

OFFICE FOR LEASE

COLWELL STREET OFFICE

31 & 51 COLWELL STREET, PORT HADLOCK-IRONDALE, WA 98339



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

DANIEL WAKEFIELD

Commercial Broker

O: (253) 840-5574

C: (360) 900-7329

dwakefield@kwcommercial.com

23020335, Washington

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31 & 51 COLWELL STREET



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EXECUTIVE SUMMARY

31 & 51 COLWELL STREET



OFFERING SUMMARY

LEASE RATE: 16.00/SF/YR, MG

RENTABLE SF: 1,600 - 1,660

BUILDING CLASS: C



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LOCATION & HIGHLIGHTS

31 & 51 COLWELL STREET



LOCATION INFORMATION

Building Name: Colwell Street Office

Street Address: 31 & 51 Colwell Street

City, State, Zip: Port Hadlock-Irondale, WA 98339

County: WA - Jefferson

Market: Jefferson County

Sub-market: Port Hadlock

PROPERTY HIGHLIGHTS

- Open-Plan
- Bus Line
- Natural Light
- Reception
- Fenced Yard
- Kitchen



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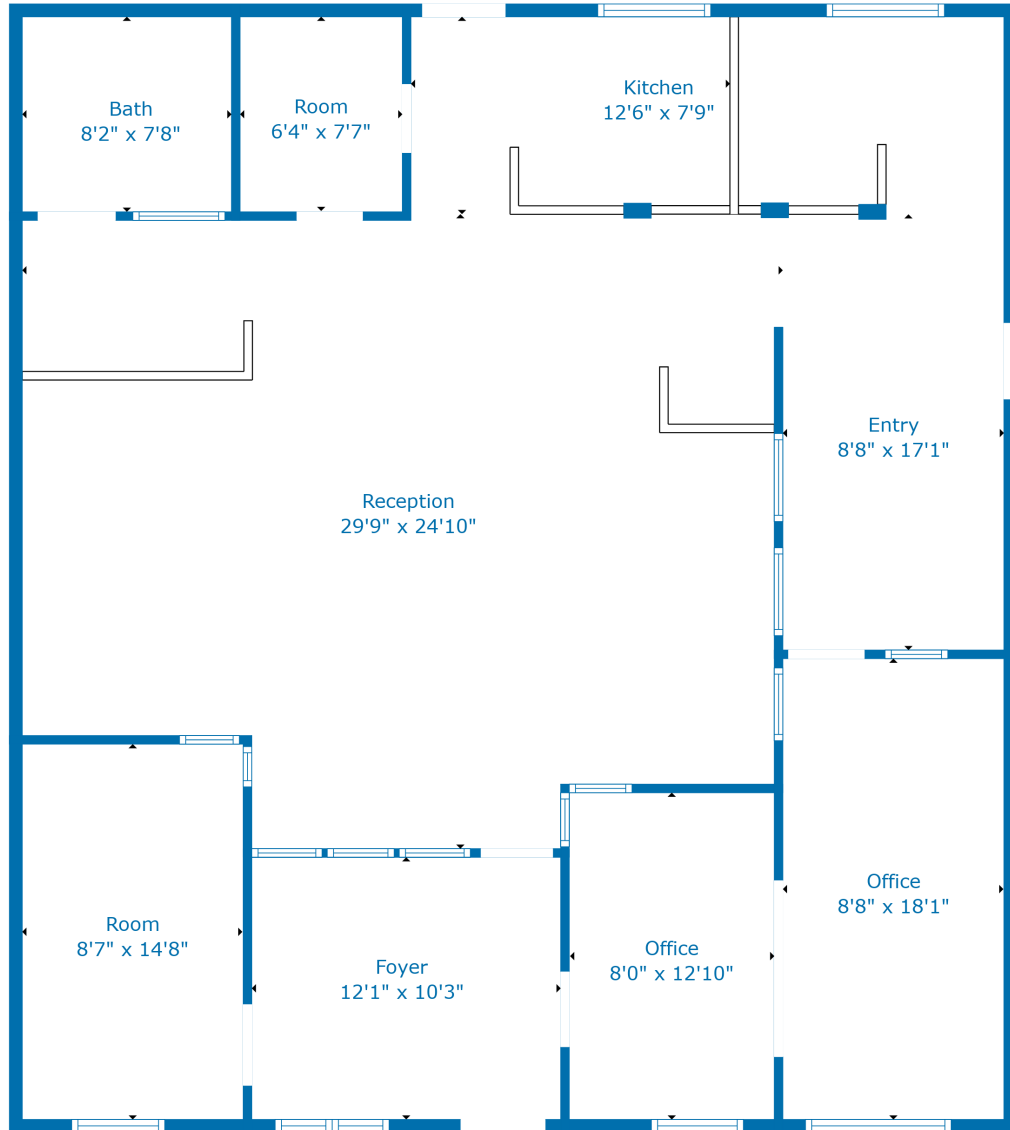
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AVAILABLE SPACES

