

## OFFICE FOR LEASE

# MOUNTAINVIEW BUILDING

2771 Hemlock St, Bremerton, WA 98310



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	4,103 SF
<b>LEASE RATE:</b>	\$20.00 SF/yr (MG)
<b>LOT SIZE:</b>	0.37 Acres
<b>YEAR BUILT:</b>	1986
<b>BUILDING SIZE:</b>	4,920
<b>ZONING:</b>	EC-Employment Center
<b>MARKET:</b>	Silverdale/Bremerton/ Port Orchard

### PROPERTY OVERVIEW

Centrally-located large office space with great parking, 10 minutes from the Bremerton Ferry Terminal or Highway 3 via Kitsap Way. Perfect for growing businesses, startups, data center and technology, as well as administrative office use. . Employment Center (EC) allows for numerous uses, including: Community facility; Day care facility; General office and business services; Finance, insurance and real estate; General retail; Medical offices and clinics; Personal service; Physical fitness and health clubs; Public administration; Schools and education uses; Veterinary clinic; Worship and religious facility.

### PROPERTY HIGHLIGHTS

- Modified Gross Lease with dedicated off-street parking.

**KW COMMERCIAL**  
11515 Burnham Drive NW  
Gig Harbor, WA 98332

**CARLOS JARA**  
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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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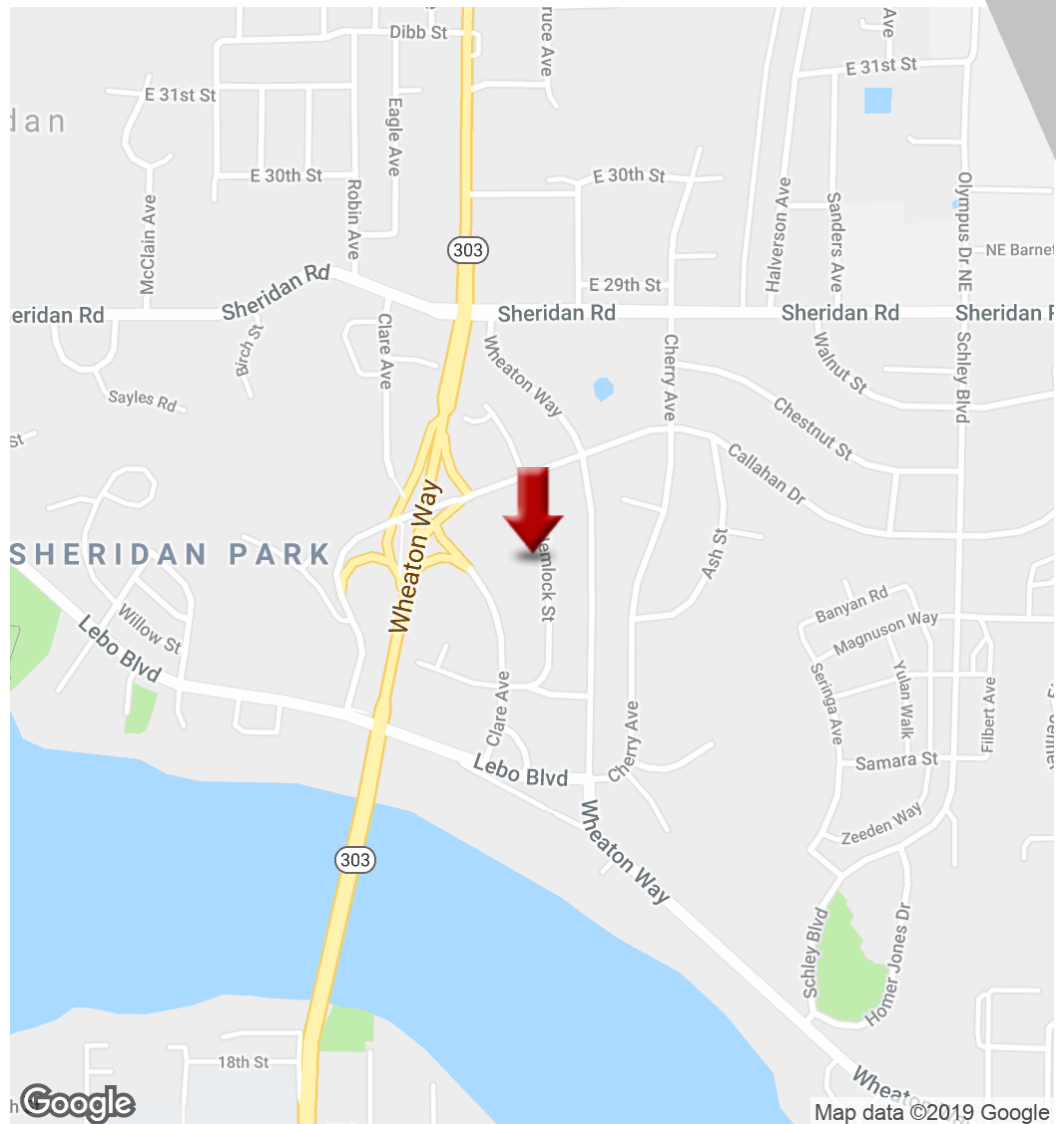
