

COPPERTOP PARK

79,692 SF Mixed-Use Business
Park on Bainbridge Island, WA

9715 COPPERTOP LOOP NE, BAINBRIDGE ISLAND, WA

 VIEW
PROPERTY
VIDEO

BAINBRIDGEBUSINESSPARK.COM

 CUSHMAN &
WAKEFIELD

 Kidder
Mathews

EXECUTIVE OVERVIEW

Coppertop Park is a vibrant business park on Bainbridge Island that offers commercial office space for a variety of businesses.

Coppertop Park is a 4.91-acre mixed-use business park on Bainbridge Island. Developed between 2005 and 2018, the park provides 79,692 square feet of rentable space across nine modern, well-maintained buildings. The park features durable, post-and-beam steel construction with copper-coated metal roofs, city utilities, and fiber-optic internet. The location provides quick access to SR-305, the Bainbridge-Seattle ferry terminal, and the Agate Pass Bridge to the Kitsap Peninsula.

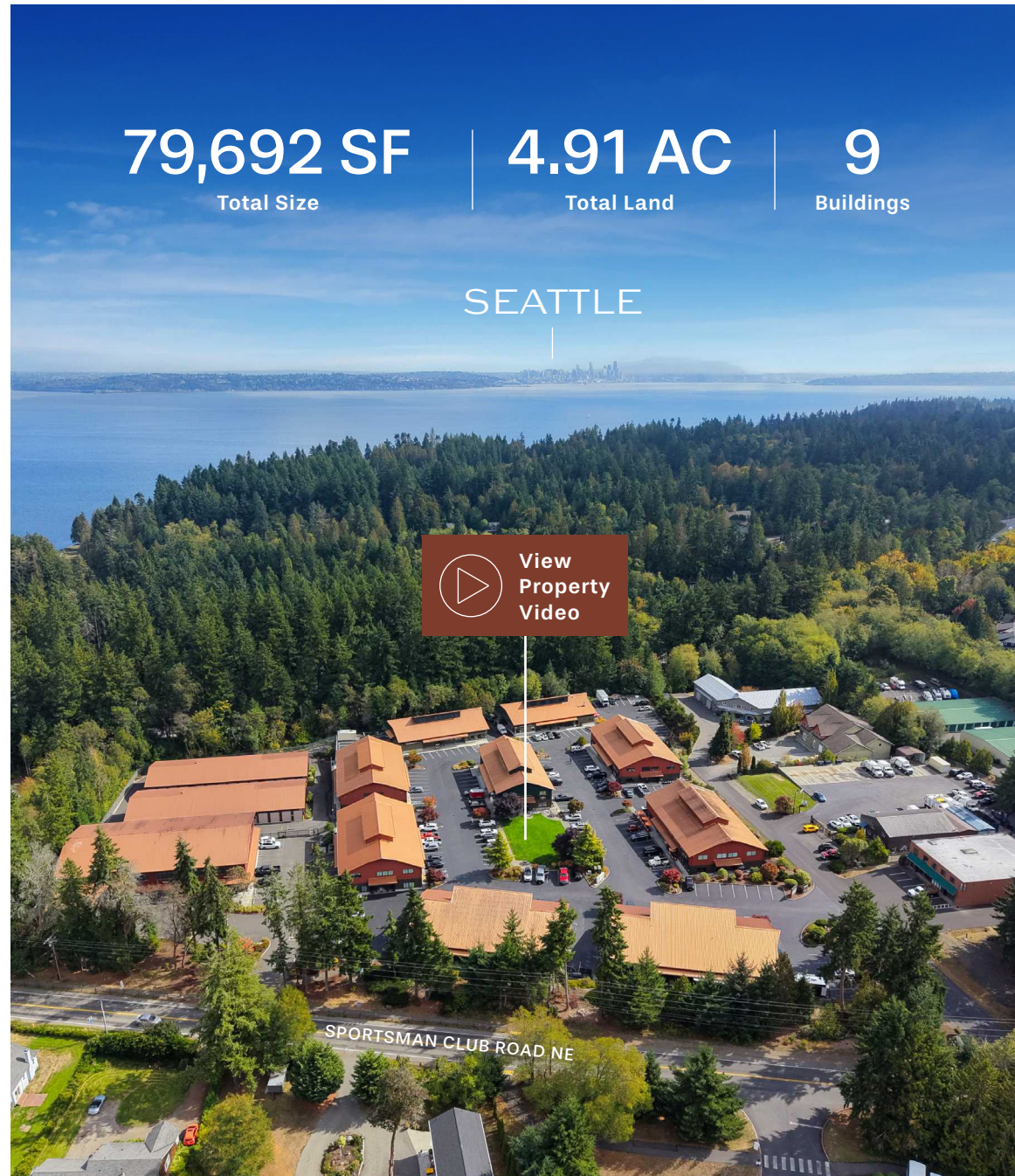
Uses span retail, office, light industrial and the tenant mix reflects the park's versatility. Current occupants represent food and beverage, fitness and recreation, healthcare, professional services, and manufacturing. Notable businesses include Bainbridge Brewing, Bainbridge Organic Distillers, Storyville Coffee, Island Rock Gym, Bainbridge Ballet, and New Motion Physical Therapy.

\$19.5M

List Price

6.60%

Cap Rate



79,692 SF
Total Size

4.91 AC
Total Land

9
Buildings

SEATTLE

 View Property Video

INVESTMENT HIGHLIGHTS

Trophy Investment Opportunity

A combined 4.91-acre, 9-building mixed-use business park showcasing high-quality construction, modern building systems, and flexible layouts—enhanced by distinctive architectural design and exceptional curb appeal.

