

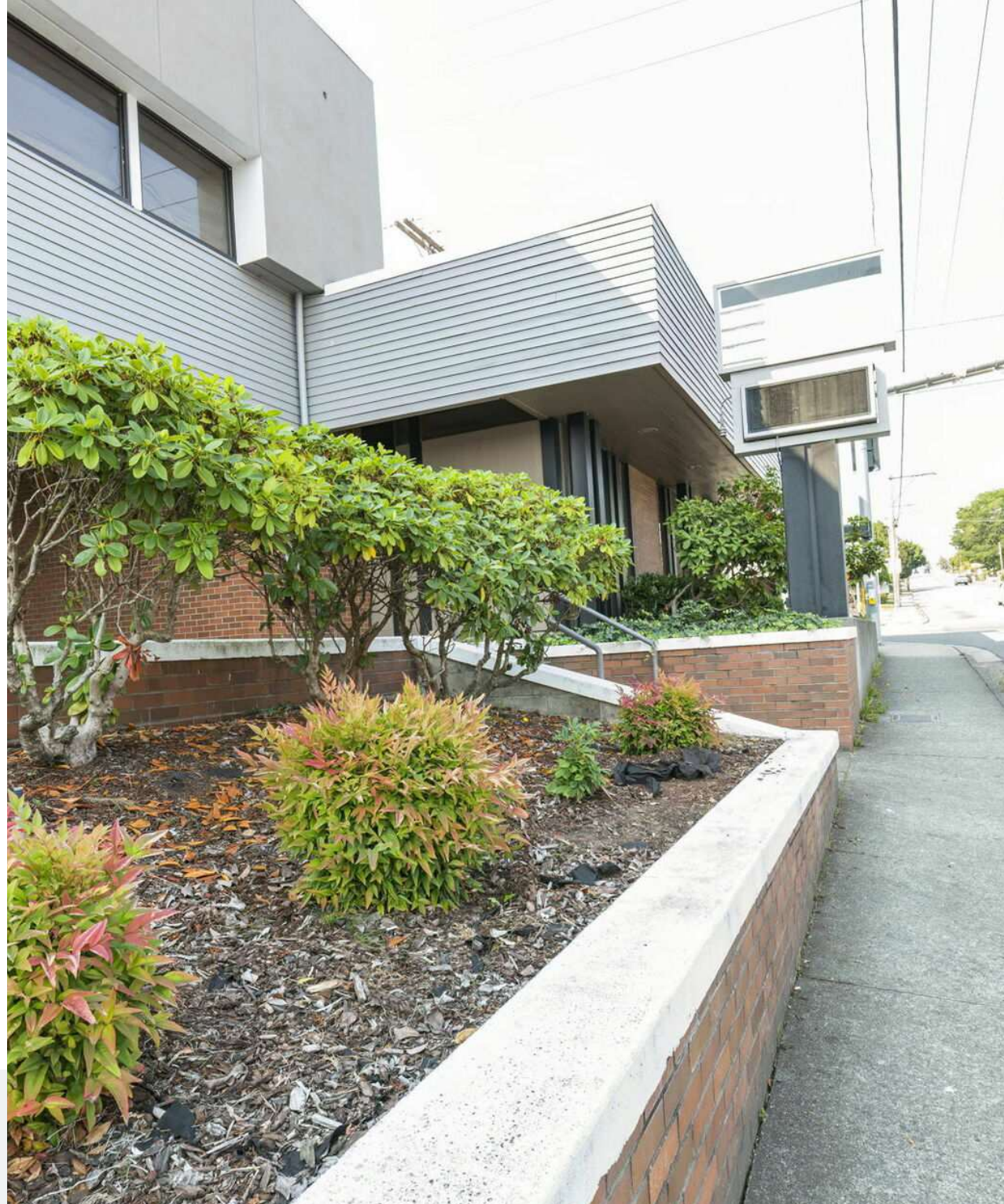


6th St Office Building

875 6th St
Bremerton, WA 98337

FOR LEASE

GARY ANDERSON
360.731.3739 | garee1776@aol.com



6th St Office Building

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FOR LEASE | \$17/PSF + NNN



Property Description

A 2-Story contemporary design office building situated on the busy intersection of 6th Street and Warren Avenue in the Downtown Core area of Bremerton. This 7,900sf building was previously utilized for a commercial bank with drive-thru aspect. The current owner has a conceptual restaurant design that has been approved by the City for you to take the ball and run with it from there. Parking is not a problem with 38 parking stalls available at a ratio of 1/208sf with a portion of the parking covered.

