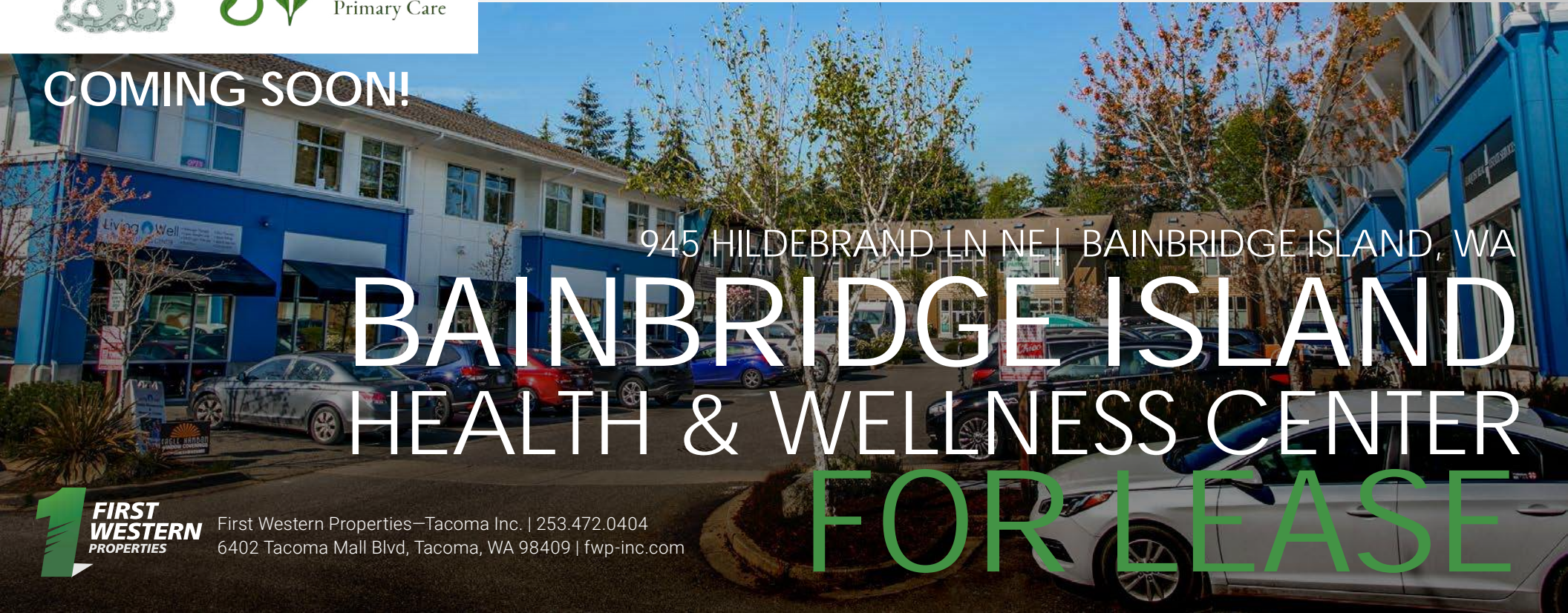




JoiViva
Primary Care

COMING SOON!



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



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 - 8,000+/- 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.





