



# AAA BUILDING

FOR SALE OR LEASE – OWNER / USER OPPORTUNITY

*±13,620 SF office building with ample parking and excellent views of the Puget Sound and Cascades available for Sale or for Lease in Bremerton, WA*

5700 KITSAP WAY, BREMERTON, WA 98312

*±13,620 RSF*  
TOTAL BUILDING SIZE

*±2.4 AC*  
TOTAL LOT SIZE



*With direct access to SR-3 on Kitsap Way or Austin Drive, this two-story office building is easily accessible from downtown Bremerton and Silverdale.*

TOTAL BUILDING RSF	±13,620 RSF
LOT SIZE	2.4 AC
PARKING	45 stalls
TYPE	Office
ZONING	GC - General Commercial
LOADING	1 Dock-level door
SPACE AVAILABLE	Lower level currently available
SUITE 201	Available August 1, 2025
SUITE 202 (±2,098 SF)	Currently leased to Better Properties expiring June 30, 2026

**\$2.2M**  
SALES PRICE

**\$19.00**  
PSF MODIFIED GROSS,  
LEASE RATE

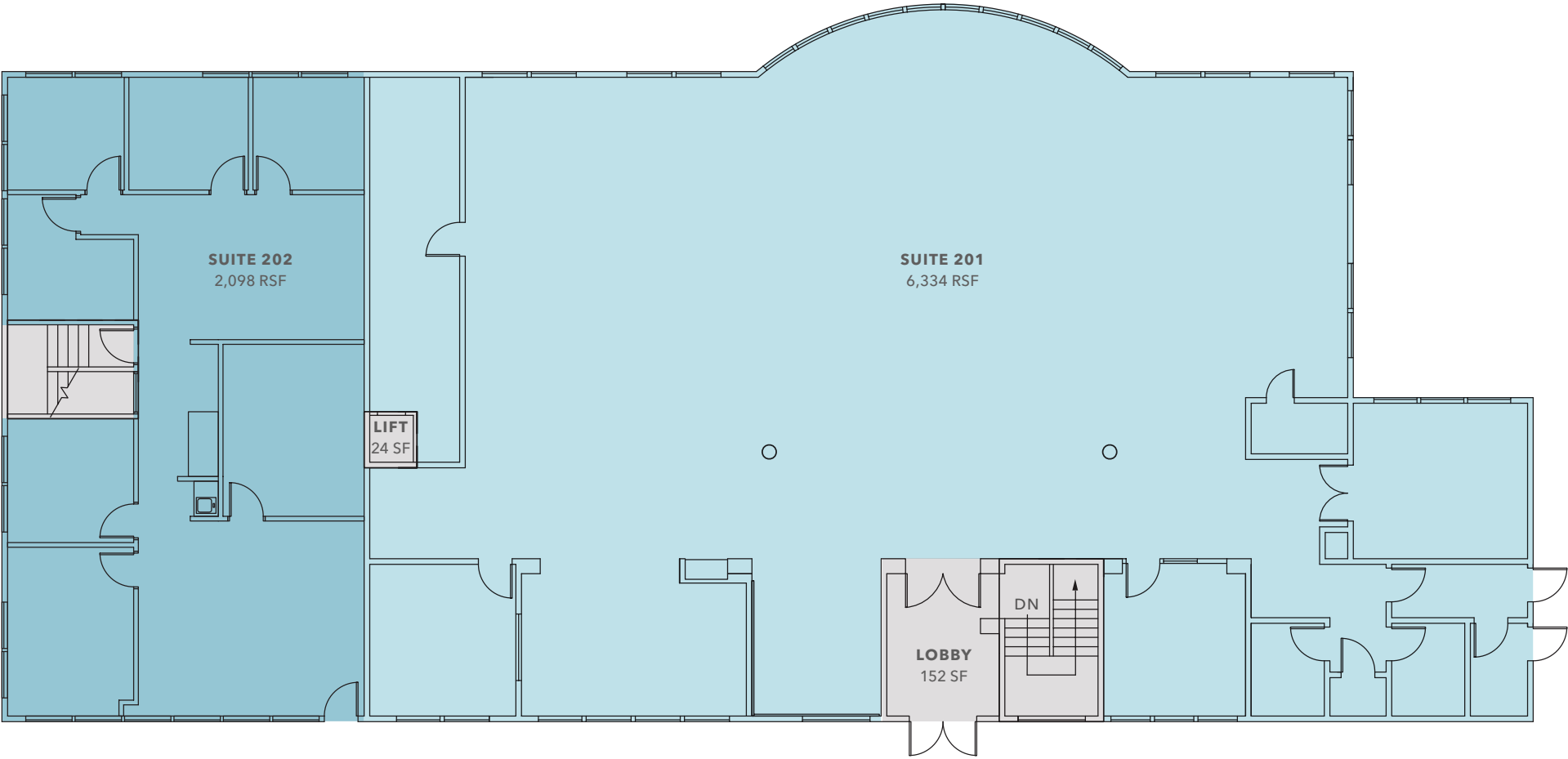
LOCATED IN A *BEAUTIFUL WOODED SETTING* WITH  
AMPLE PARKING AND  
*EXCELLENT VIEWS*