31 & 51 COLWELL STREET



FOR LEASE



TOTAL: 1660 sq. ft
FLOOR 1: 1660 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Available Spaces

Suite	Size	Rate	Term	Use	Available
31	1,660	\$16.00/SF/YR,	Negotiable	Office	Now

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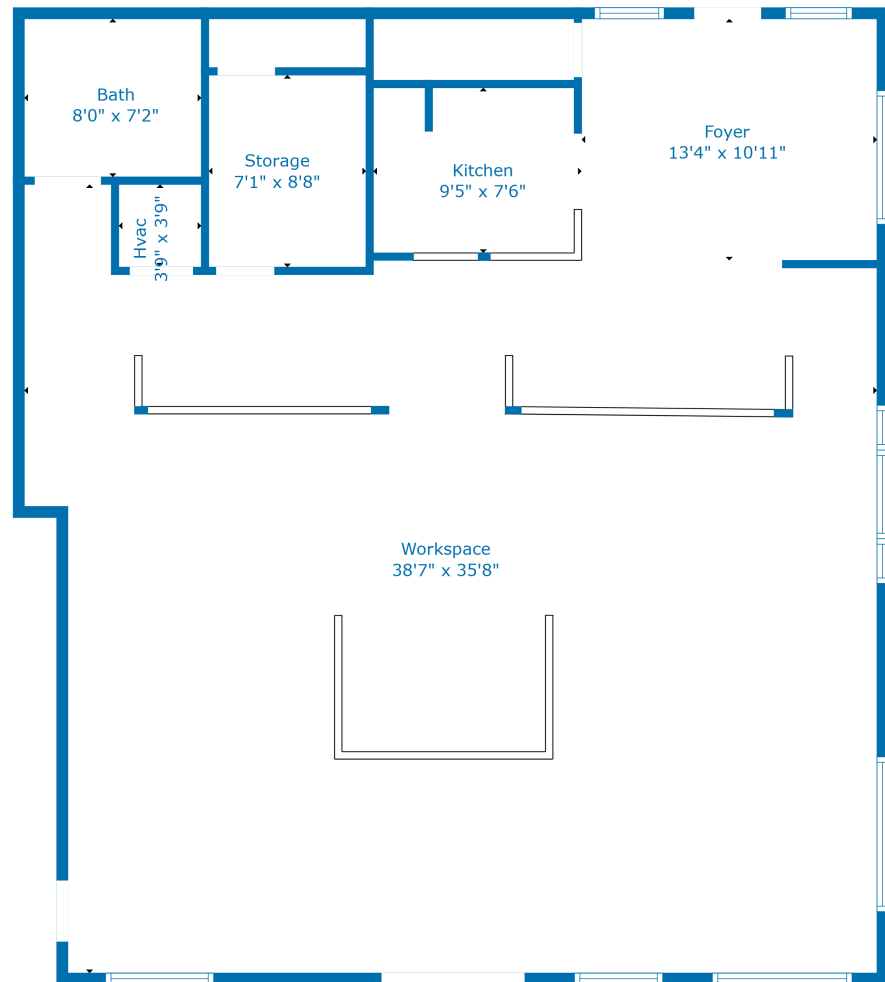
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AVAILABLE SPACES

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FOR LEASE



TOTAL: 1560 sq. ft
FLOOR 1: 1560 sq. ft
EXCLUDED AREAS: STORAGE: 62 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Available Spaces

Suite	Size	Rate	Term	Use	Available
51	1,600	\$16/SF/YR, MG	Negotiable	Office	05/01/2024

