



Sedgwick Professional Building

2021 SE Sedgwick Rd
Port Orchard, WA 98366

FOR LEASE
\$13.00 SF/YR
(NNN = \$8.20
PSF)

GARY ANDERSON

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Property Description

This spacious office space is located on the 2nd floor of a well-maintained building with elevator access. It features a waiting room, kitchenette, and 2 offices, making it ideal for a variety of businesses. The current floorplan shows the potential to add 2-3 more offices if desired. The space is bright and airy, with large windows that offer plenty of natural light. The waiting room is comfortable and inviting, with plenty of seating space for clients. The existing offices are spacious and private, with plenty of room for desks, chairs, and other office furniture. The property is located in a convenient location, close to major highways and public transportation. It is also surrounded by a variety of restaurants, shops, and other businesses.

Offering Summary

Lease Rate:	\$13.00 SF/yr (NNN = \$8.20 psf)
Number of Units:	3
Available SF:	2,458 SF
Lot Size:	87,589 SF
Building Size:	8,854 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,587	30,567	75,243
Total Population	6,846	82,969	198,040
Average HH Income	\$104,254	\$109,294	\$120,553

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Lease Information

Lease Type:	NNN = \$8.20 psf	Lease Term:	1-3 years
Total Space:	2,458 SF	Lease Rate:	\$13.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
2nd Floor Suite	Available	2,458 SF	NNN = \$8.20 psf	\$13.00 SF/yr	This spacious office space is located on the 2nd floor of a well-maintained building with elevator access. It features a waiting room, kitchenette, and 2 offices, making it ideal for a variety of businesses. The current floorplan shows the potential to add 2-3 more offices if desired. The space is bright and airy, with large windows that offer plenty of natural light. The waiting room is comfortable and inviting, with plenty of seating space for clients. The existing offices are spacious and private, with plenty of room for desks, chairs, and other office furniture. The property is located in a convenient location, close to major highways and public transportation. It is also surrounded by a variety of restaurants, shops, and other businesses.