Property Highlights

- A Total Of 7,900sf Commercial Building
- Approved Conceptual Restaurant Design Available
- 38 Parking Stalls
- High Traffic Area

Offering Summary

Lease Rate:	\$17 / PSF+ NNN
Number of Units:	1
Available SF:	7,900sf
Lot Size:	0.28 Acres
Building Size:	7,900 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	848	2,265	5,026
Total Population	2,440	6,229	15,095
Average HH Income	\$84,182	\$88,951	\$96,477

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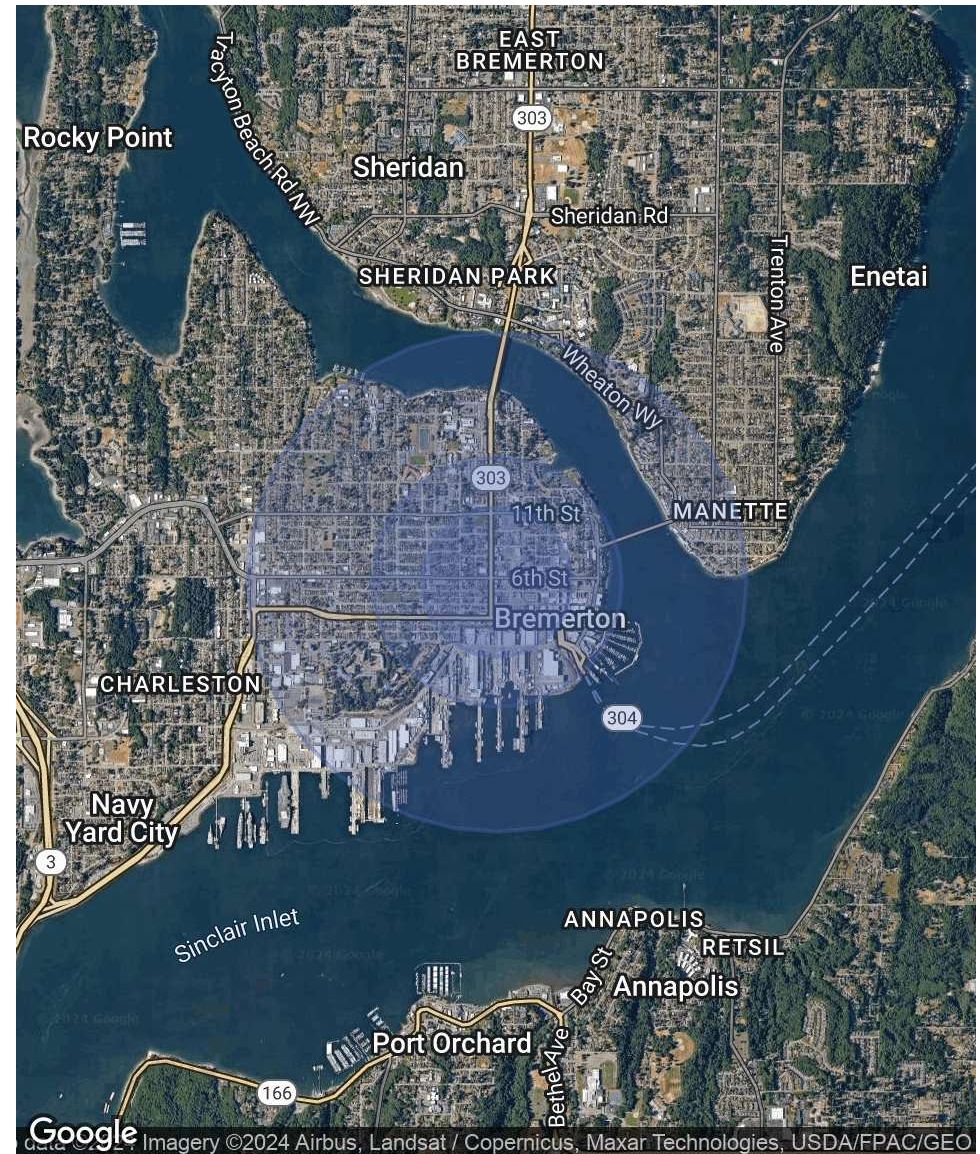
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,440	6,229	15,095
Average Age	35	35	35
Average Age (Male)	35	35	34
Average Age (Female)	35	35	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	848	2,265	5,026
# of Persons per HH	2.9	2.8	3
Average HH Income	\$84,182	\$88,951	\$96,477
Average House Value	\$493,466	\$463,905	\$449,175

