

For Lease

SOUTH KITSAP MEDICAL CENTER

450 SOUTH KITSAP BOULEVARD
PORT ORCHARD, WA

HARRISON
PORT ORCHARD

OWNED & MANAGED BY

**Well
tower**

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)

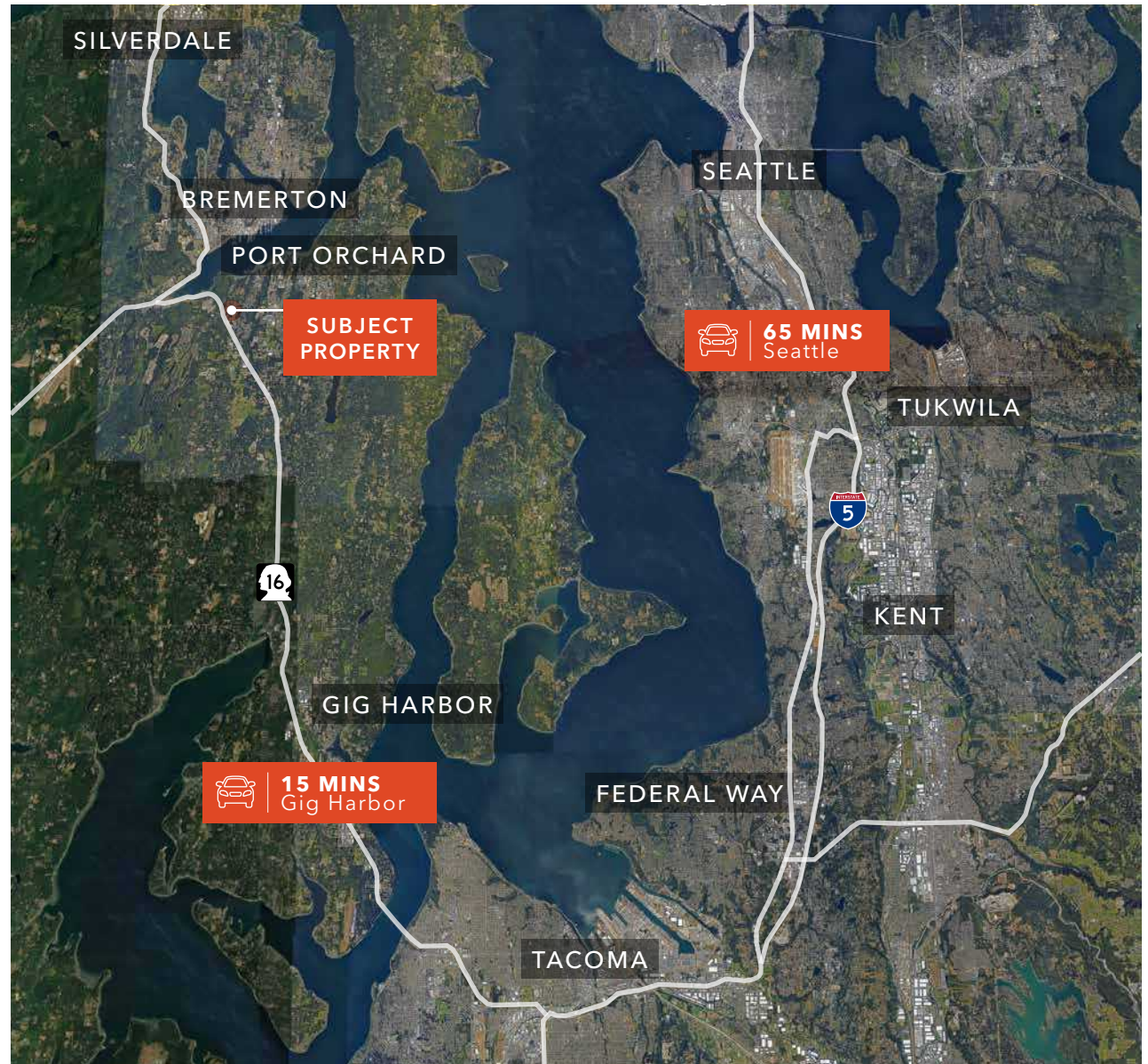
The medical center offers a welcoming and professional environment