SITE PLAN



AVAILABLE SUITES

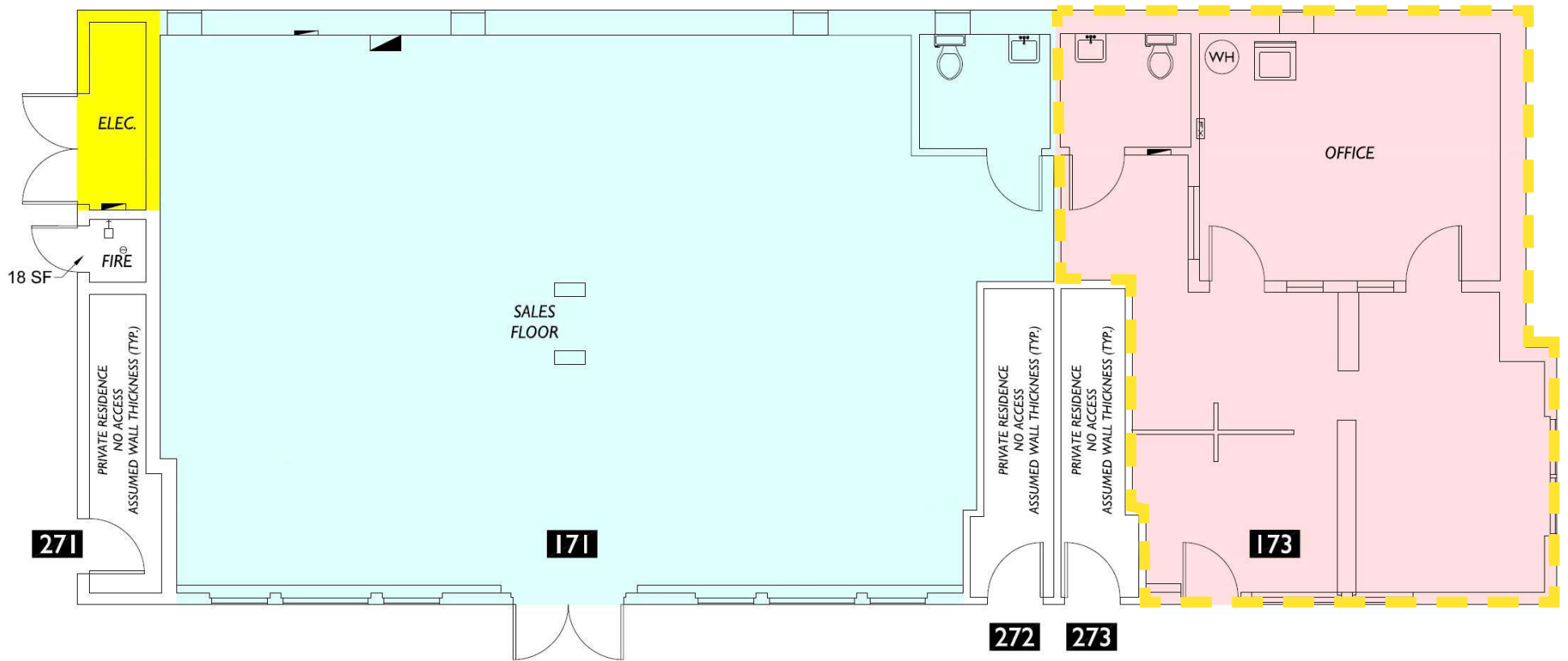
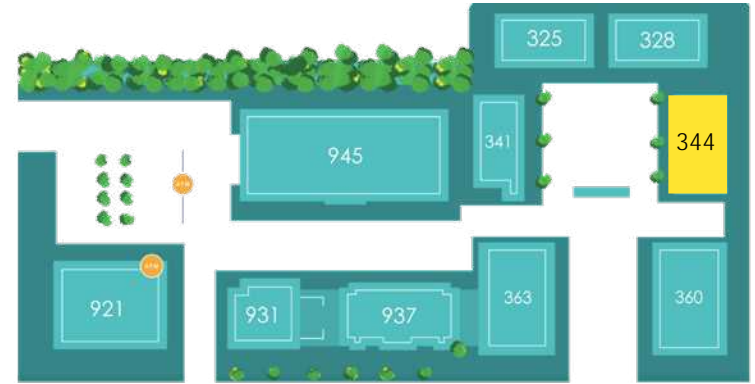
BUILDING	FLOOR	SUITE	RSF	RENT
344	1st	173	798	\$20
363*	1st	189	1,800-4,706	\$26
363	2nd	201	2,176	\$20
945*	1st	100	3,000-8,000	\$28

