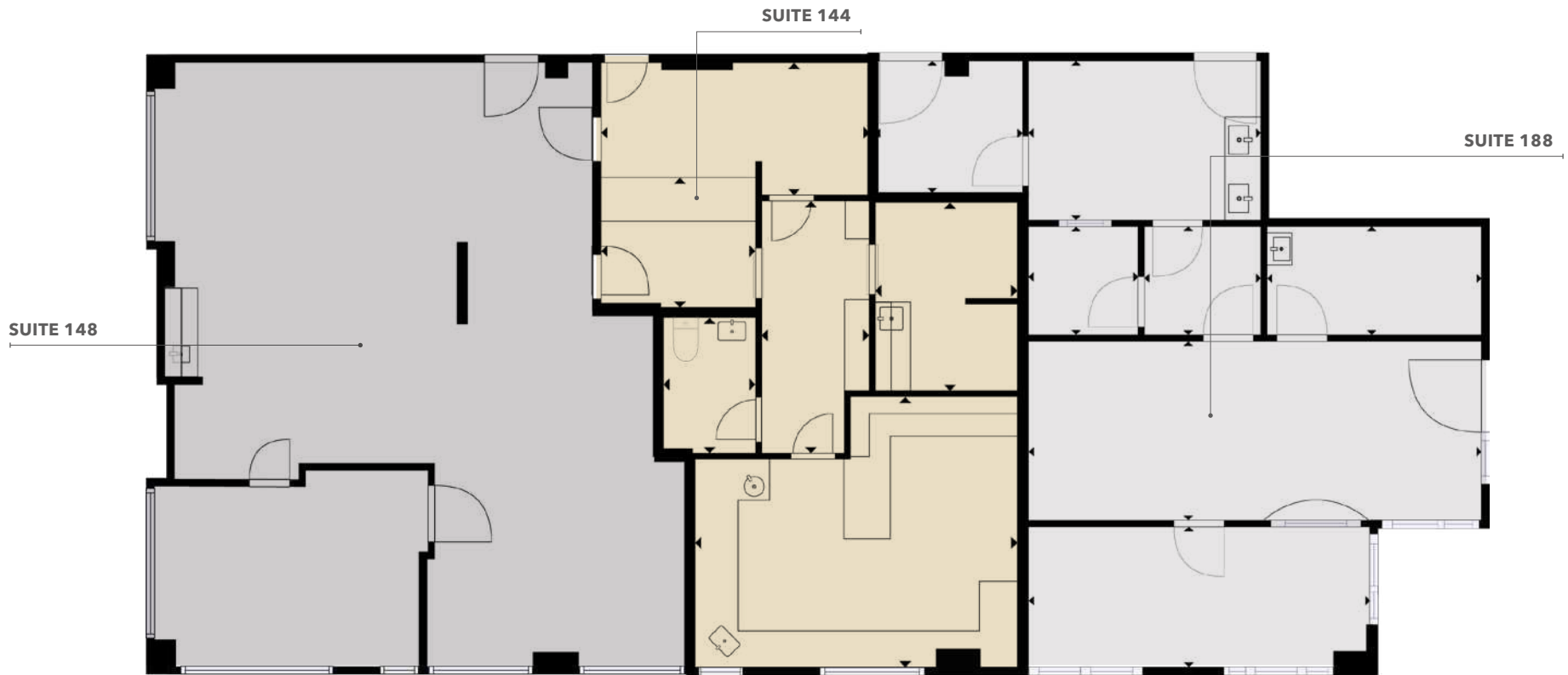


4,388 SF

AVAILABLE



# SUITE 148, 144 & 188



*1,290 SF*

SUITE 148

*896 SF*

SUITE 144

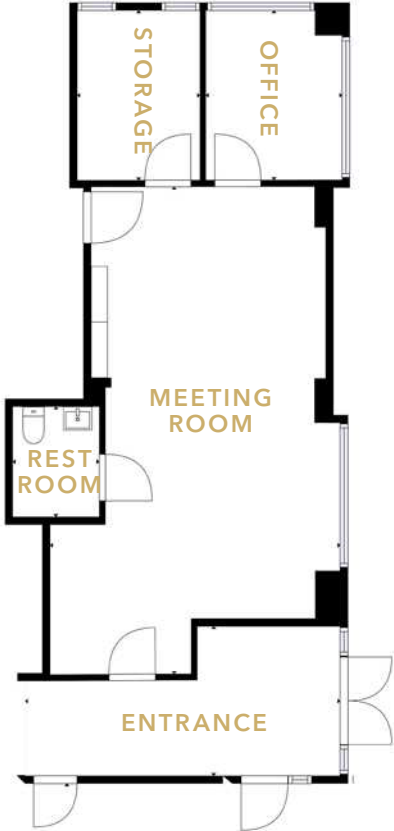
*1,098 SF*

SUITE 188

*3,824 SF*

CONTIGUOUS

# SUITE 168



821 SF

AVAILABLE



# South Kitsap Medical Center



BEST IN CLASS  
MANAGEMENT  
PROVIDED BY  
WELLTOWER



CENTRALLY  
LOCATED



STATE OF THE ART  
FACILITY



HEALTHCARE  
SYNERGY



## DEMOGRAPHICS



### Population

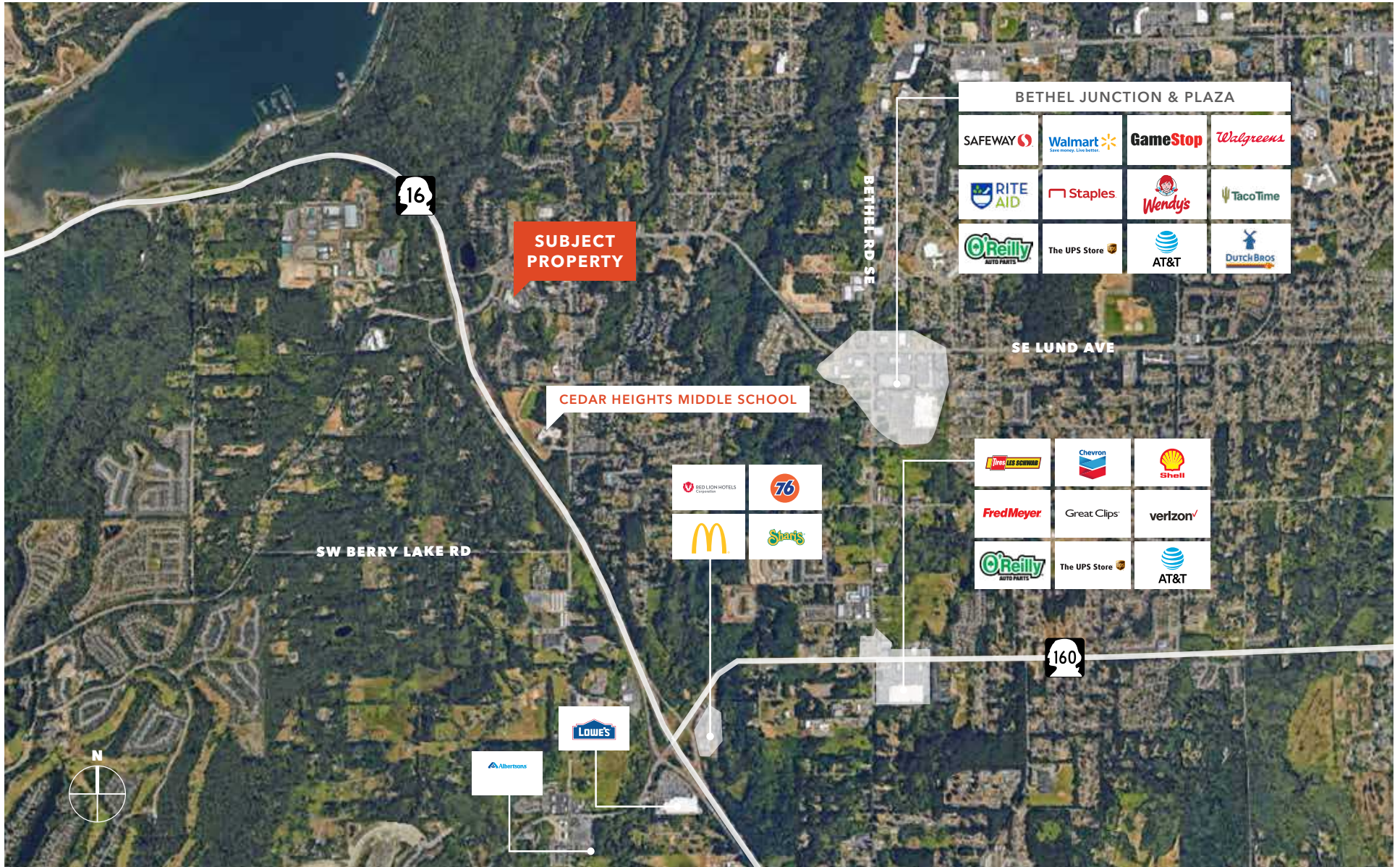
	1 Mile	3 Miles	5 Miles
2023 POPULATION	5,869	44,994	95,256
2028 PROJECTED POPULATION	5,934	47,334	99,819
AVERAGE HOUSEHOLD INCOME	\$97,848	105,280	107,888



### Traffic Counts

Street	Year Count	Avg Daily Volume
S KITSAP BLVD & TREMONT ST W	2022	5,705
STATE HWY 16 & TREMONT ST W	2022	7,434
TREMONT ST W & SW POTTERY AVE E	2022	15,425





# SOUTH KITSAP MEDICAL CENTER

OWNED & MANAGED BY

**welltower**

EXCLUSIVELY LEASED BY

**DREW FRAME**  
Kidder Mathews  
253.722.1433  
drew.frame@kidder.com

**WILL FRAME**  
Kidder Mathews  
253.722.1412  
will.frame@kidder.com

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**km** Kidder  
Mathews