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

On-site café, serving breakfast and lunch

30 MIN
TACOMA

15 MIN
GIG HARBOR





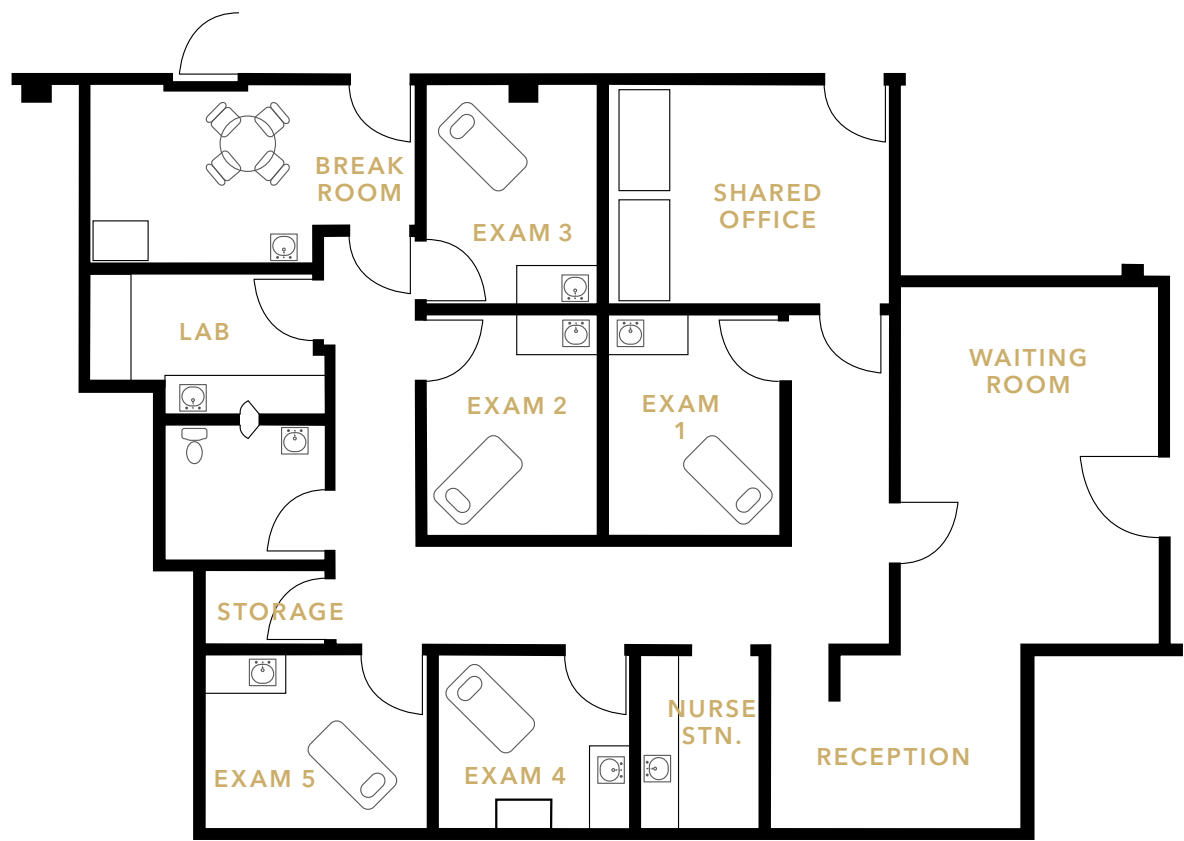