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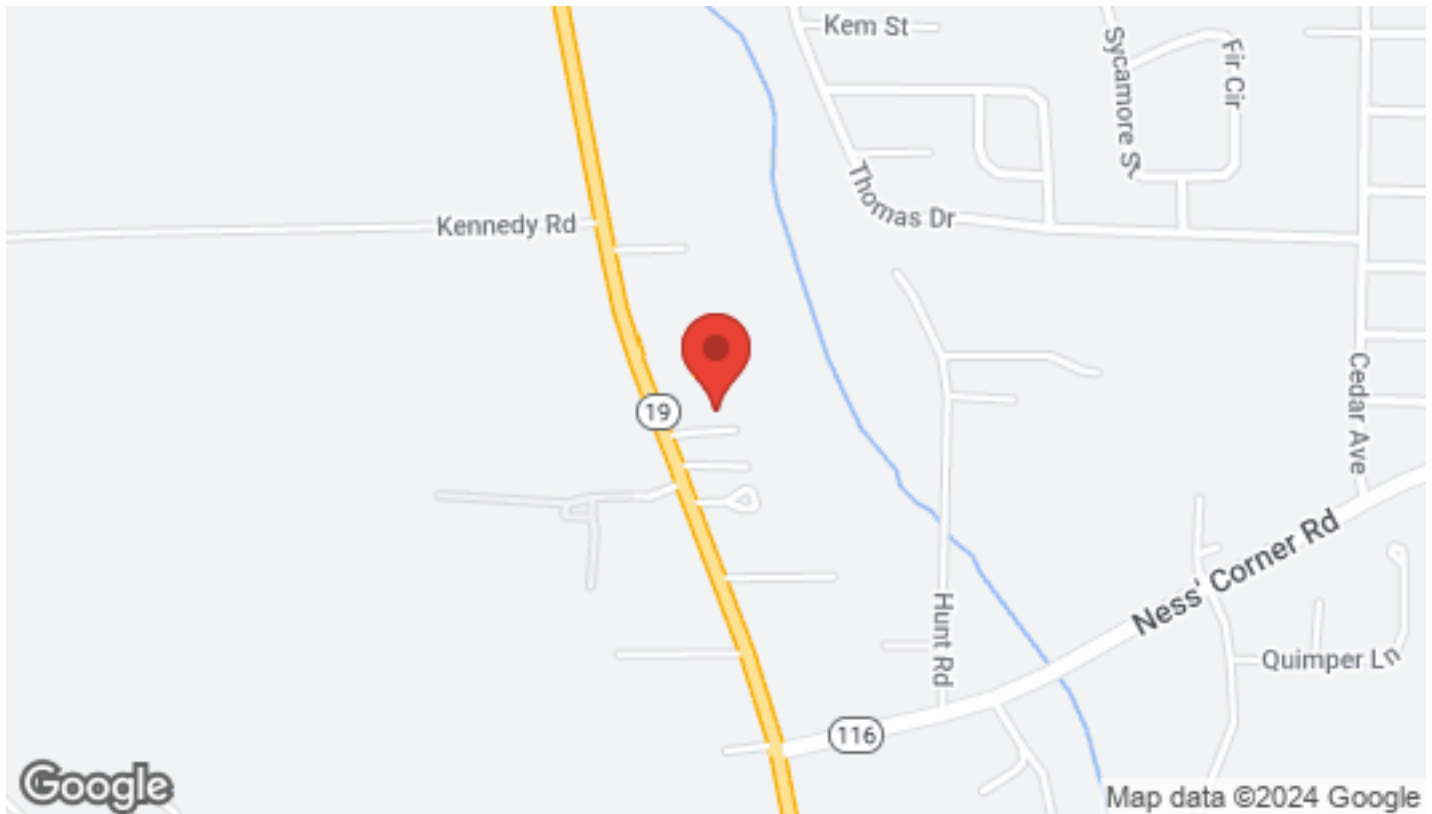