Demographics data derived from AlphaMap



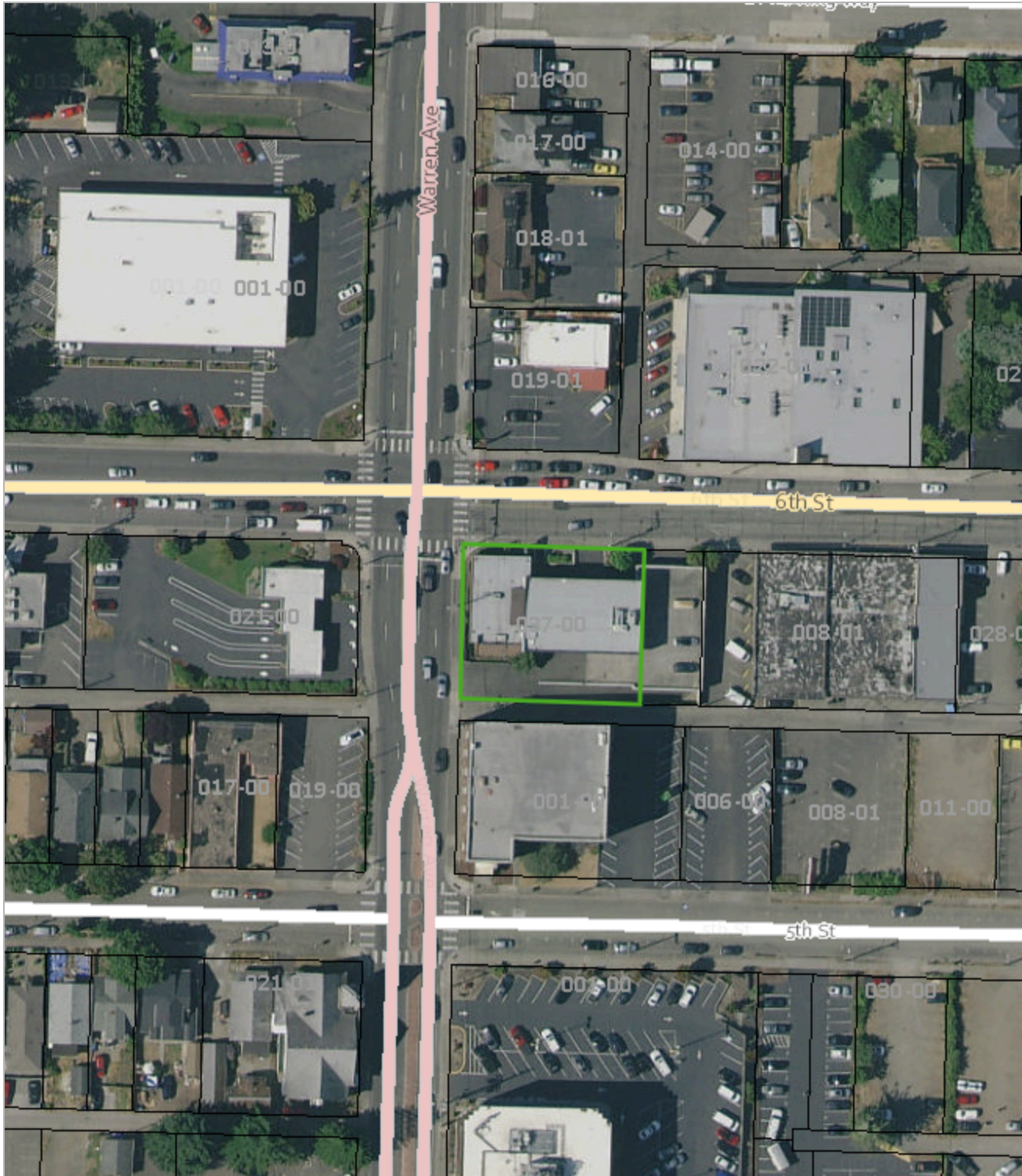
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Map Scale: 1 : 1,200