AVAILABLE FOR LEASE



WELLTOWER | KIDDER MATHEWS

SUITE 144

Spec Plan



1,994 SF
AVAILABLE



SUITE 230

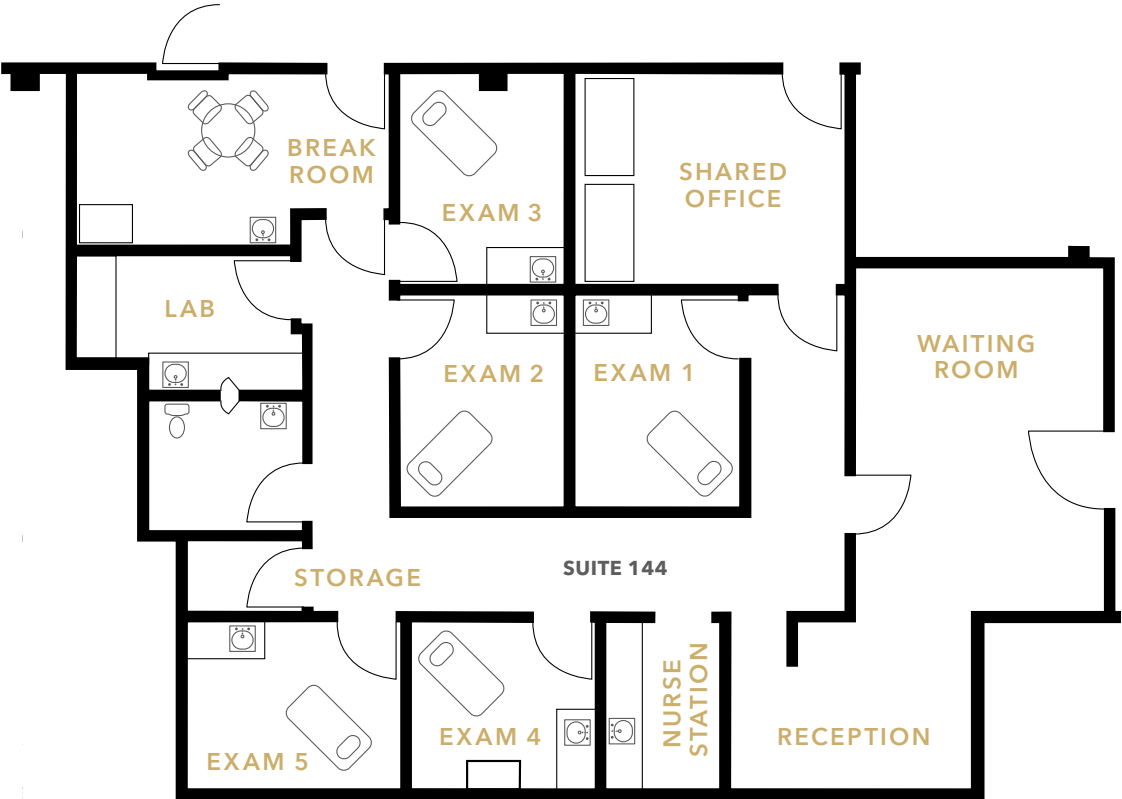
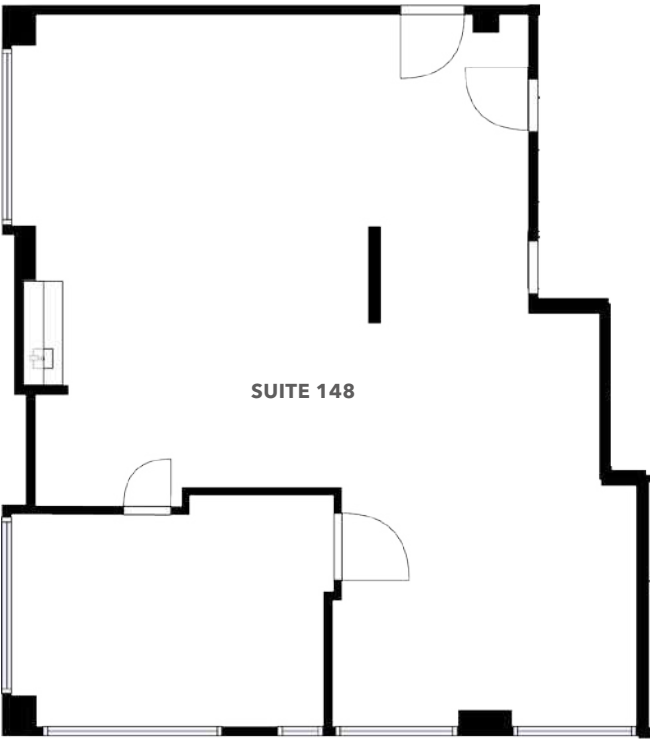