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LOCATION MAPS

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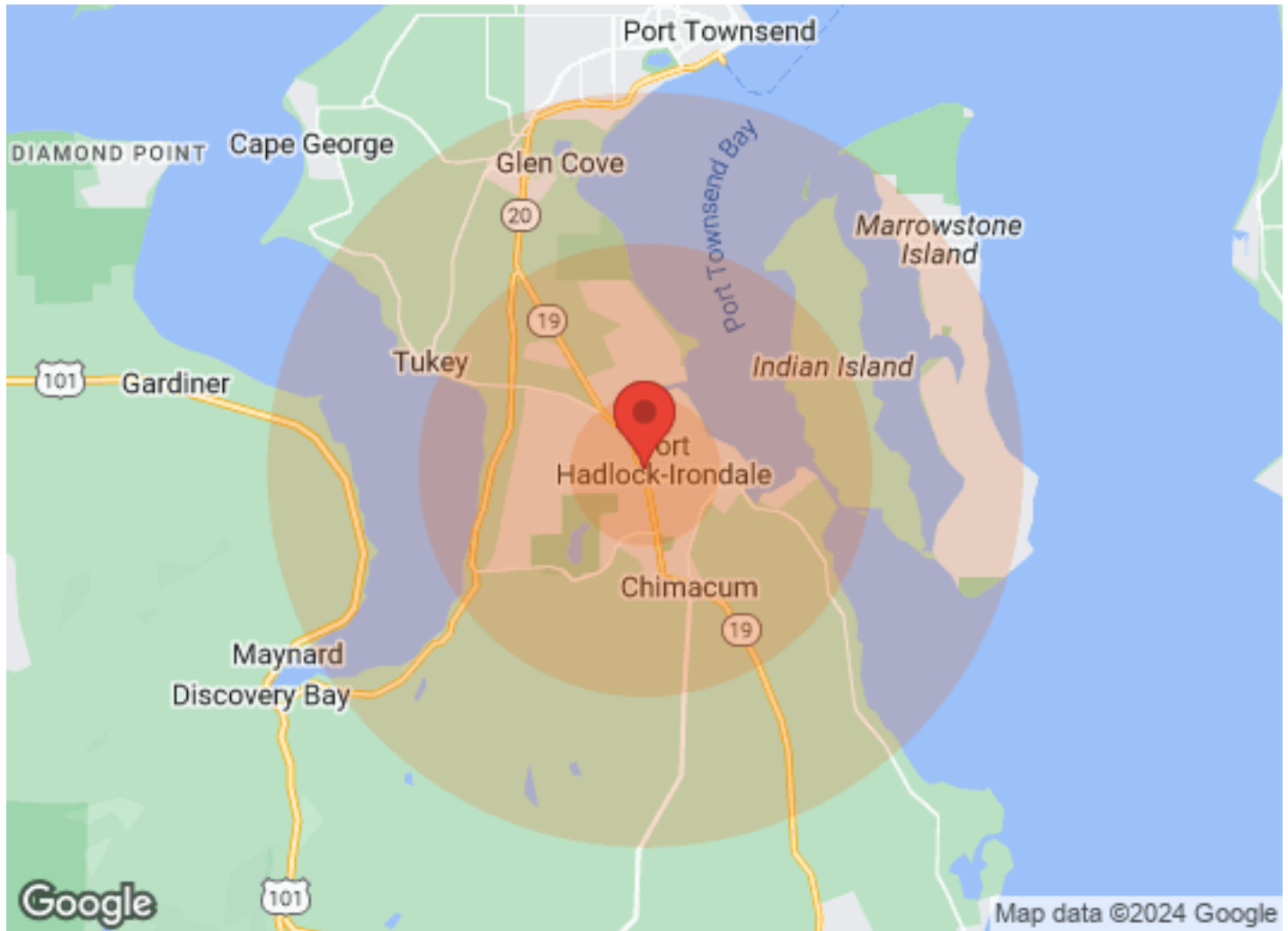
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	716	2,660	5,085	Median	\$23,656	\$41,917	\$41,917
Female	776	2,803	5,323	< \$15,000	177	402	699
Total Population	1,492	5,463	10,408	\$15,000-\$24,999	130	262	530
				\$25,000-\$34,999	125	303	692
				\$35,000-\$49,999	104	522	878
				\$50,000-\$74,999	42	501	955
				\$75,000-\$99,999	58	298	447
				\$100,000-\$149,999	25	171	373
				\$150,000-\$199,999	14	14	123
				> \$200,000	N/A	44	132
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	211	635	1,116	Total Units	770	2,857	5,866
Ages 15-24	200	593	1,039	Occupied	694	2,507	4,940
Ages 25-54	553	1,749	3,224	Owner Occupied	430	1,856	3,672
Ages 55-64	240	856	1,620	Renter Occupied	264	651	1,268
Ages 65+	288	1,630	3,409	Vacant	76	350	926
Race	1 Mile	3 Miles	5 Miles				
White	1,413	5,254	10,051				
Black	7	10	20				
Am In/AK Nat	1	16	27				
Hawaiian	N/A	N/A	N/A				
Hispanic	32	56	106				
Multi-Racial	124	302	484				

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