

FOR LEASE

Sun Building 545 FIFTH ST, BREMERTON, WA 98337

Property Summary



PROPERTY DESCRIPTION

Centrally located multi-tenant office spaces located at the historic Sun Building in Downtown Bremerton. Available spaces range from include single offices to multi-office suites. Potential for light industrial/storage or distribution in the lower level.

PROPERTY HIGHLIGHTS

- Centrally located in Downtown Bremerton
- 3 blocks from the Main Gate at PSNS & IMF
- 1 block from Burwell Tunnel
- Off-street parking available for a monthly fee
- Walking distance to the Seattle/Bremerton Ferry Terminal and the Kitsap Transportation Center
- One block from the Norm Dicks Government Center

OFFERING SUMMARY

Lease Rate:	\$250.00 - 2,300.00 per month (MG)
Available SF:	148 - 6,138 SF
Building Size:	33,772 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,702	27,981	53,758
Total Population	9,226	69,733	135,966
Average HH Income	\$45,187	\$51,959	\$58,557



CARLOS JARA

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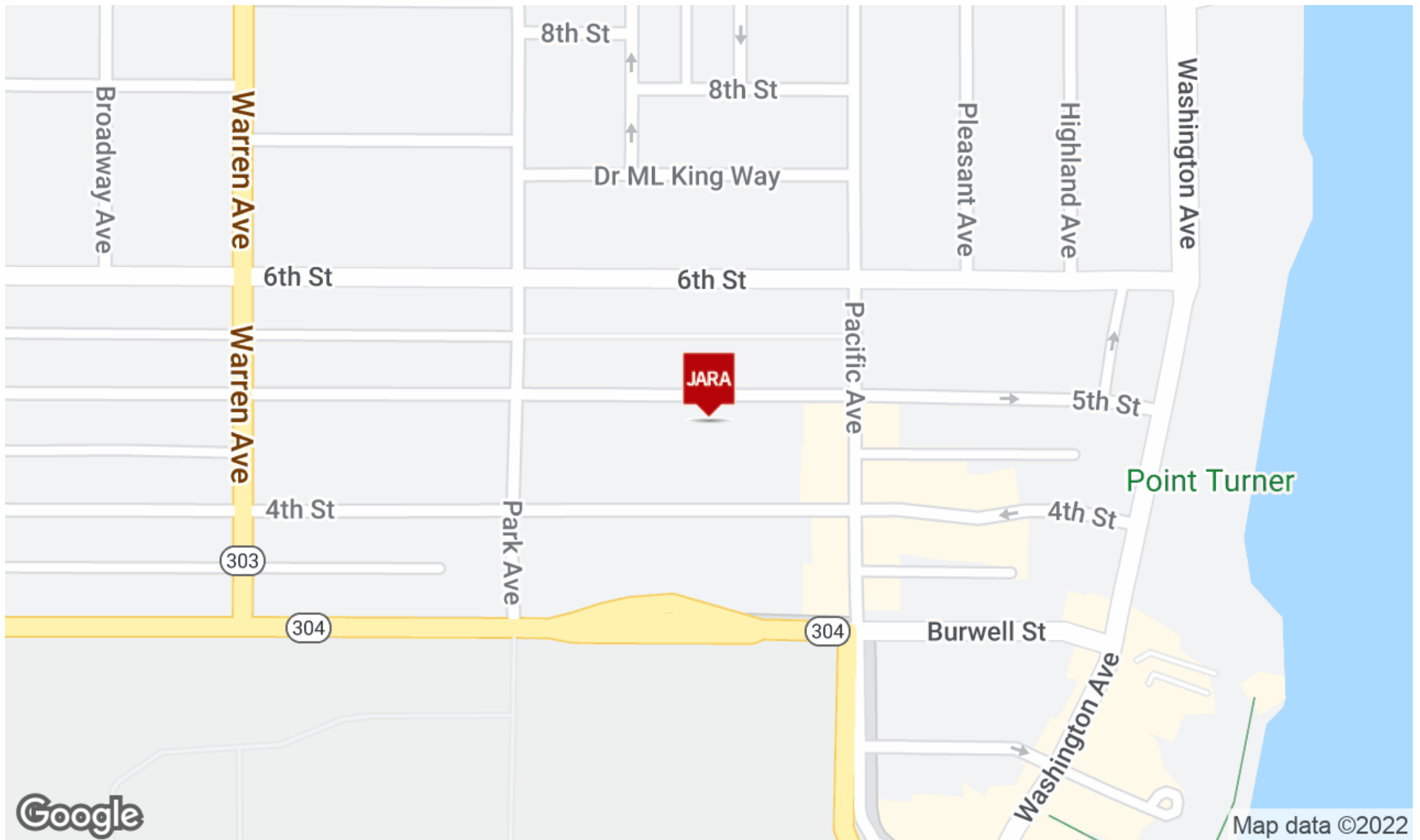