*Spaces can be demised

FLOOR PLAN

344 TORMEY LANE

SUITE 173 | 798 SF



FLOOR PLAN

363 TORMEY LANE

SUITE 189 | 1,800-4,706 SF

FIRST FLOOR

Space can be demised

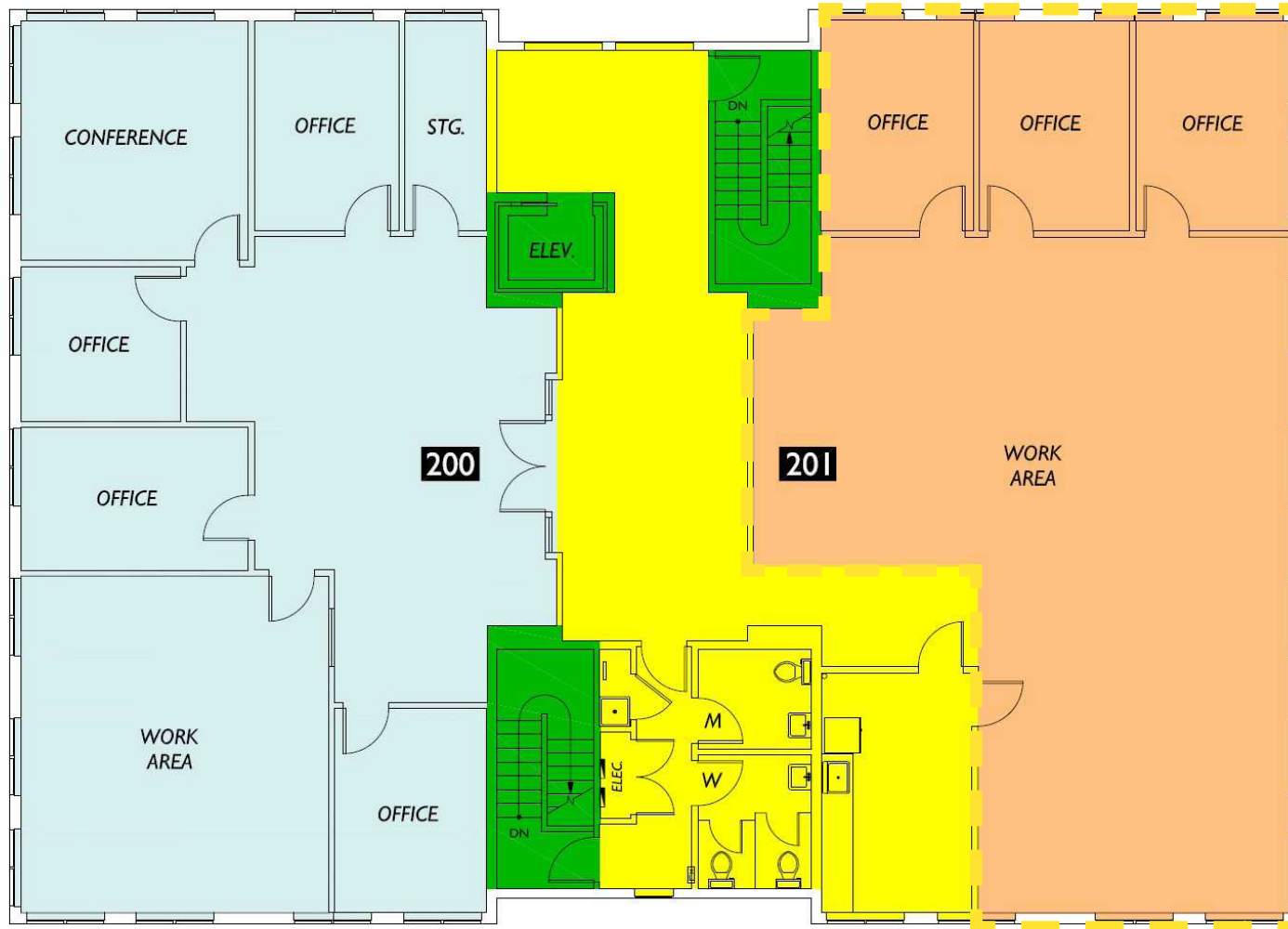


FLOOR PLAN