4,388 SF

AVAILABLE



SUITE 144 & 148



1,290 SF

SUITE 148

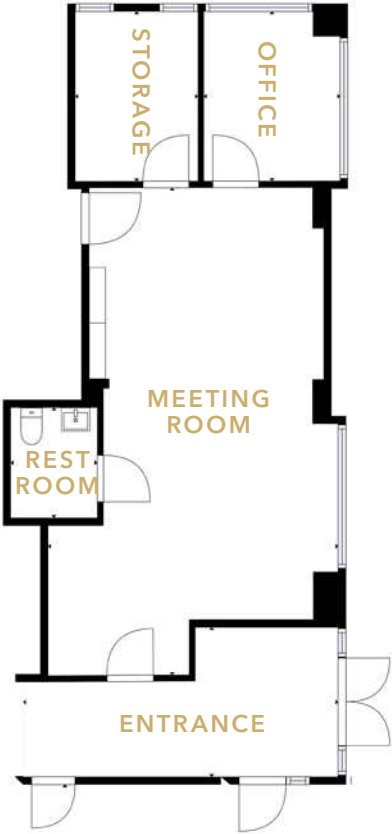
1,994 SF

SUITE 144

3,284 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



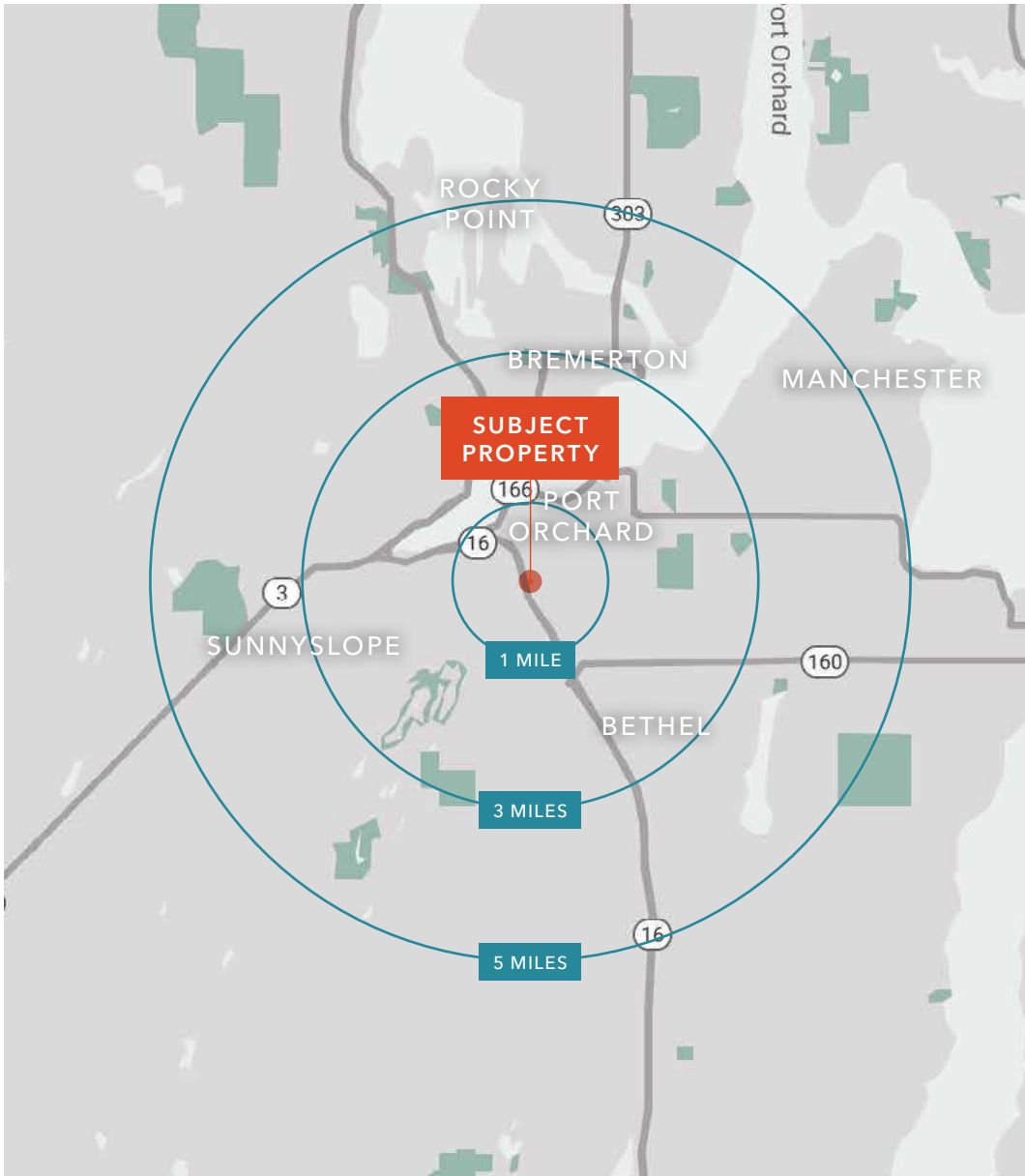
Population

	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

**Well
tower**

EXCLUSIVELY LEASED BY

DREW FRAME, SIOB
Kidder Mathews
253.948.7032
drew.frame@kidder.com

WILL FRAME
Kidder Mathews
253.948.6895
will.frame@kidder.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