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Location Map



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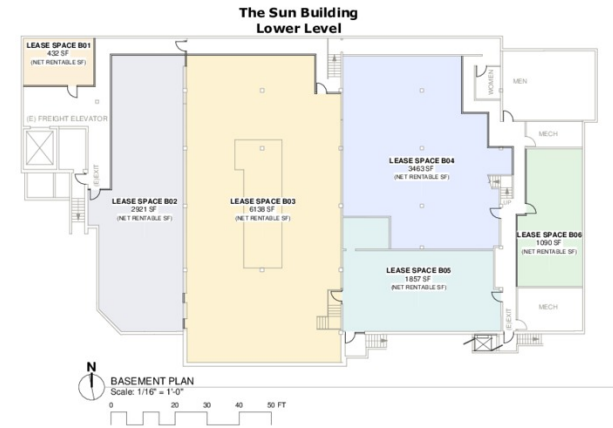
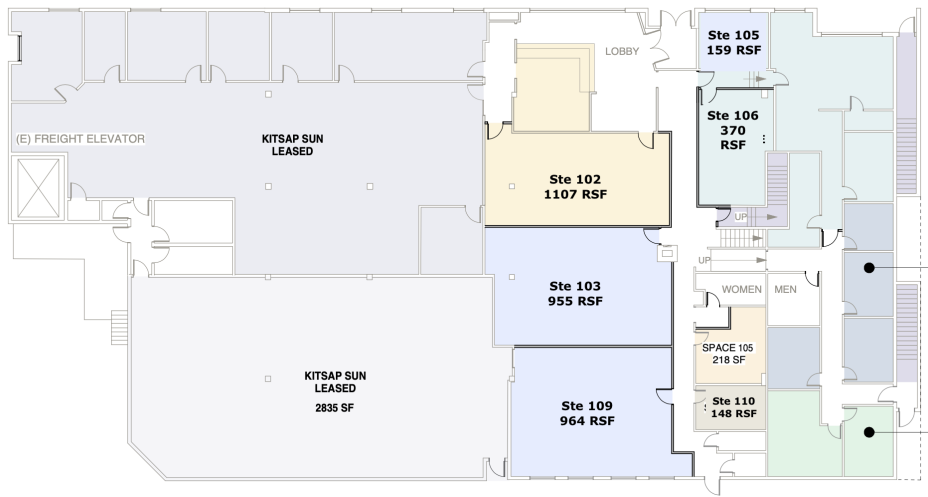


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Floor Plans



NOTE: AREAS & DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

BASEMENT LEASE AREAS
02/13/2021
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Bremerton, WA



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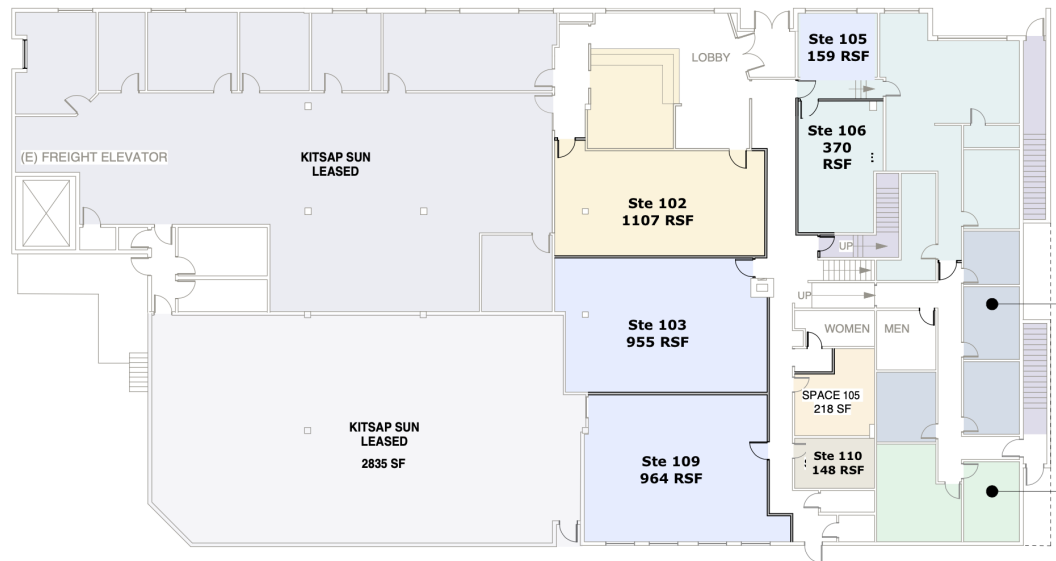
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Lease Spaces