This building offers an owner +13,620 square feet already demised to accommodate up to 5 tenants and easily combined for one or two tenants. Expansive views from most of the windows with the main floor mostly open area with large bay windows. It's a very nice private setting for any office use adjacent to N.A.D. Park.

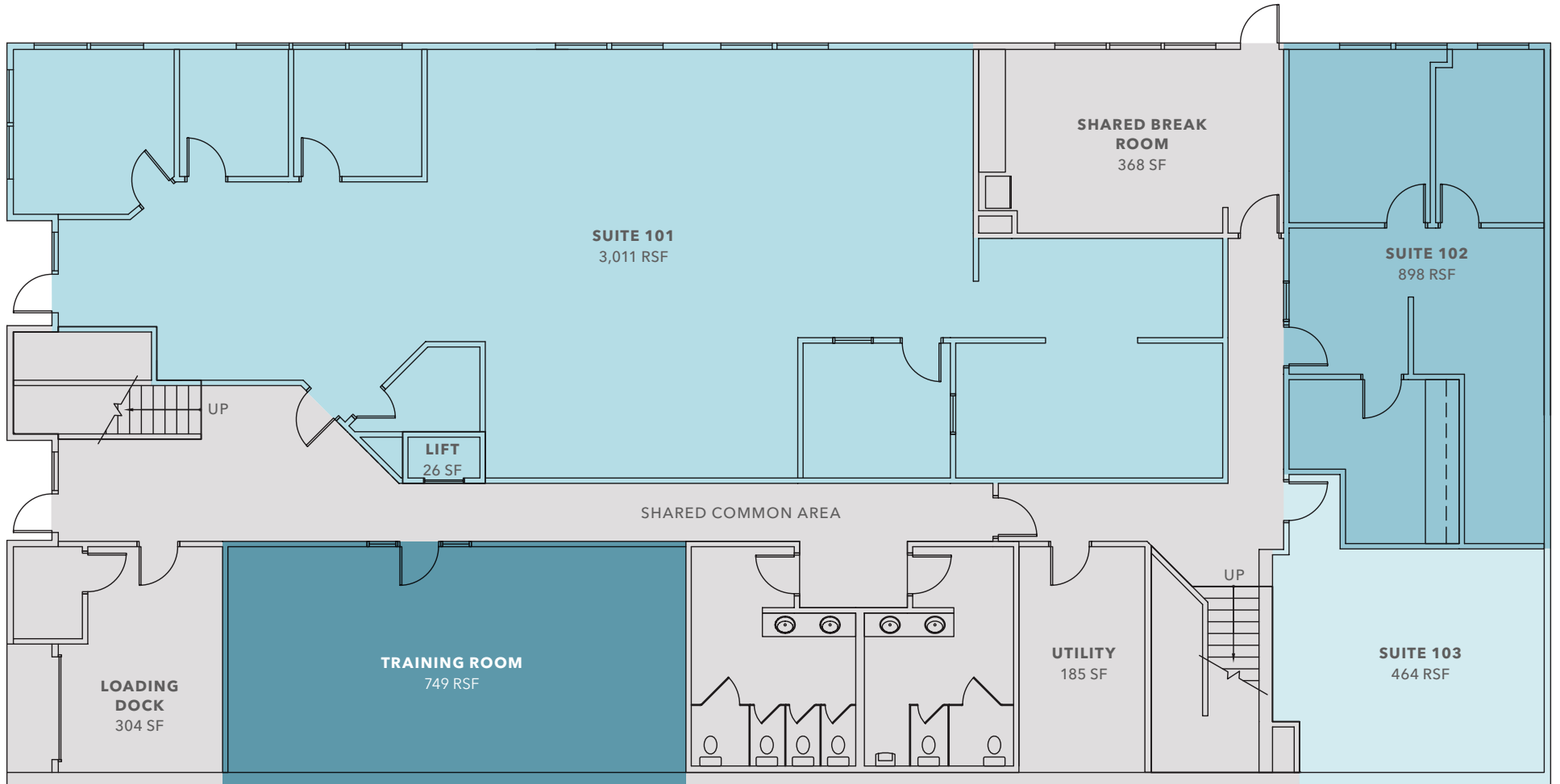
The site is two minutes from SR-3 with easy access to downtown Bremerton and Silverdale.