Printed: Tuesday, Sep 17, 2024



** This map is not a substitute for field survey **

100 ft



Comments



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Rawan Majid
911 Ironside Ave
Bremerton, WA 98310

Project Name	CATCH 22 Pizza & Bar
Change of Use	
Project No.	AS NOTED
Drawn by	C. Edwards
Checked by	R. Smith
Scale	AS NOTED

ROOM SCHEDULE:
RESTAURANT / BAR 606 SF
KITCHEN 136 SF
STORAGE 136 SF
OCCUPANCIES DEFINED
- RESTAURANT: "Assembly with Fixed Seating"
- KITCHEN: "Commercial Kitchen & Dining"
- STORAGE: "Storage, stock, shipping area"

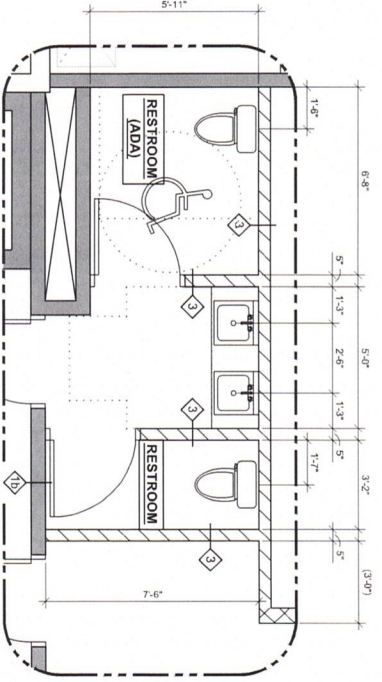
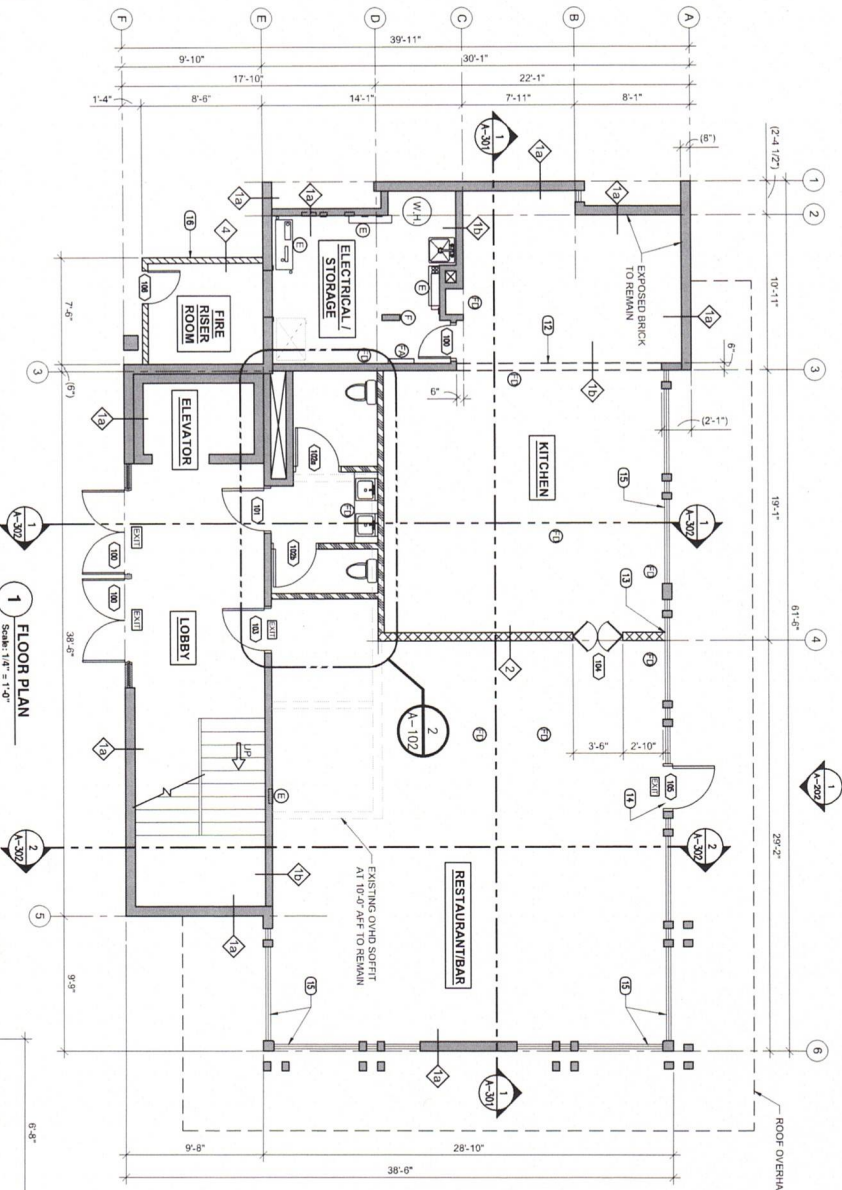
OCCUPANCY

