

TREMONT PROFESSIONAL BUILDING

104 Tremont Street, Port Orchard, WA



FOR SALE 100% LEASED PORT ORCHARD GEM!

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY INFORMATION



100% leased office building in desirable Port Orchard location. Park-like setting with mature landscaping and plentiful parking. Well maintained with recent upgrades. Long term tenants, Shared access with Kitsap Fire & Rescue station with 24 hour occupancy. Retail type monument signage. Roof is approximately 6 years old. 6.44% Cap rate is based on actual rents as of 10/1/26. Small Storage shed for maintenance tools. Shared ADA bathrooms on each floor. Common Area Kitchen/breakroom. Perfect investment for small investor or 1031 exchange.

ADDRESS:	104 Tremont Street, Port Orchard, WA
FOR SALE	\$1,100,000
PARCEL NUMBER:	352401-3-030
LOT SIZE:	31,363 SF
ZONING:	Commercial Corridor
YEAR BUILT:	1991
BUILDING SIZE:	5,592 SF

PROPERTY OVERVIEW

SUITE	TENANT	USABLE SF	RENTABLE SF	ANNUAL RENT	MONTHLY RENT	RENT/PSF	NNN	NNN/PSF	LEASE EXPIRATION DATE	MONTHS OF TERM LEFT	OPTION TO RENEW
100	Center for Child and Family Therapy	1,110	1,368	\$18,240.00	\$1,520.00	\$13.33	\$11,638.00	\$8.51	8/31/2027	\$14.3667	one 3-year-market
130	Amber Collier dba Simple Bookkeeping Solutions*	660	811	\$11,100.00	\$925.00	\$13.69	\$6,793.00	\$8.38	9/30/2026	\$3.2000	one 3-year-market
200 & 120	Trina Knoche Insurance Agency, LLC**	2,010	2,477	\$30,960.00	\$2,580.00	\$12.50	\$21,090.00	\$8.51	8/31/2028	\$26.5667	one 3-year-market
240	Glisson Legal	760	936	\$12,540.00	\$1,045.00	\$13.40	\$8,360.00	\$8.93	5/31/2028	\$23.5000	one 3-year-market
TOTAL		4,540	5,592	\$74,522.40	\$6,210.20	\$13.49	\$47,881.00	\$8.56		\$16.9083	

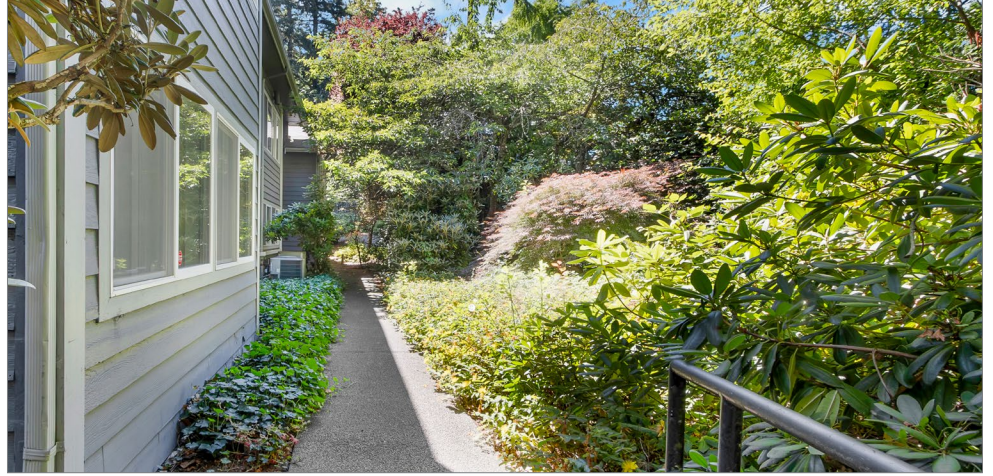
*Current lease expires on 9/30/26. 4% increase in base rent projected.

**Rent increase as of 9/1/26. 4% annual increases.

NNN BREAKDOWN

Taxes*	\$1.3989	\$7,822.40
Insurance	\$1.0513	\$5,879.00
CAM/Repairs	\$6.1356	\$34,310.37
Admin		
Total	\$8.5858	\$48,011.77
*2026 actual		

EXTERIOR PHOTOS



PROPERTY PHOTO



INTERIOR PHOTOS



PROPERTY AERIAL



TREMONT
PROFESSIONAL BUILDING

LOCATION OVERVIEW



Strategically located on Tremont Street West, the property offers excellent connectivity just 0.7 miles from the SR 16 interchange, providing direct access to Bremerton, Gig Harbor, Tacoma, and the greater Puget Sound region. The site shares access with Kitsap Fire Rescue's Station 31 and is adjacent to the Virginia Mason Franciscan Health medical campus, placing it within one of Port Orchard's primary employment and healthcare corridors.