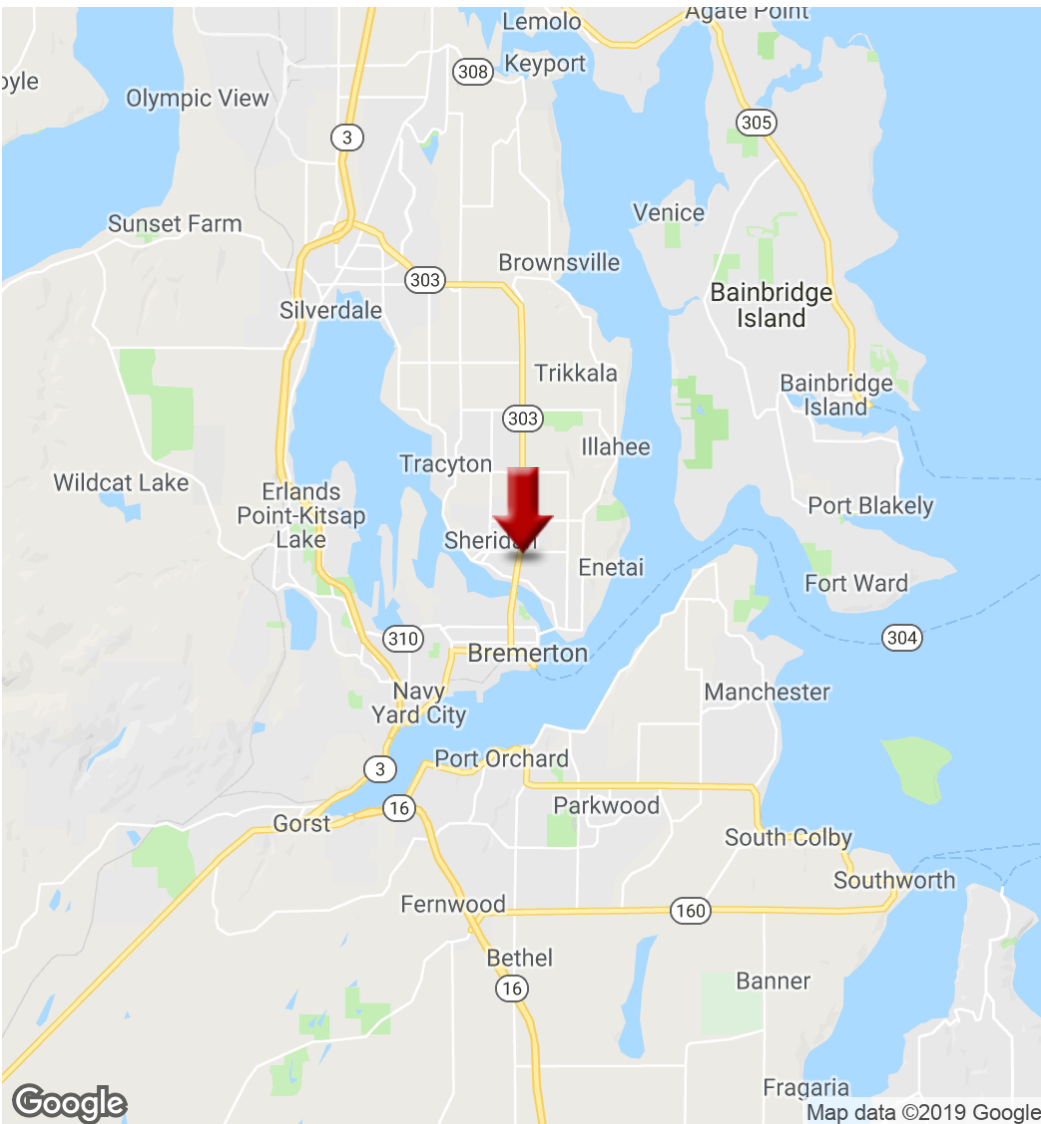
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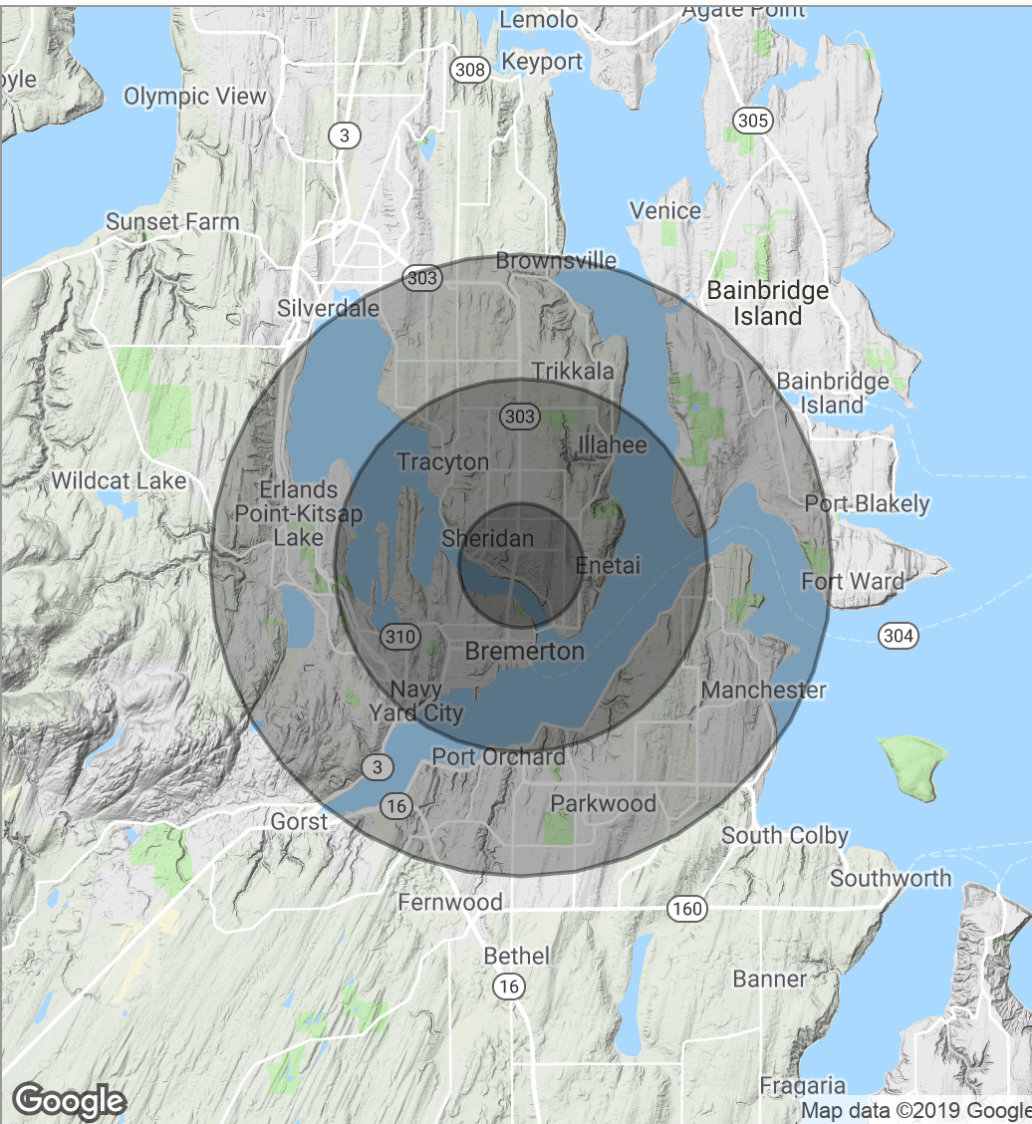
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,518	65,924	139,751
Median Age	33.7	35.4	36.2
Median Age (Male)	33.0	35.2	35.5
Median Age (Female)	36.6	36.2	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,518	26,703	54,919
# Of Persons Per HH	2.3	2.5	2.5
Average HH Income	\$49,221	\$54,656	\$60,490
Average House Value	\$226,889	\$255,734	\$289,777

*\* Demographic data derived from 2010 US Census*

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