



Office For Sale/Lease

9615 Levin Road NW, Silverdale, WA 98383

*Investment | Owner-User Opportunity
with in-place income*

PROPERTY HIGHLIGHTS

- + 0.65 acres (approximately 28,314 SF)
- + 6,380 SF total building
- + 2,907 SF available for owner-user or tenant
- + In-place income from current tenant
- + Highly visible location with tenant pylon sign off Bucklin Hill and Levin Road Northwest
- + Views of pristine Dyes Inlet
- + Rooftop solar panels to offset OPEX costs
- + Parking at approximately 4 stalls/1,000 SF
- + Lease rate: \$22.00 NNN
- + Purchase price: \$1,800,000

Contact listing broker for sale/lease details on adjacent property - 9619 Levin Road NW

KIM MARVIK

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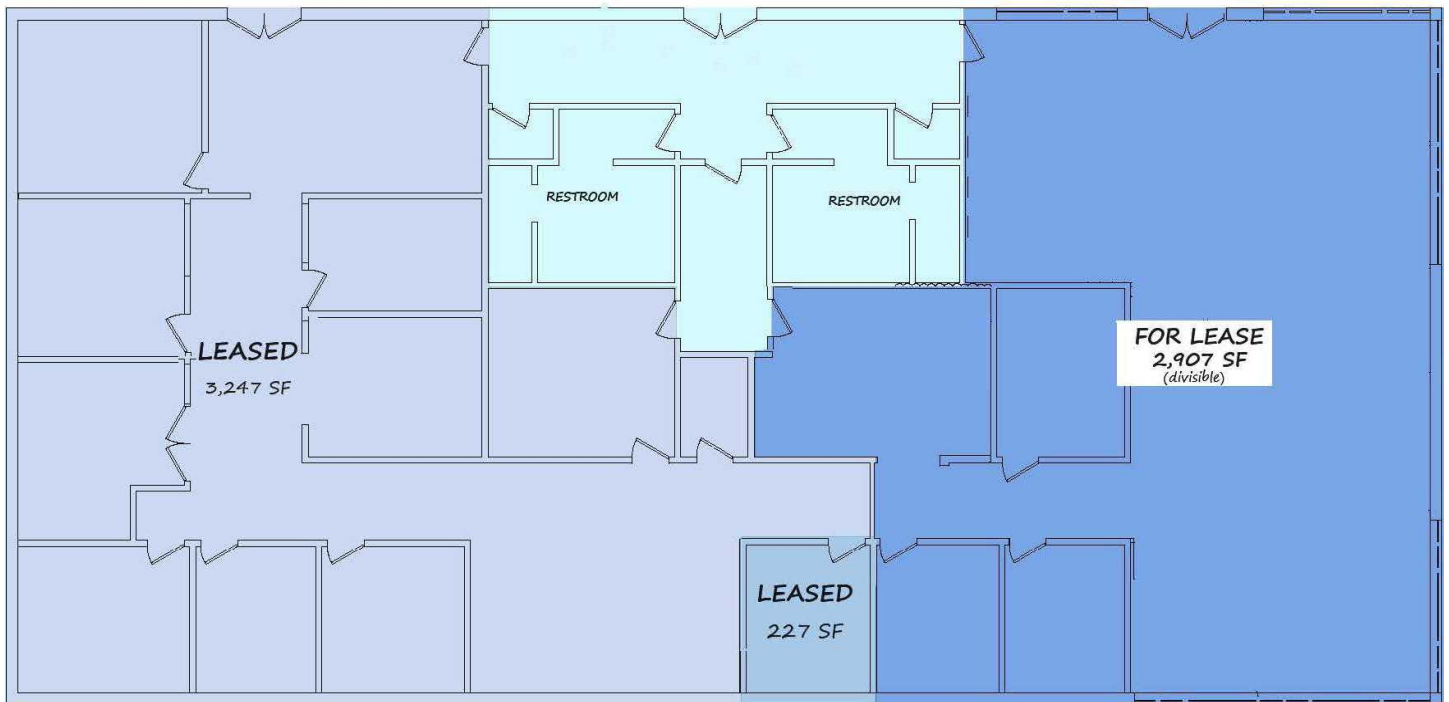


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Floor Plan



NAI Puget Sound Properties is pleased to present 9615 Levin Road NW, Silverdale, Washington, a 6,380 sq. ft. office/medical building available for lease or sale. The building has current occupancy of 54% and 2,907 SF available for either an owner-user's occupancy or a new tenant. The property is located six miles west of Seattle across Puget Sound in central Kitsap County and offers excellent visibility off Bucklin Hill and Levin Road NW

along with convenient access to Highway 3 that serves both Kitsap and Mason counties in the Kitsap Peninsula. Nearby amenities include restaurants, coffee shops, banks, and recreation plus major complexes within one mile including the Kitsap Mall, a 300,000 sq. ft. regional mall and the St. Michael Medical Center, a 500,000 SF, 248-bed, Level III Trauma Center.

