

# FOR LEASE

12685 Miller Road NE  
Bainbridge Island, WA 98110



## MILLER ROAD BUSINESS PARK

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

**MILLER ROAD BUSINESS PARK** is a Business Industrial-zoned property on the north end of Bainbridge Island offering expansive spaces in a modern building. Perfect for office, light assembly and more. Second-floor units, accessible by elevator, have vaulted ceilings in large spaces with good light. Fiber is available. Industrial first floor 100% leased!

**AVAILABLE**

**SUITE 2200 805 SF \$14.00 PSF PLUS NNN**  
 Available 03/01/2026

**SUITE 2400 1,345 SF \$14.00 PSF PLUS NNN**

- Business park with flex space and available second floor office space
- Secure lobby
- Efficient heating and cooling throughout
- Tall ceilings and lots of natural light

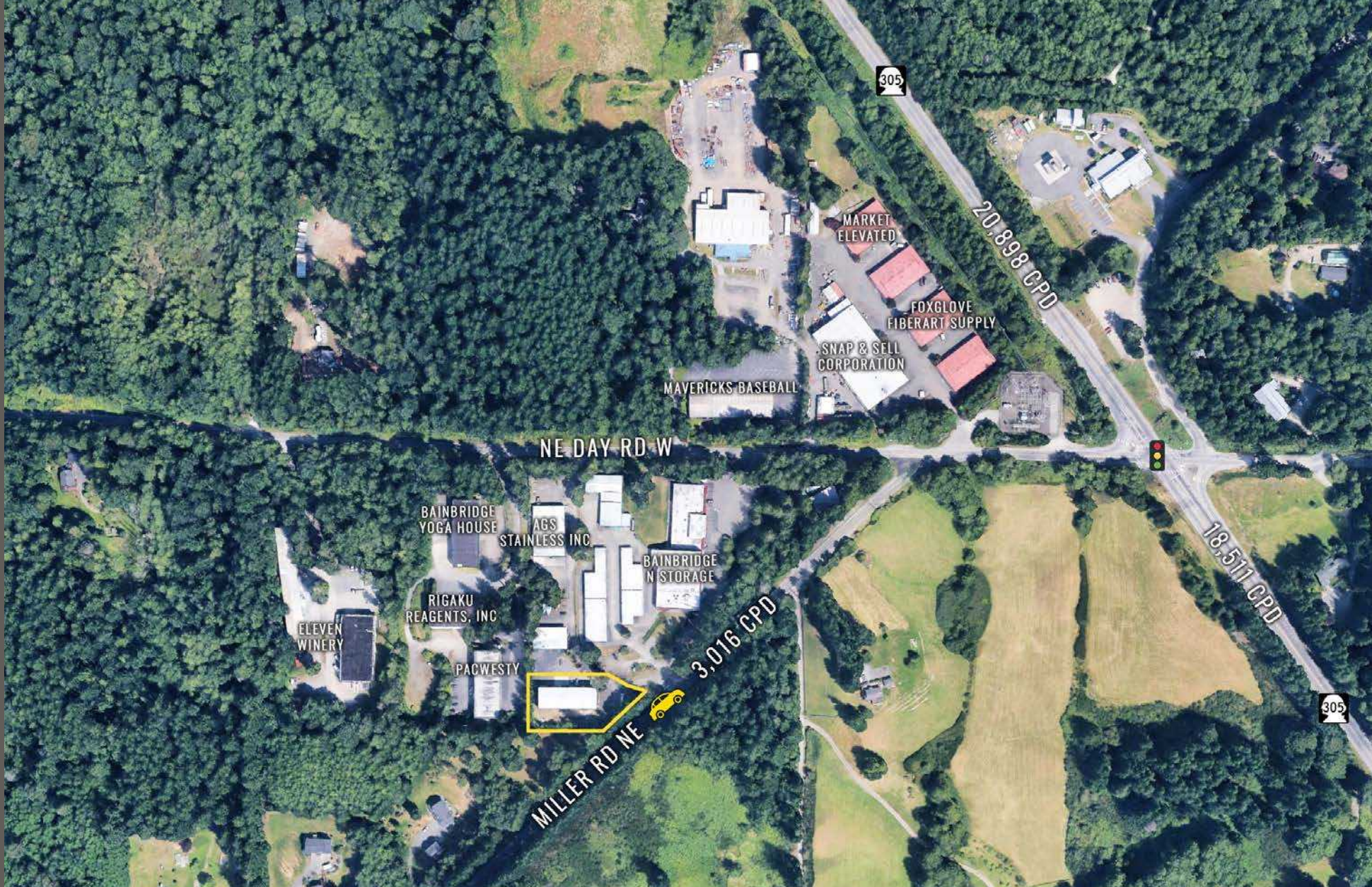


Regis - 2026	Population	Average HH Income	Daytime Population
Mile 1	2,145	\$253,193	1,795
Mile 3	12,161	\$267,522	10,134
Mile 5	38,503	\$202,529	25,728