363 TORMEY LANE

SUITE 201 | 2,176 SF

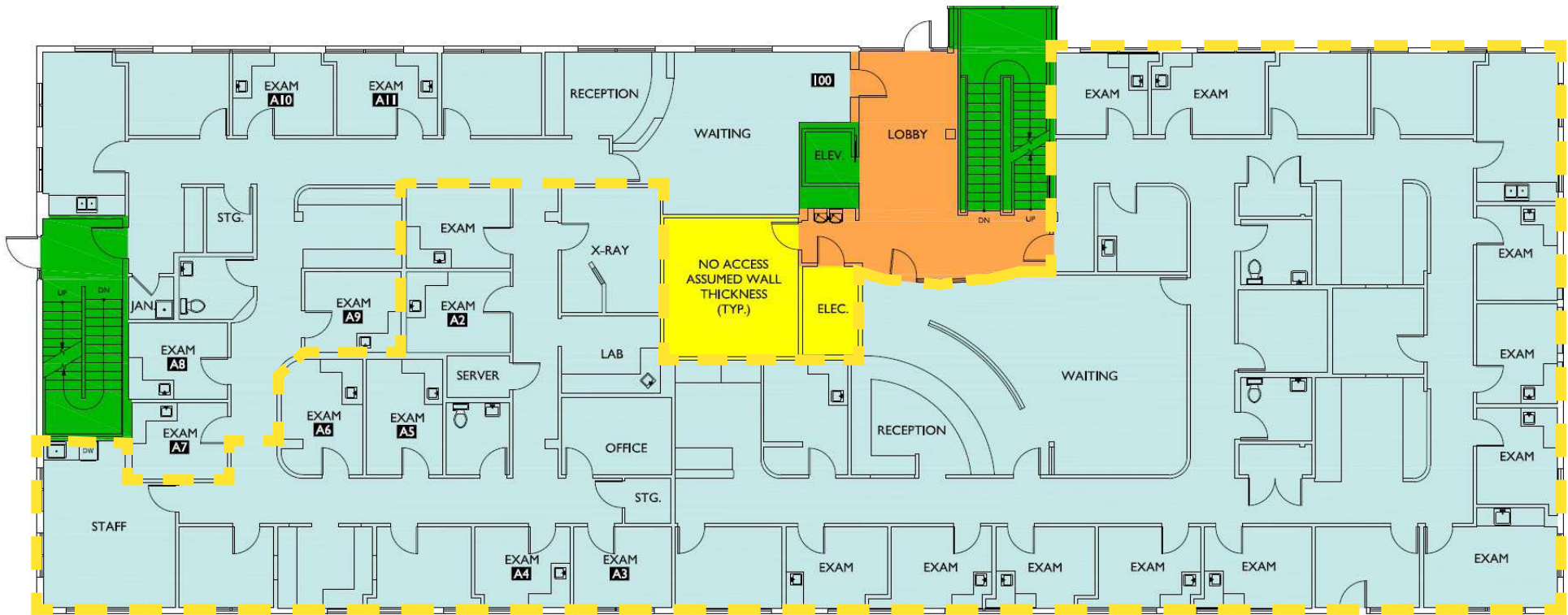
SECOND FLOOR



FLOOR PLAN

945 HILDEBRAND LN NE
SUITE 100 | 3,000-8,000 SF

CALL BROKERS FOR DEMISE PLAN DETAILS
[CLICK HERE TO VIEW VIRTUAL TOUR](#)