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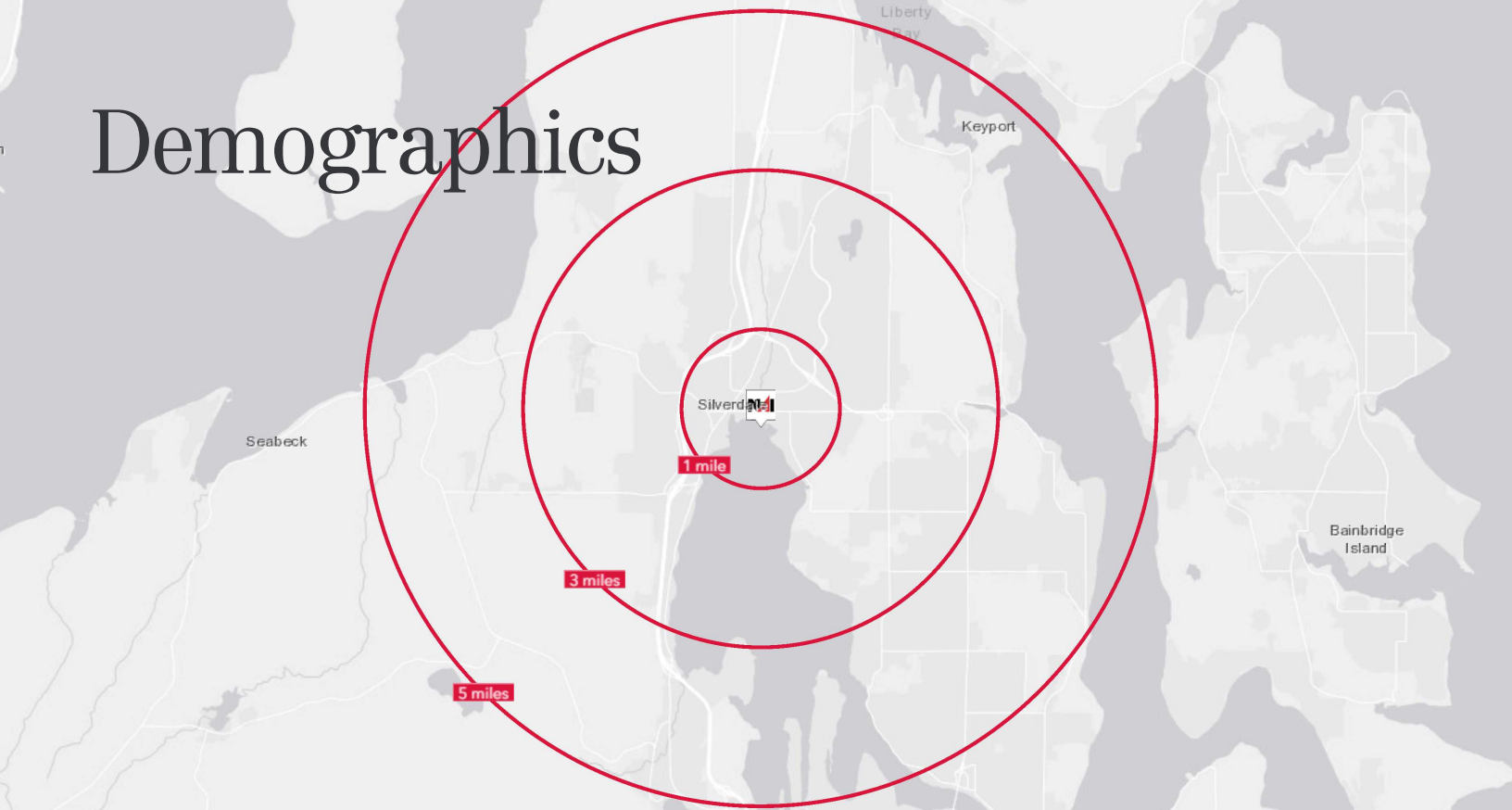
Aerial



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Demographics



9615 LEVIN ROAD NW, SILVERDALE, WA

	1 MILE	3 MILES	5 MILES
Population	5,369	40,758	86,763
Households	2,555	15,673	32,383
Median Age	38.9	37.8	36.8
Average HH Income	\$97,957	\$128,704	\$124,865