SUMMARY



LOCATION DETAILS



10 Minutes to  
Ferry Terminal



5 Minutes to  
Agate Passage Bridge



3,016 CPD  
Miller Rd NE



20,898 CPD  
SR 305 NE

LOCATION AERIAL



305

DAY ROAD INDUSTRIAL AREA



BAINBRIDGE ISLAND

BAINBRIDGE HIGH SCHOOL

305

WING POINT GOLF & COUNTRY CLUB

EAGLE HARBOR

SEATTLE-BAINBRIDGE FERRY

SHORELINE

SEATTLE

WEST SEATTLE

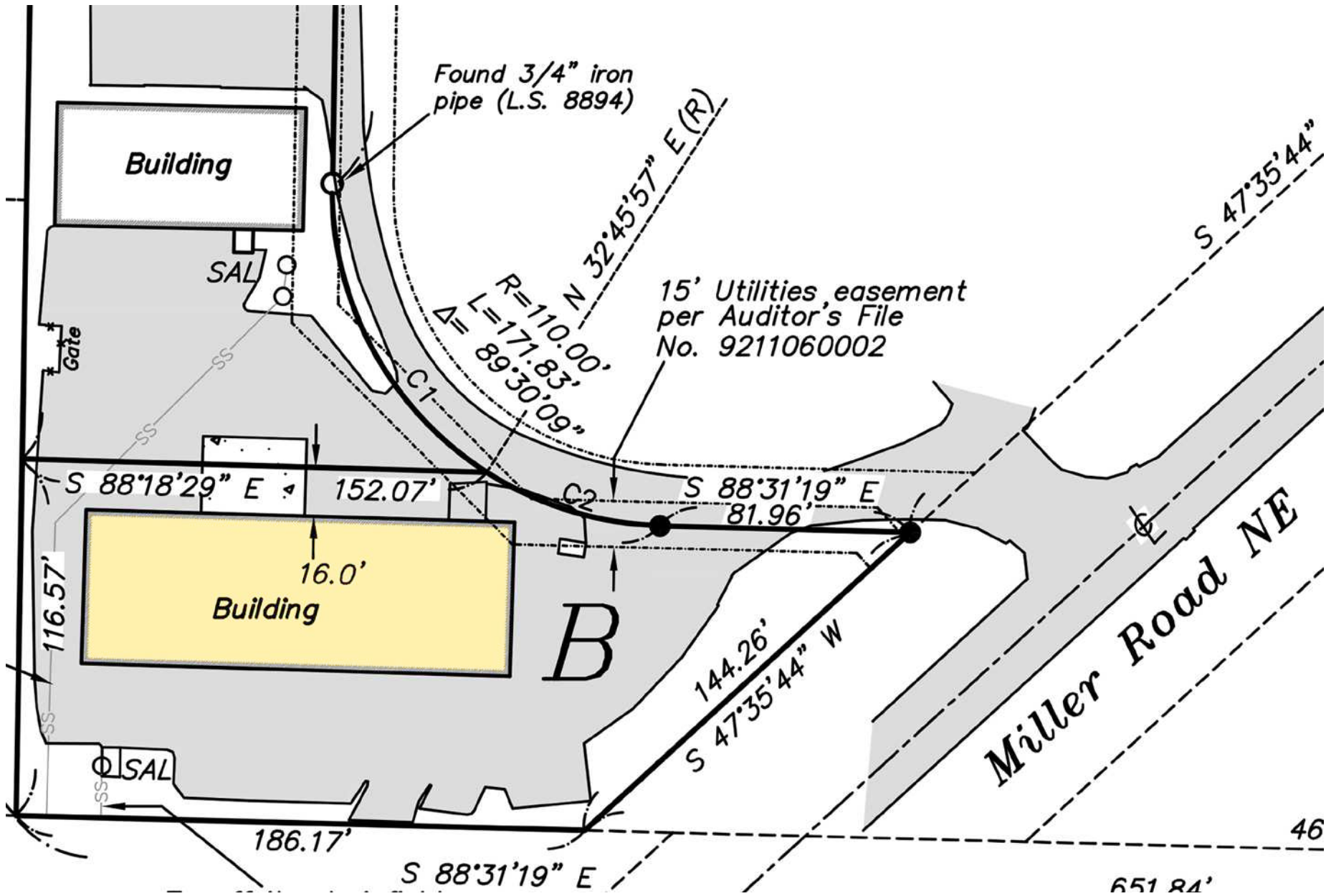
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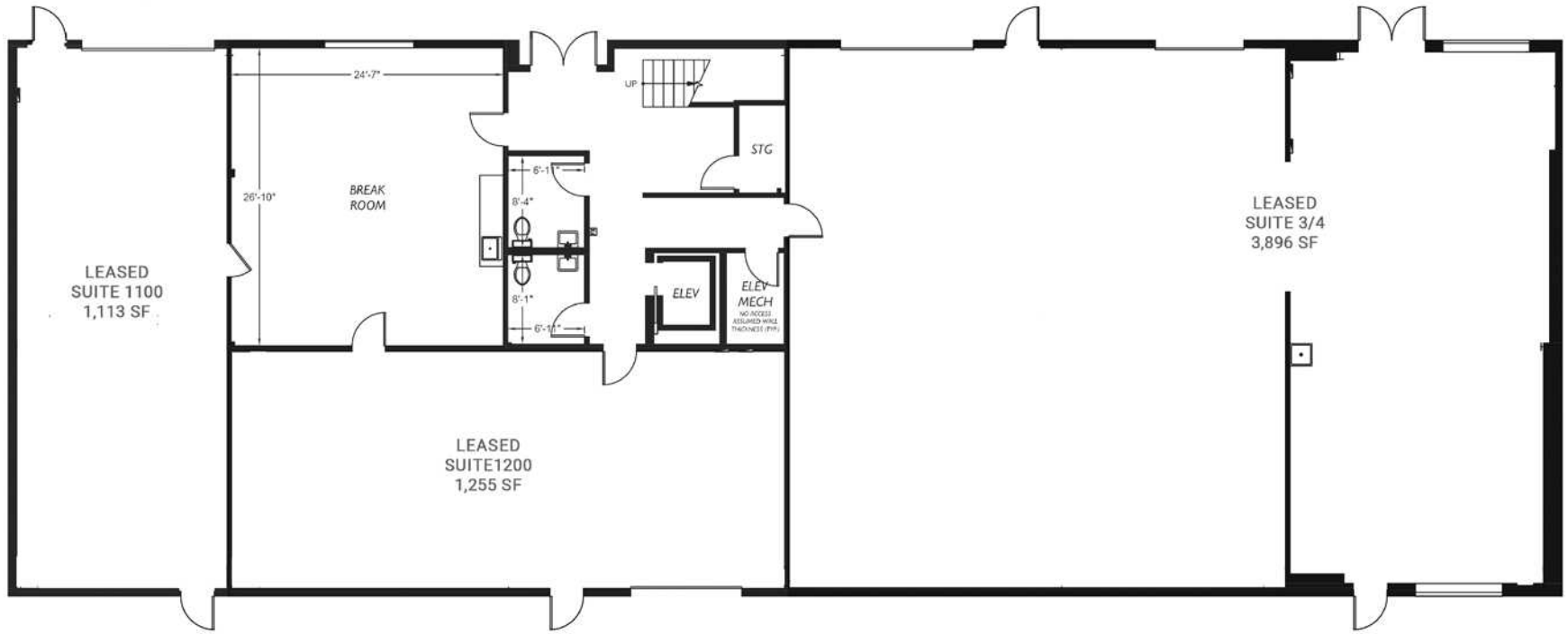
# 12685 MILLER ROAD NE