**LEASE INFORMATION**

Lease Type:	MG; NNN	Lease Term:	12 to 36 months
Total Space:	148 - 6,138 SF	Lease Rate:	\$250.00 - \$2,300.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102	Available	1,107 SF	Modified Gross	\$2,300 per month	New office suite in front section of building adjacent to lobby.
103	Available	955 SF	Modified Gross	\$1,850 per month	New office suite.
105	Available	159 SF	Modified Gross	\$350 per month	Single office space at a very affordable monthly rental rate. Located in front of building with windows for natural lighting. Parking available for an extra monthly cost. Perfect for single-office user.
106	Available	370 SF	Modified Gross	\$750 per month	New space available for lease. Perfect for service provider like massage therapy, mental health therapy, attorney's office, or any other professional setting.



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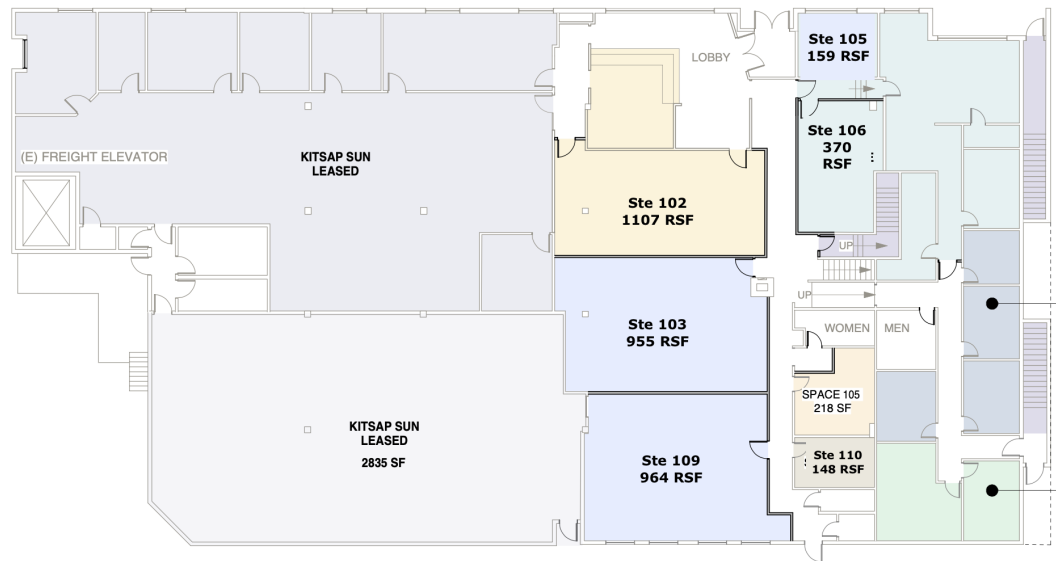
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Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
109	Available	964 SF	Modified Gross	\$1,950 per month	Nice large suite in rear of Sun Building, featuring four large vintage south-facing windows for natural sunlight. Perfect for graphic design studio, yoga, dance classes, and much more. Rear access to alley also allows for great use for shipping and receiving.
110	Available	148 SF	Modified Gross	\$250 per month	Perfect single user office suite ready for move in! Ideal for remote work, mental health therapist, accountant or other professional work.
B02	Available	2,921 SF	NNN	Negotiable	-
B03	Available	6,138 SF	NNN	Negotiable	Large space with 14 ft ceilings. Unit has sprinkler system in place.