# MAIN LEVEL FLOOR PLAN



# LOWER LEVEL FLOOR PLAN



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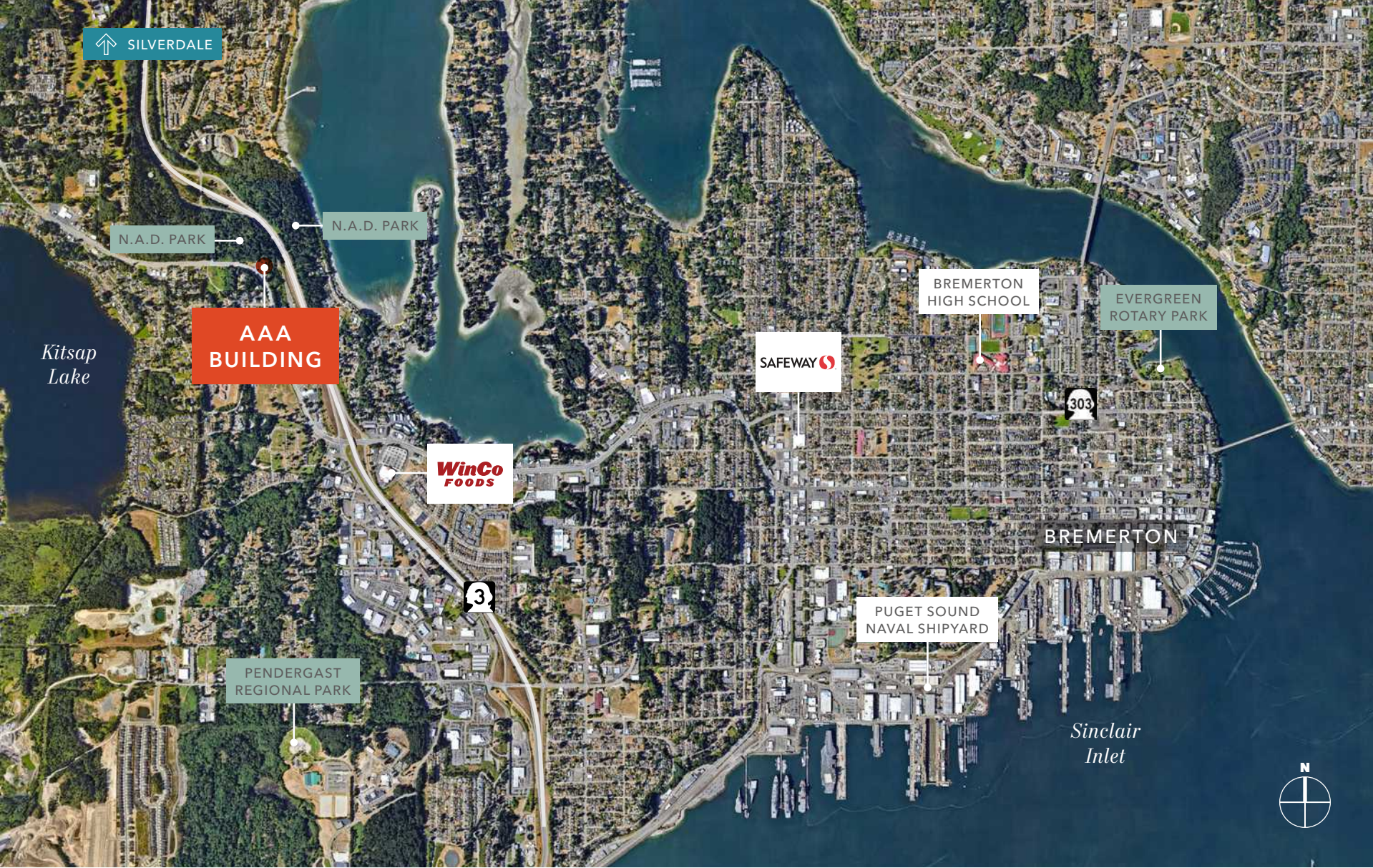
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*For more information on  
this property, please contact*

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