RESTAURANT / BAR	606 SF / 15 OCC.	54
KITCHEN	136 SF / 200 OCC.	3
STORAGE	136 SF / 200 OCC.	3
TOTAL OCCUPANCY (LOAD)		59

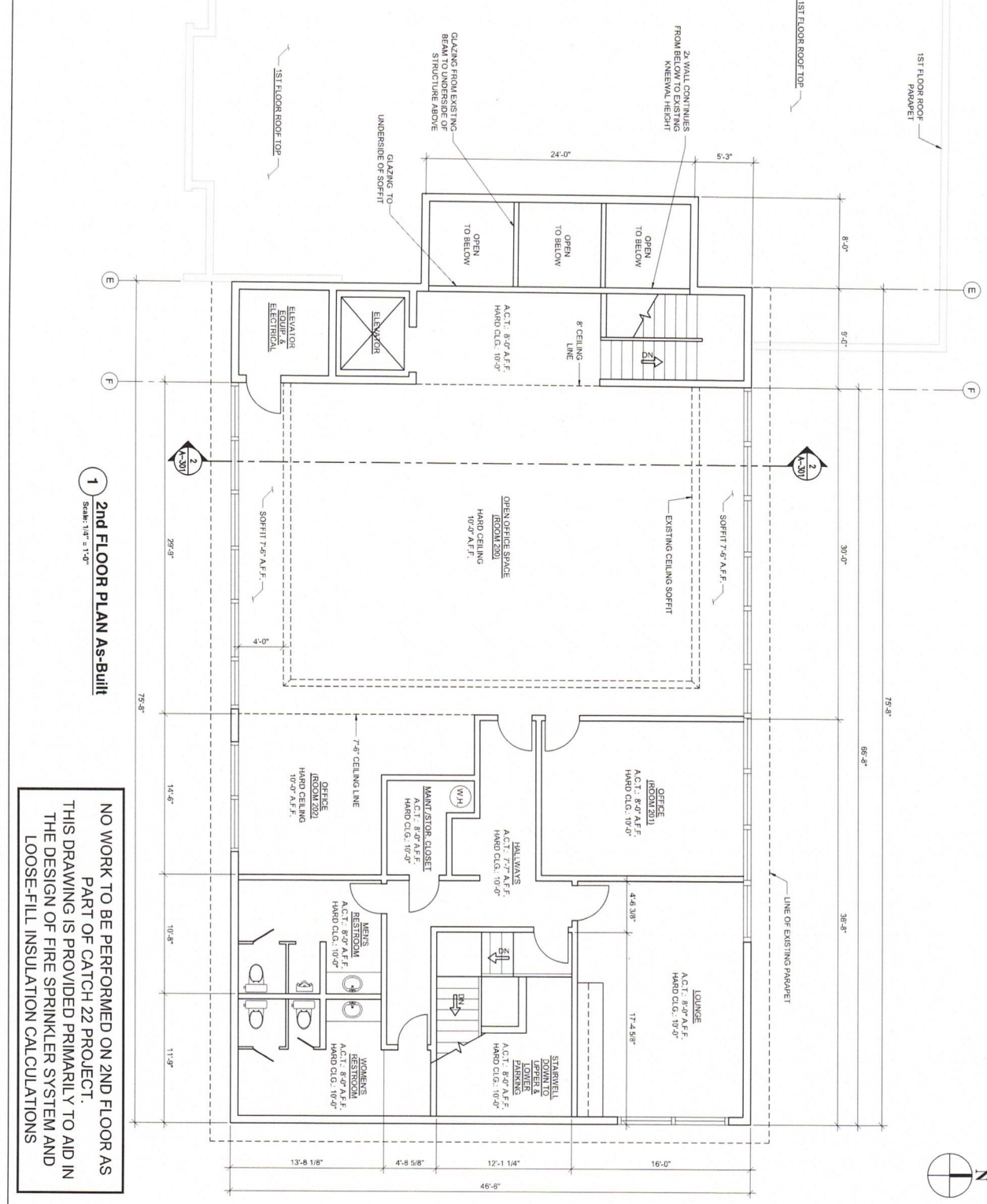
WALL TYPES
(SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION)