Below-Market In-Place Rent

\$17.29/SF NNN average in-place rent vs. submarket \$24.72/SF NNN average retail rent.

Low Submarket Vacancy

4.4% across Bainbridge Island commercial space.

Convenient Location Near Downtown & Ferry

Located on Sportsman's Road near Highway 305 just 2.5 miles north of busy downtown Winslow (Bainbridge Island) and the Washington State Ferry Terminal.

Affluent Bainbridge Submarket

Just seven miles west of Seattle and accessible by a 35-minute ride on Washington's busiest ferry route, the property benefits from proximity to Bainbridge's affluence, where average household incomes are \$164,868 within five miles of Coppertop Park.

High Barriers to Entry

Strict development regulations and limited commercially zoned land within the Business/Industrial zone create a highly competitive environment with minimal new supply.

Diversified Income & Stable Occupancy

A mix of retail, office, light and industrial tenants provide stable cash flow, reduced risk, and consistently high occupancy — currently 99.5% leased to a diverse, long-term tenant base with minimal turnover.

305



±19,600
Vehicles Per Day

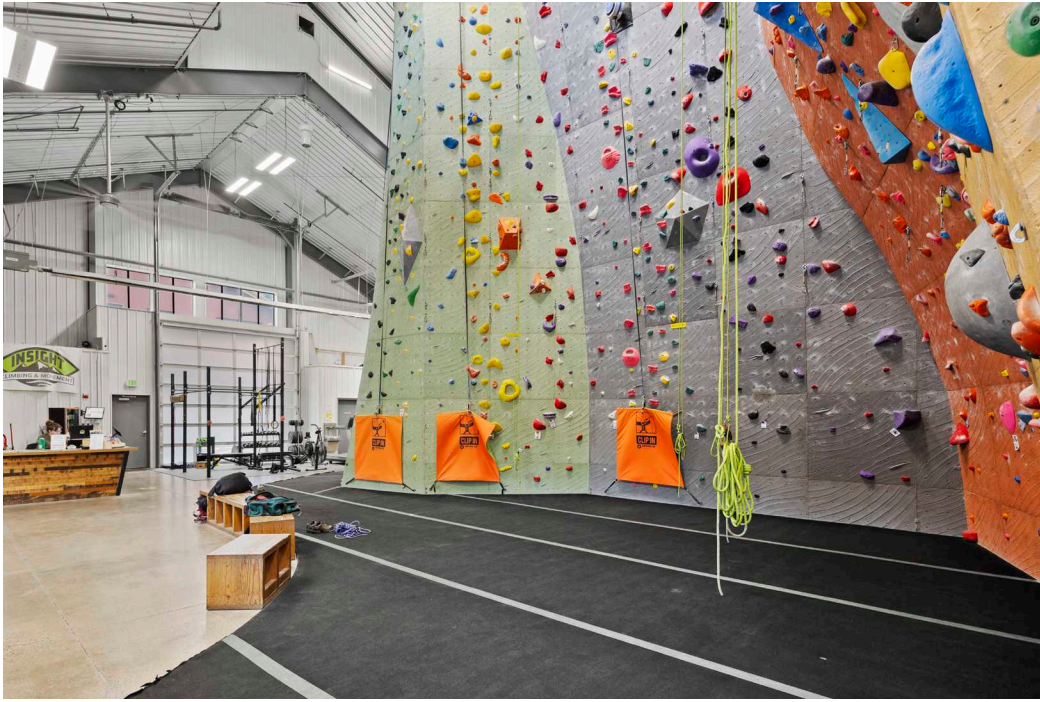


Buildings 1-9
Commercial



±3,000
Vehicles Per Day

SPORTSMAN CLUB ROAD NE



BAINBRIDGE ISLAND

Bainbridge Island, located in Kitsap County, Washington, is a vibrant community just a short ferry ride from downtown Seattle. With a population of 24,825 (2020 census), it is the second largest city in the county and offers the charm of an island town with convenient access to the region. The island is connected to Seattle via the Washington State Ferries and to the Kitsap Peninsula and Suquamish Indian Reservation by State Route 305 across the Agate Pass Bridge.

Framed by Puget Sound, Port Orchard Bay, Rich Passage, and Agate Pass, Bainbridge boasts more

than 50 miles of scenic shoreline dotted with bays and inlets. Its natural beauty makes it a haven for outdoor recreation, from boating and kayaking to cycling and hiking.

The island features four centers of commerce—Winslow, Lynwood Center, Fletcher Bay (Island Center), and Rolling Bay. Winslow serves as the bustling downtown core, with boutique shopping, local dining, and cultural attractions, while Lynwood Center offers additional restaurants and a boutique hotel on the south end.

Tourism

Tourism on Bainbridge Island offers a serene escape that blends natural beauty, arts, and local culture—all just a scenic ferry ride from Seattle. Highlights include the Bainbridge Island Museum of Art, the world-renowned Bloedel Reserve gardens, and historic landmarks such as the Japanese American Exclusion Memorial. Visitors can stroll through downtown Winslow's boutique shops and restaurants, explore trails and waterfront parks like Fay Bainbridge Park, or savor the island's craft beverages with tastings at local wineries and breweries.



DISCLAIMER

COPPERTOP
PARK

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