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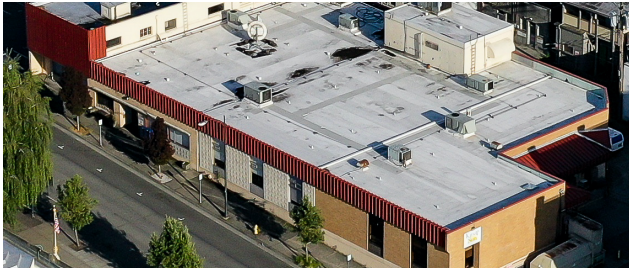


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Additional Photos



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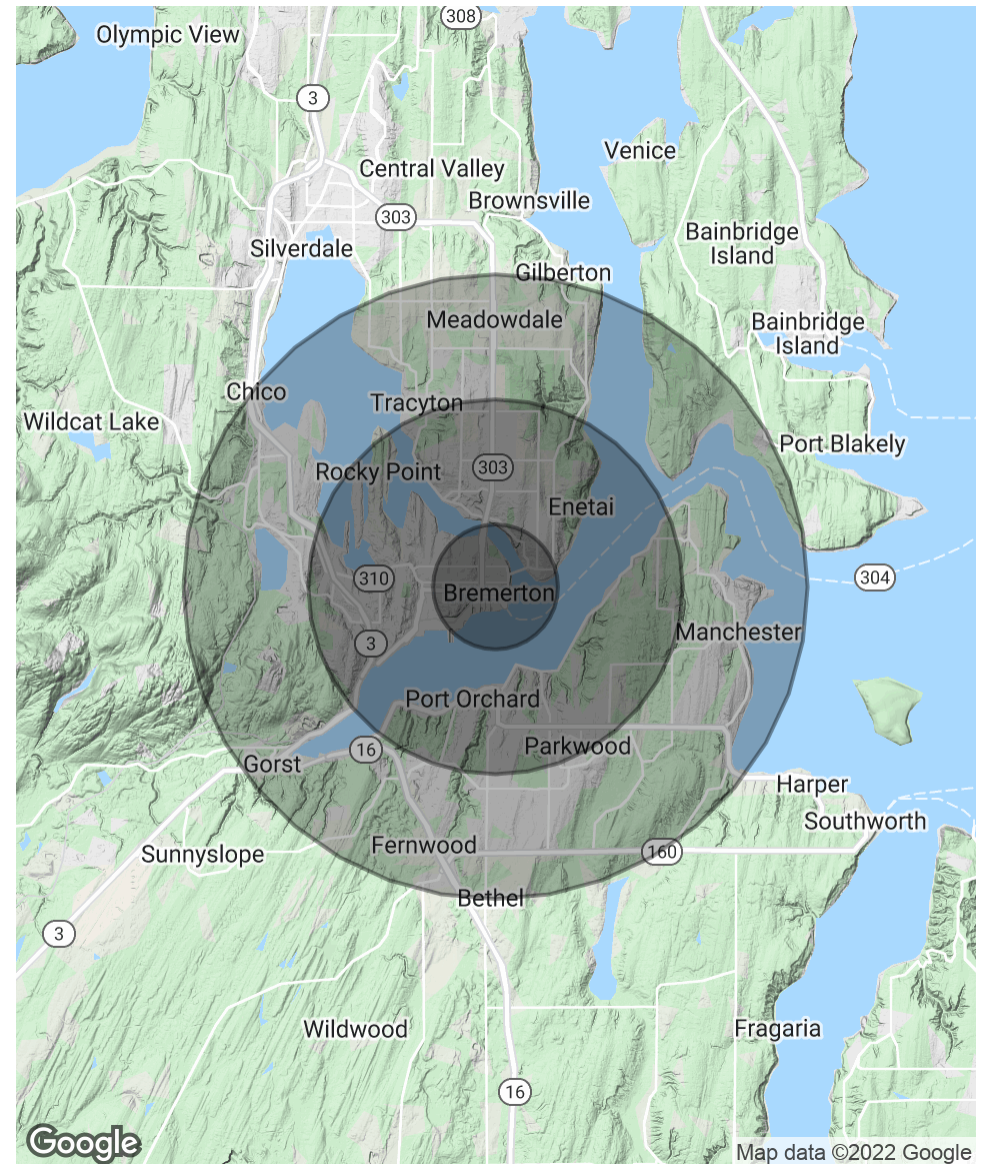


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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,226	69,733	135,966
Average Age	32.4	34.6	36.1
Average Age (Male)	33.2	34.5	35.4
Average Age (Female)	31.3	35.6	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,702	27,981	53,758
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$45,187	\$51,959	\$58,557
Average House Value	\$239,342	\$241,503	\$277,784

** Demographic data derived from 2010 US Census***CARLOS JARA**

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