

UNITED WAY OF KITSAP BUILDING

645 4TH ST
BREMERTON, WA 98337



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KELLER WILLIAMS COMMERCIAL

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SUMMARY

Situated in the heart of downtown Bremerton, the United Way of Kitsap County Building offers a prime location for businesses seeking a vibrant and accessible workspace. This historic building, constructed in 1926, seamlessly blends classic architecture with modern amenities to meet diverse tenant needs.

KEY FEATURES

Historic Charm with Modern Updates: Enjoy the character of a historic building complemented by recent renovations that provide a contemporary and professional environment.

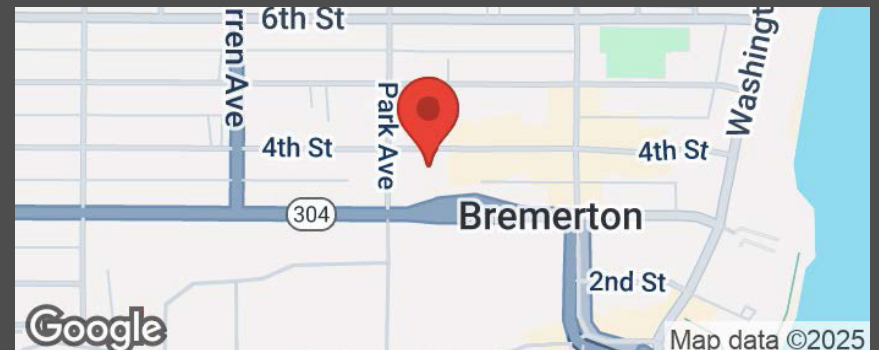
Abundant Natural Light: Tall ceilings and numerous windows ensure ample natural lighting throughout the workspace.

Accessibility: Equipped with a small elevator, the building ensures easy access across all levels, including the basement parking garage.

\$2.65M
SALE PRICE

5,320 SF
LEASED

18,090 SF
TOTAL BLDG



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OFFERING SUMMARY

AVAILABLE SF:	18,090 (5,320 SF Leased)
BUILDING CLASS:	C
SALE PRICE:	\$2,650,000 / \$146.48 PSF
FLOORS:	3
LOT SIZE:	0.23 AC + 0.23 AC parking lot
YEAR BUILT:	1926

PROPERTY HIGHLIGHTS

- Historic Charm with Modern Updates
- Situated in the heart of downtown Bremerton
- Abundant Natural Light
- Near Bremerton-Seattle Ferry Terminal
- Steps away from a variety of dining
- Equipped with a small elevator

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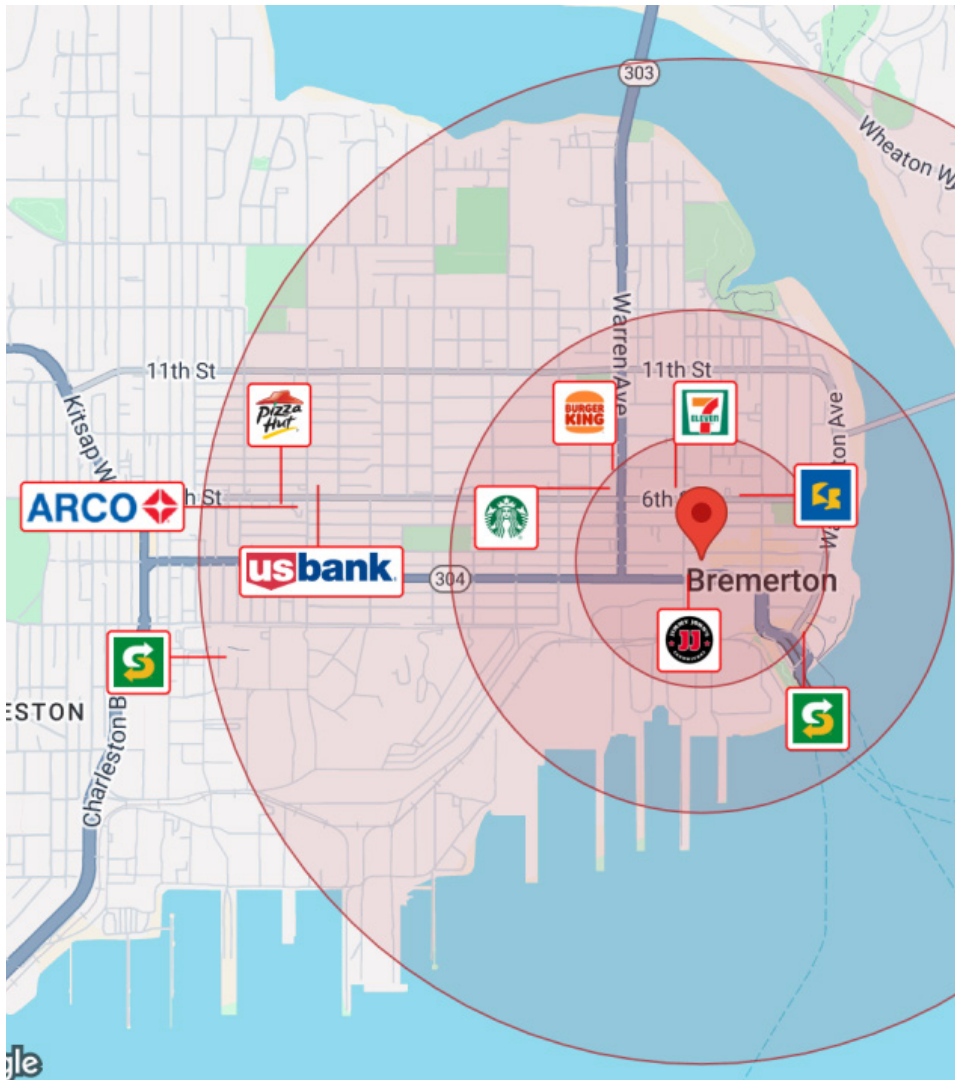
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LOCATION OVERVIEW