LOCATION DETAILS



8,627 CPD
HWY-305



LOCATED MOMENTS
FROM HWY-305



CLOSE TO ISLAND VILLAGE
SHOPPING CENTER



DEMOGRAPHICS

REGIS - 2025



POPULATION

Mile 1	Mile 3	Mile 5
7,880	17,570	35,664



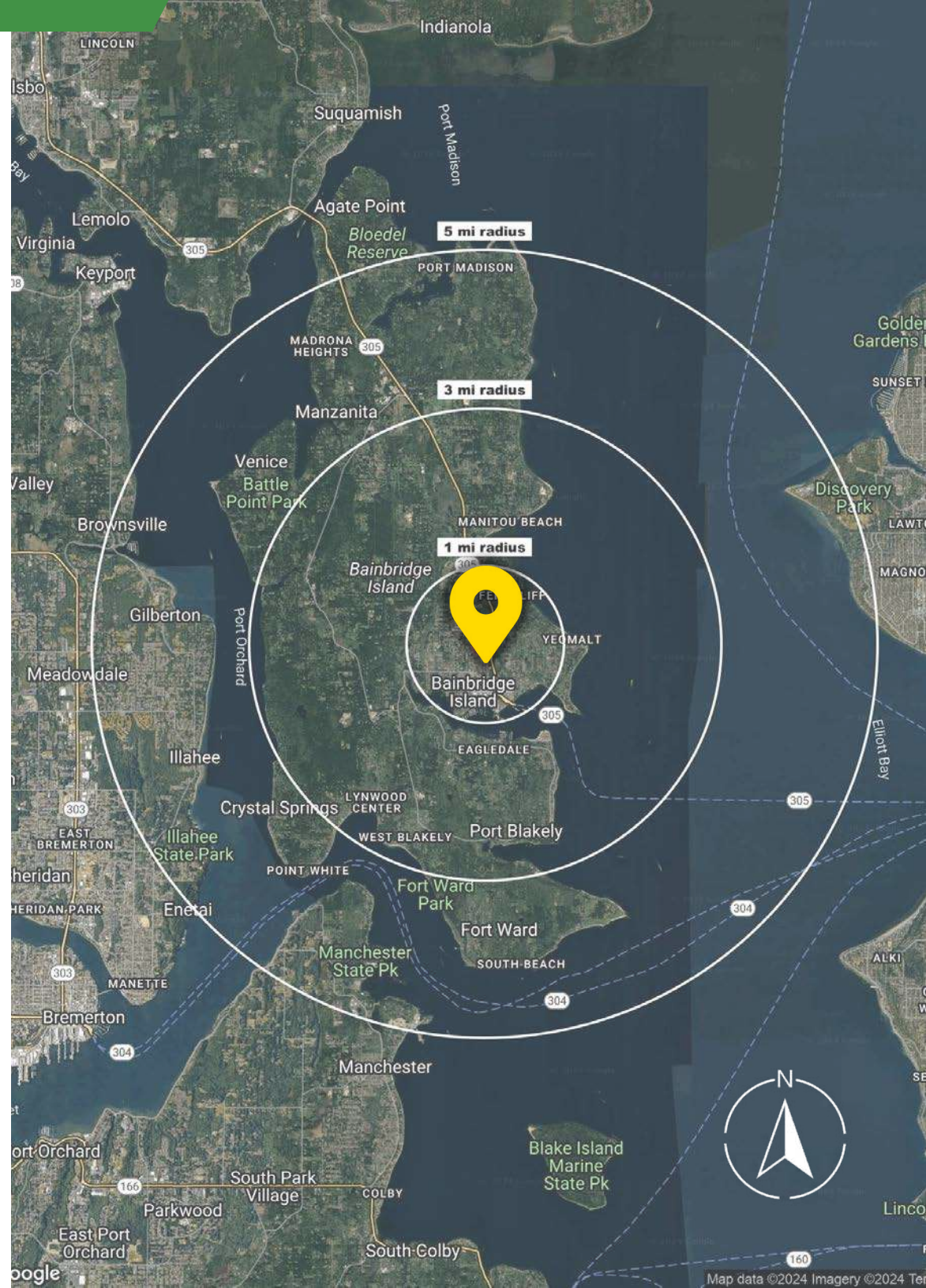
AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$195,032	\$243,904	\$219,836



DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
8,390	14,237	23,864



Map data ©2024 Imagery ©2024 T

FERRY ACCESS

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

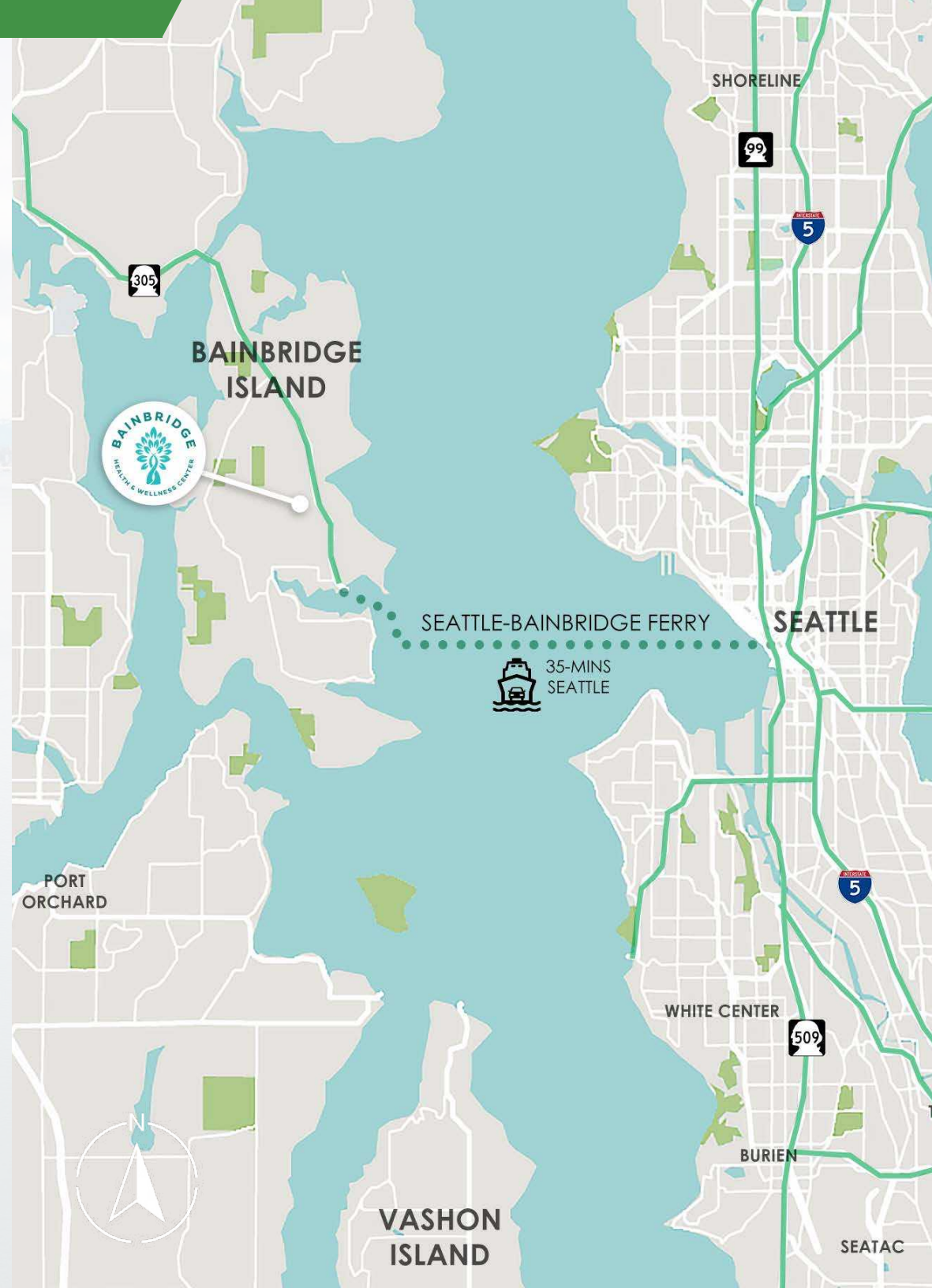
THE SEATTLE TERMINAL IS LOCATED AT COLMAN DOCK ON THE DOWNTOWN WATERFRONT, WHILE THE BAINBRIDGE ISLAND TERMINAL IS LOCATED NEAR THE ISLAND'S TOWN CENTER.

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.






TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

JAMIE FIRTH

 253.284.3649


 jamie@firstwesternproperties.com


LISA TALLMAN

 253.471.5504

 lisa@firstwesternproperties.com

AMANDA BLACKWOOD

 425.531.3345

 ablackwood@firstwesternproperties.com

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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.