DESIGNATION	DESCRIPTION
1a	EXTERIOR WALL: EXISTING CONCRETE FACE
1b	INTERIOR WALL: EXISTING STUD WALL
2	INTERIOR WALL ADDITION (FULL HEIGHT): 2 LAYERS 5/8" TYPE 'X' GWB
3	INTERIOR WALL ADDITION (FULL HEIGHT): 3-1/2" METAL STUDS (2 LAYERS 5/8" TYPE 'X' GWB)
4	EXTERIOR WALL ADDITION (FULL HEIGHT): 3-1/2" WOOD STUDS R-20 BATT INSULATION, (2 LAYERS 5/8" GWB)

- 1 — ELECTRICAL PANEL
- 2 — FIRE EXTINGUISHER (TYPE X)
- 3 — FIRE ALARM PANEL
- 4 — FLOOR DRAIN
- 5 — EXIT SIGN ABOVE DOOR



- NOTES:**
1. SEE SCHEDULE FOR DOOR TYPES TO BE INSTALLED.
 2. FIRE LINES AND FIRE SPRINKLER DESIGN & INSTALLATION PROVIDED BY OTHERS.
 3. LOCATION & LAYOUT OF LED SCHEDULES TO BE COORDINATED WITH OWNER. CONTRACTOR TO PROVIDE SUFFICIENT BLOCKING AS NECESSARY DURING CONSTRUCTION.
 4. SURFABLE WALL BACKING AS REQUIRED BY THE OWNER SHALL BE PROVIDED AND AS NECESSARY.
 5. THE GENERAL CONTRACTOR SHALL PROVIDE FLOOR, WALL, CEILING AND ROOF PENETRATIONS, INCLUDING BUT NOT LIMITED TO THOSE REQUIRED FOR MAKE-UP AIR, CLASS 2 COUNSEL DOORS AND PRECAST SHAFTS FOR CLASS 1 DOWNDRAFT EXHAUSTS.
 6. THE GENERAL CONTRACTOR SHALL PROVIDE CONDUIT AND CABLES FOR ALL ELECTRICAL AND DATA LINES. CONDUIT SHALL BE CIRCULATING EQUAL TO DIAMETER AS RECOMMENDED BY EQUIPMENT MANUFACTURERS.
 7. THE GENERAL CONTRACTOR SHALL PROPERLY SEAL ALL WALL AND FLOOR PENETRATIONS FOR THE INSTALLATION OF RELATED EQUIPMENT AND CONDUITING ITEMS.
 8. ALL DIMENSIONS SHOWN ARE FROM FACE OF FINISHED WALL OR FLOOR.
 9. ALL UTILITIES ROUTINGS, FINAL CONNECTIONS AND JOCKUPS SHALL BE PROVIDED WITH APPROPRIATE RATIONAL AND LOCAL CODES.
 10. IT IS ANTICIPATED TO BE COMPLETED BY CONTRACTOR AND OWNER TO VERIFY TOOLS AND SINKS TO BE COMPLETED IN NEW RESTROOMS.
 11. FLOOR ELEVATION HEIGHT THROUGHOUT RESTROOM. SEE KITCHEN EQUIPMENT PLAN, TYPICAL SECTION HEIGHT THROUGHOUT RESTROOM. SEE STRUCTURAL AND SECTION VIEW 1A-301.
 12. MODIFY EXISTING LOAD-BEARING WALL AND BLOCKHEAD (SEE STRUCTURAL AND SECTION VIEW 1A-301).
 13. INSTALL 18" MIN. FULL HEIGHT AS NEEDED TO MAINTAIN SEPARATION OF KITCHEN FROM RESTAURANT.
 14. APPEARANCE OF NEW STOREFRONT SECTION - EXISTING DOOR TO MATCH EXISTING STOREFRONT.
 15. APPLY NO. 20 TINT TO ALL PERMITTER WINDOWS.
 16. NEW FIRE RISER ROOM HEATED BY INSULATED WALLS AND CEILING.