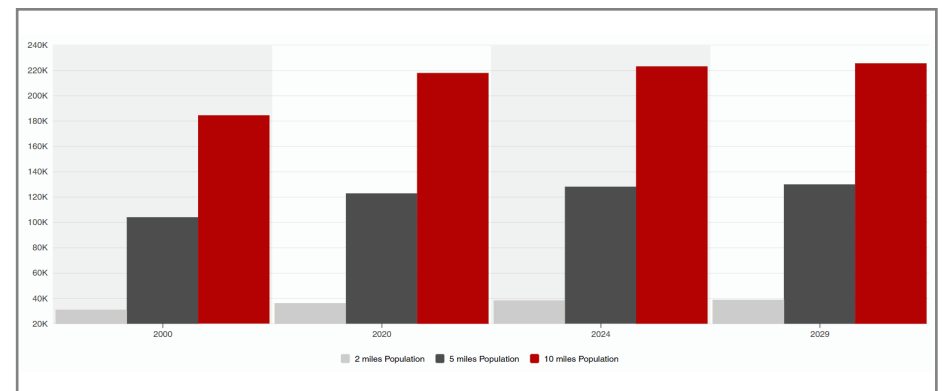
A brief 5-minute walk to the main gate of PSNS & IMF, facilitating convenient commutes for defense-related businesses.

Just a 7-minute walk to the ferry terminal, offering seamless access to Seattle and enhancing connectivity for clients and employees.

Steps away from a variety of dining, retail, and entertainment options, enriching the work-life balance for tenants.

DEMOGRAPHICS

	1 - MILE	3 - MILES	5 - MILES
Total Population	38,202	128,000	222,907
Average Income	\$82,561	\$94,056	\$111,422
Annual Population Growth Projection	0.3%	0.3%	0.2%



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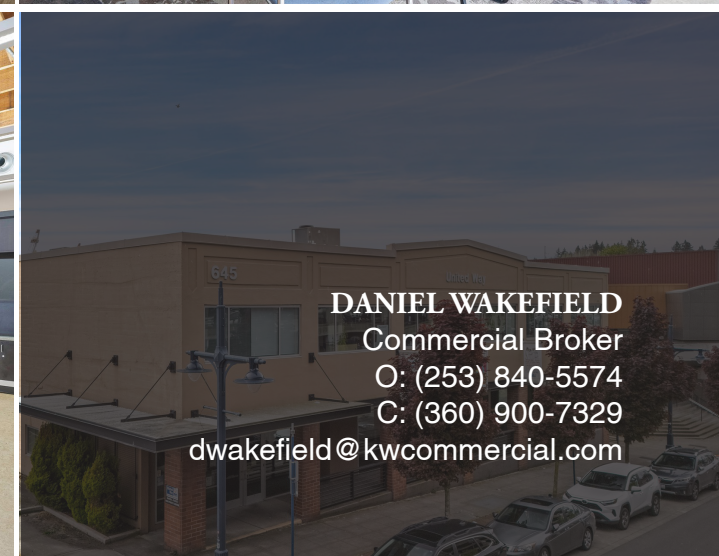
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