## SITE PLAN

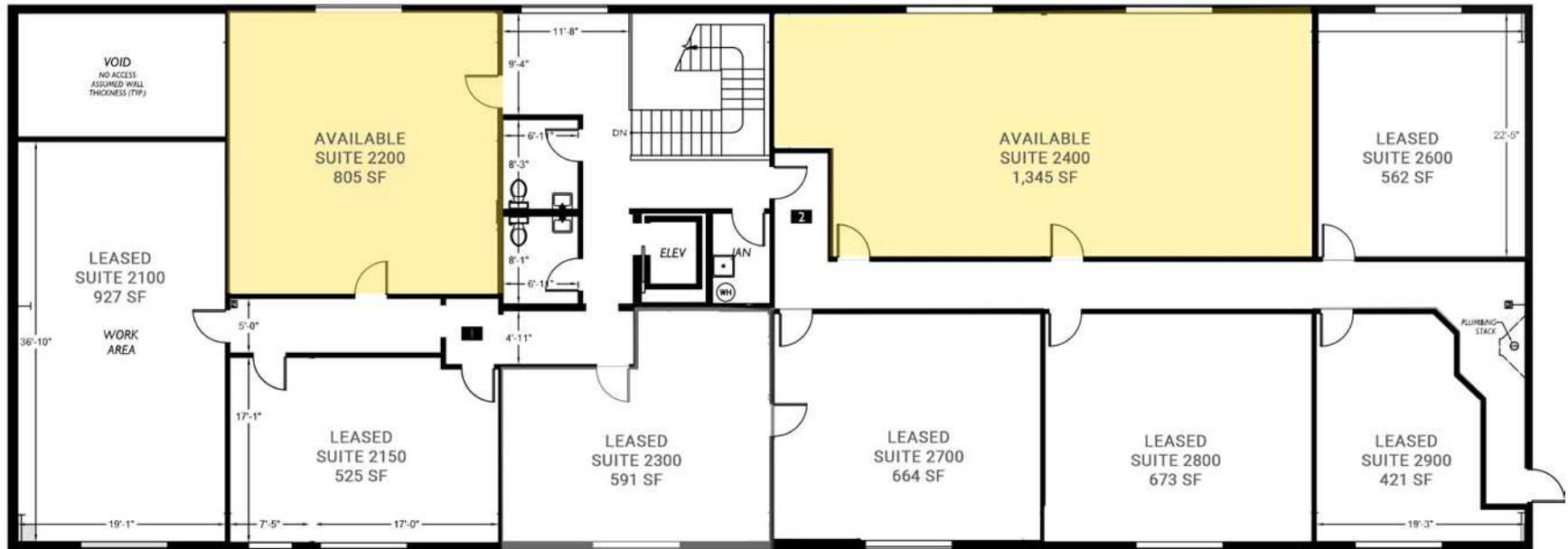


# SITE PLAN

## FIRST FLOOR PLAN | 100% FULLY LEASED



## SECOND FLOOR PLAN | OFFICE





**BAINBRIDGE ISLAND** While only a 35-minute ferry ride to Seattle, Bainbridge Island feels like a place of its own. Excellent schools and a highly-educated resident population provide a capable workforce for any employer. An active, entrepreneurial business community thrives on Bainbridge Island, with easy access to the cultural offerings of Seattle, and the recreational opportunities in the Olympic Peninsula.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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