Less than one mile from a wide variety of retail, dining, and everyday amenities, the property also benefits from convenient access to the Sinclair Inlet waterfront, downtown Port Orchard, and the city's expanding residential neighborhoods, making it well-positioned within one of Kitsap County's growing commercial markets.

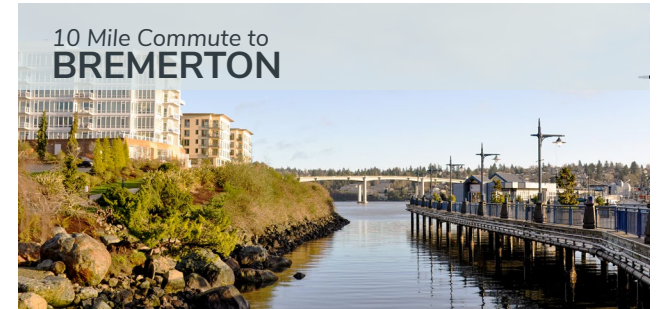
20 Mile Commute to
SEATTLE via Ferry



28 Mile Commute to
TACOMA via Highway 16



10 Mile Commute to
BREMERTON

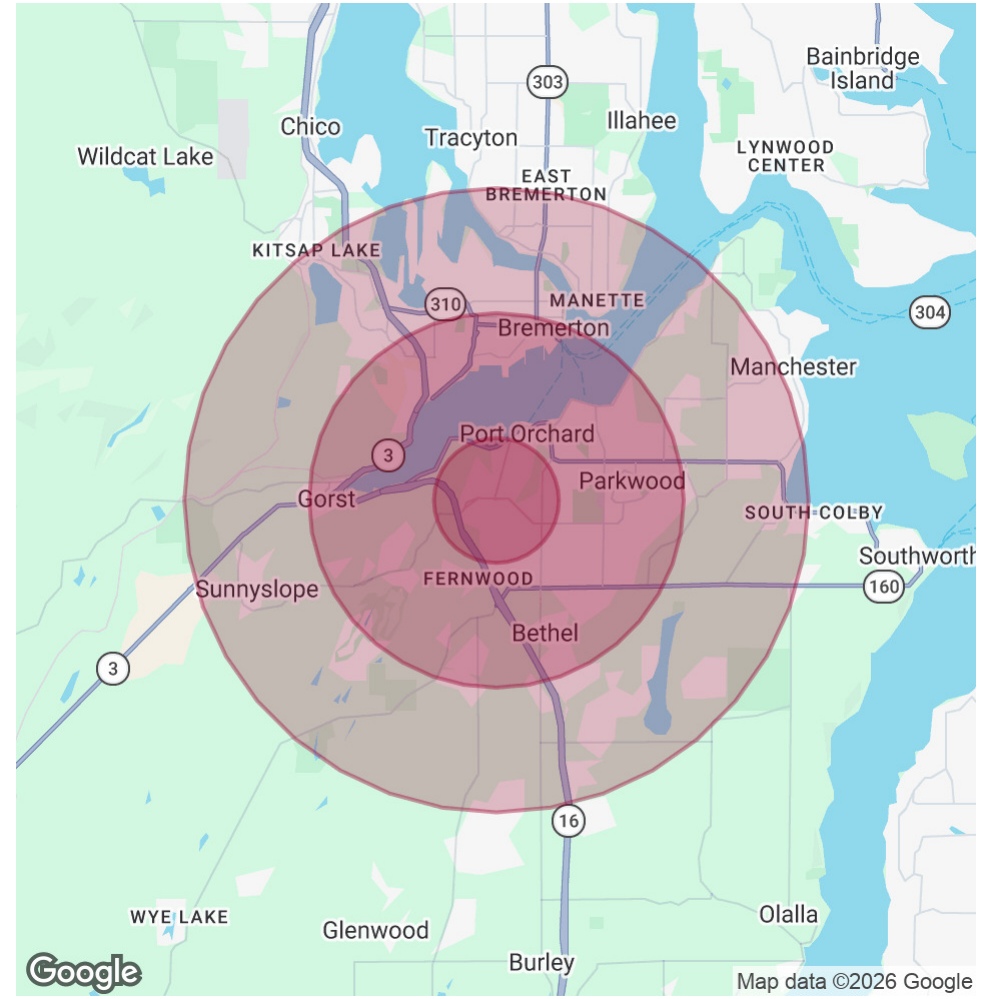