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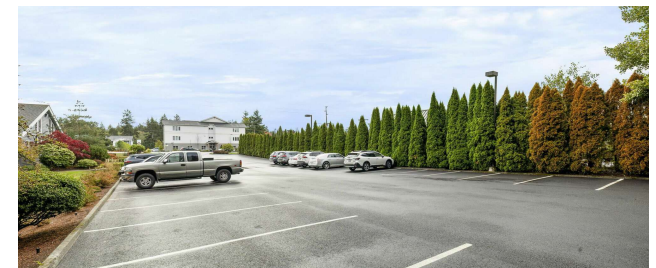
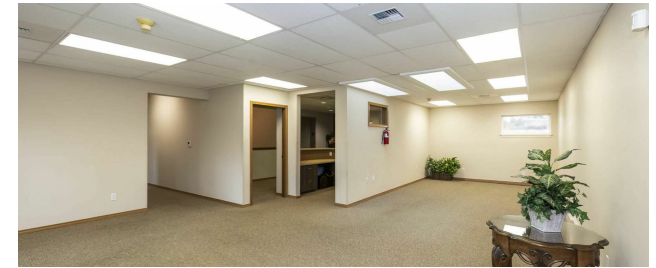
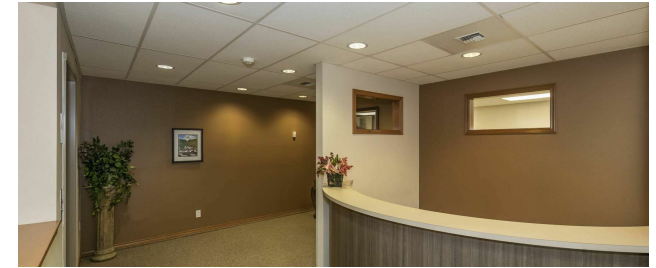
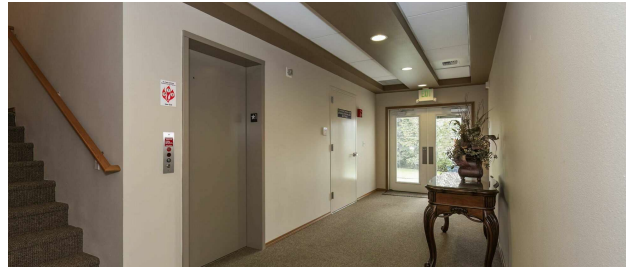
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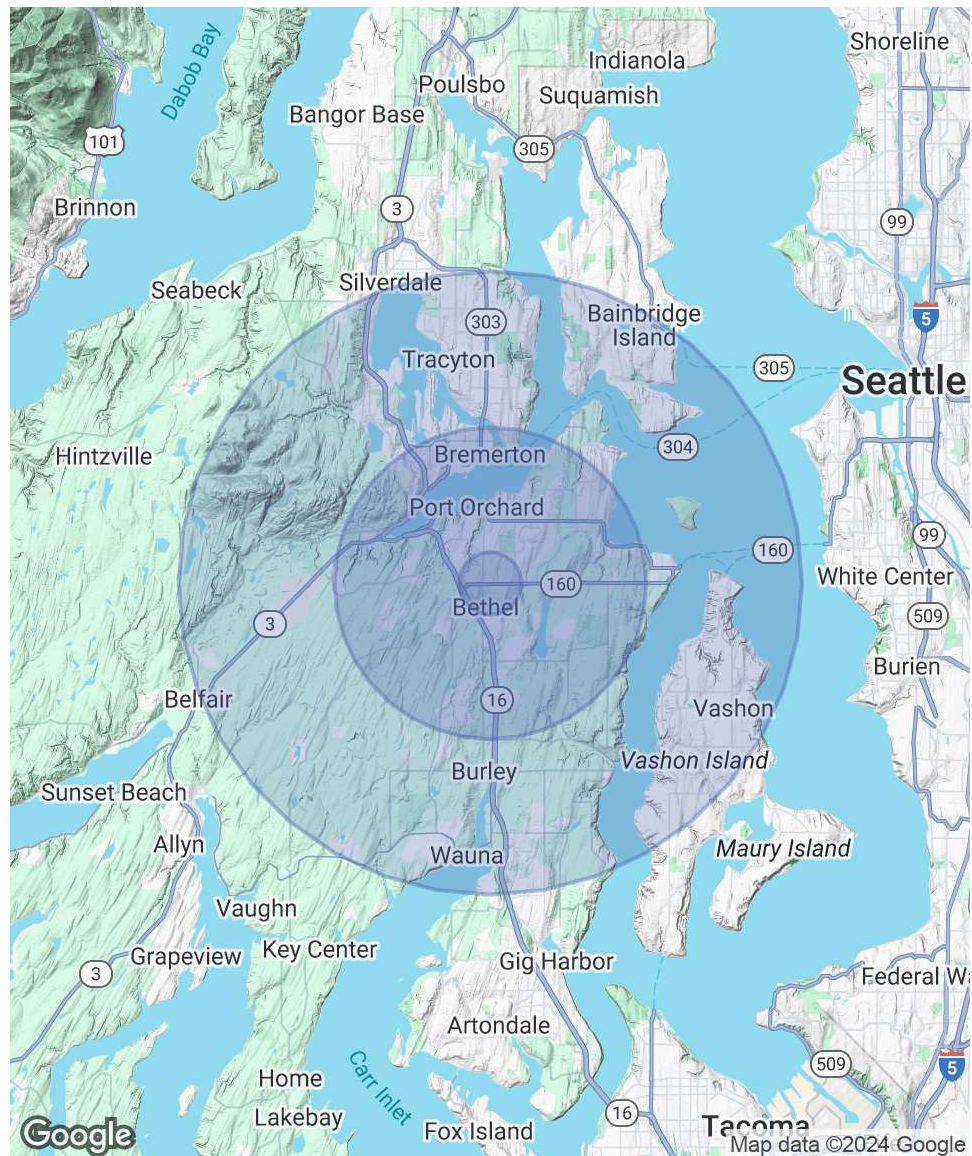
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Population	1 Mile	5 Miles	10 Miles
Total Population	6,846	82,969	198,040
Average Age	40	40	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,587	30,567	75,243
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$104,254	\$109,294	\$120,553
Average House Value	\$459,477	\$513,871	\$604,995

Demographics data derived from AlphaMap



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