1 2nd FLOOR PLAN AS-BUILT
Scale: 1/4" = 1'-0"

NO WORK TO BE PERFORMED ON 2ND FLOOR AS PART OF CATCH 22 PROJECT.
THIS DRAWING IS PROVIDED PRIMARILY TO AID IN THE DESIGN OF FIRE SPRINKLER SYSTEM AND LOOSE-FILL INSULATION CALCULATIONS

Project:
CATCH 22 Pizza & Bar
Change of Use

Drawn: LSK
2nd Floor Plan
(For Sprinkler Design Ref)

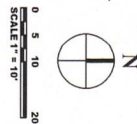
Project Number: 22-2038
Date: 05/07/2023
Drawn By: C. Chakrabarti
Checked By: R. Boudreau
Sheet No.: A-105

Scale: 1/4" = 1'-0"

No.	Description	Date
1	UPDATE TO PERMIT SET	06/11/2023

Project Owner:
Rawan Maju
911 Ironside Ave.
Brenton, WA 98310

INB GROUP CONSTRUCTION MANAGEMENT & CONTRACTING
3750 SIE Mole Hill Dr., P.O. Box 2030
360-885-0899 Phone / 360-885-1097 Fax

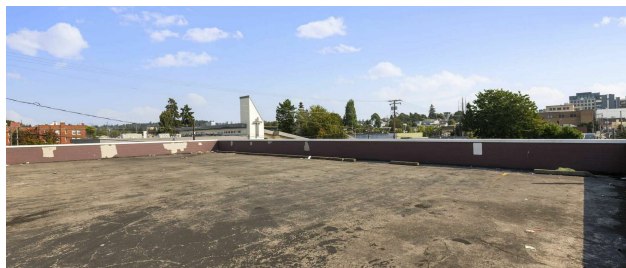
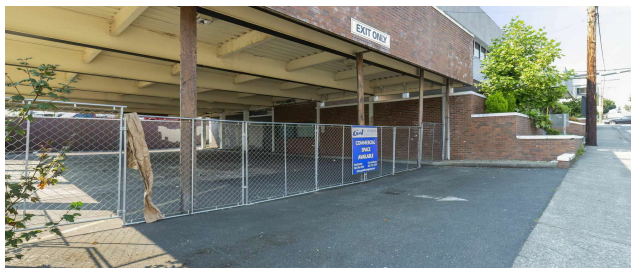
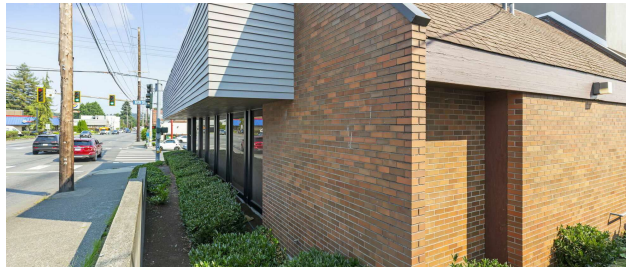
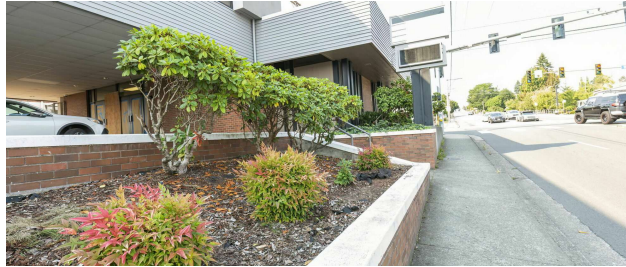
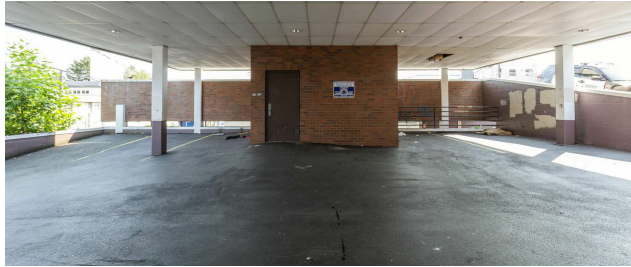