DEMOGRAPHIC MAP

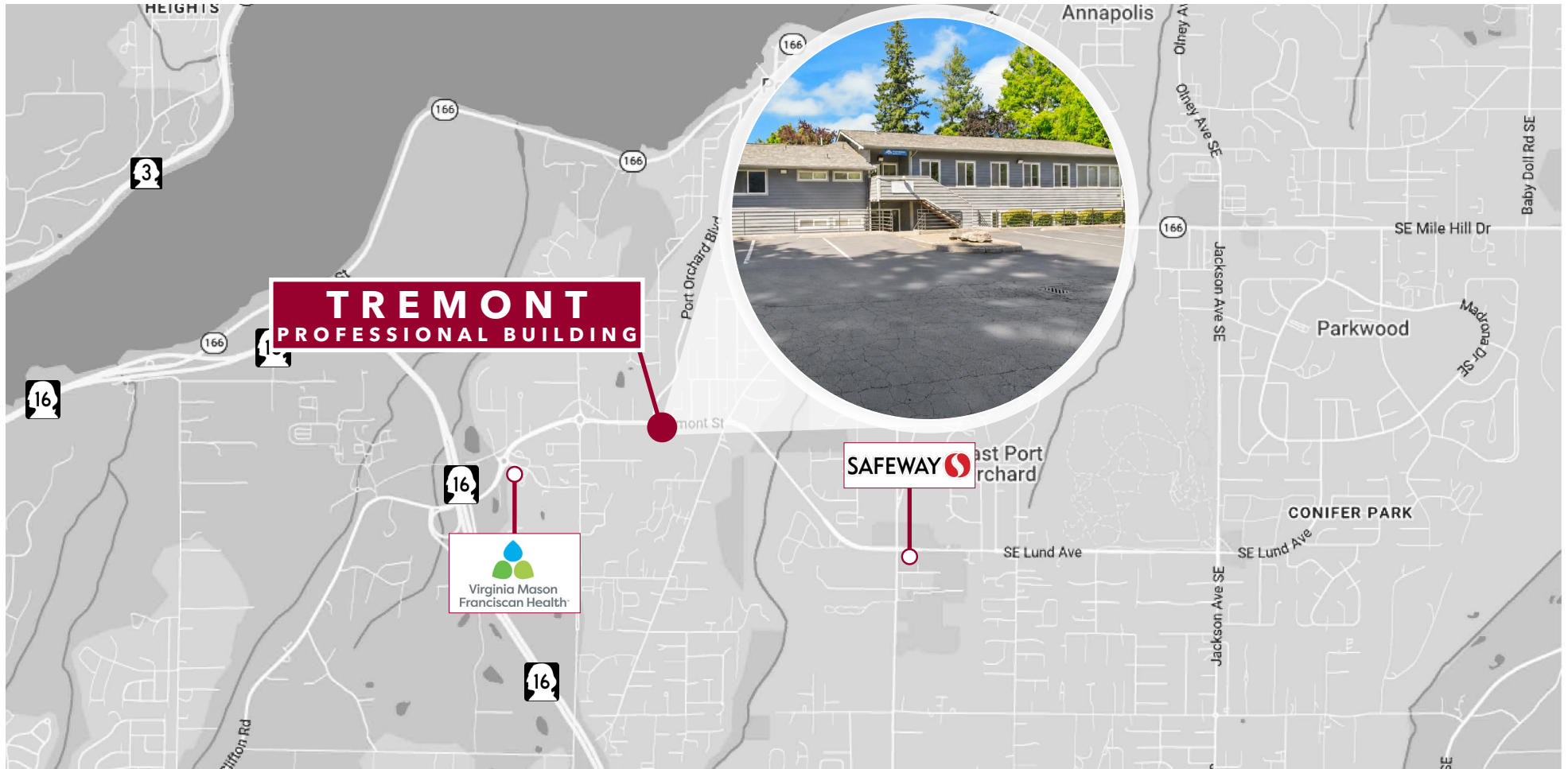
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,727	45,688	97,201
AVERAGE AGE	33.0	35.7	37.7
AVERAGE AGE (MALE)	33.6	33.8	35.9
AVERAGE AGE (FEMALE)	33.5	37.3	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,062	16,908	38,126
# OF PERSONS PER HH	2.5	2.7	2.5
AVERAGE HH INCOME	\$85,866	\$97,279	\$101,079
AVERAGE HOUSE VALUE	\$406,021	\$434,388	\$462,275

2023 American Community Survey (ACS)



AMENITIES MAP



LEE &
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