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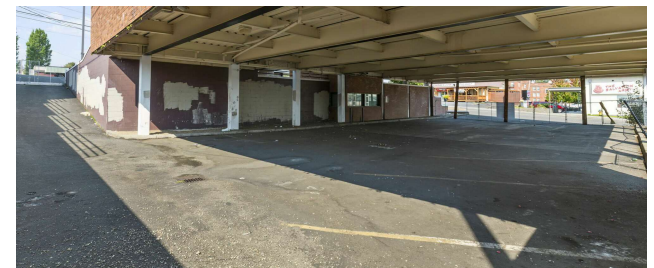
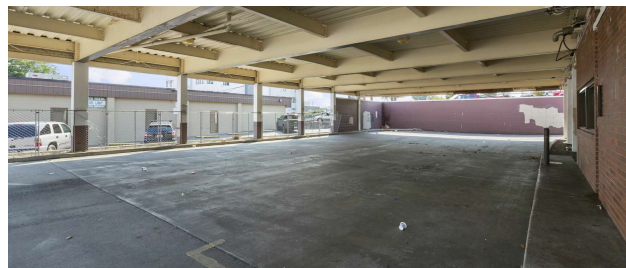
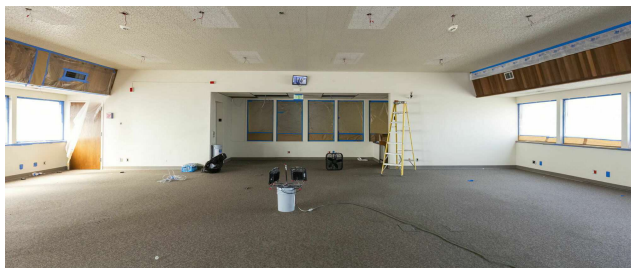
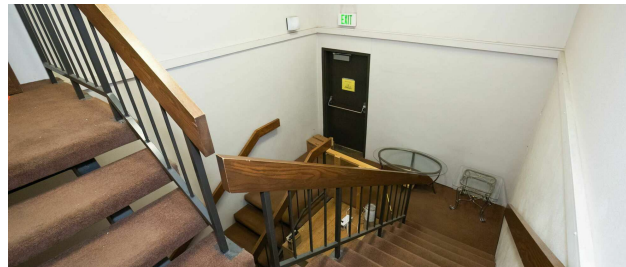
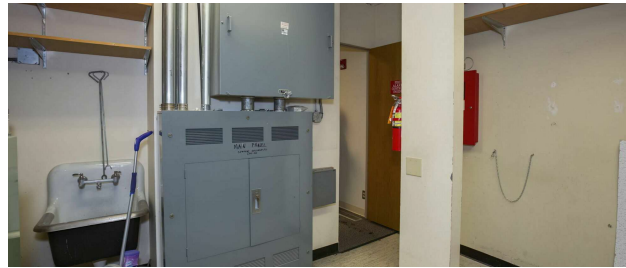
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