



Office For Sale/Lease

9619 Levin Road NW, Silverdale, WA 98383

*Investment | Owner-User Opportunity
with in-place income*

PROPERTY HIGHLIGHTS

- + 0.70 acres (approximately 30,392 SF)
- + 9,351 SF total building
- + 6,300 SF available for lease or owner-occupancy
- + In-place income from NNN leased second floor
- + Highly visible location with tenant pylon sign off Bucklin Hill and Levin Road Northwest
- + Views of pristine Dyes Inlet
- + Parking at approximately 4 stalls/1,000 SF
- + Lease rate: \$22.00 NNN
- + Purchase price: \$2,250,000

Contact listing broker for sale/lease details on adjacent property - 9615 Levin Road NW

KIM MARVIK

Partner

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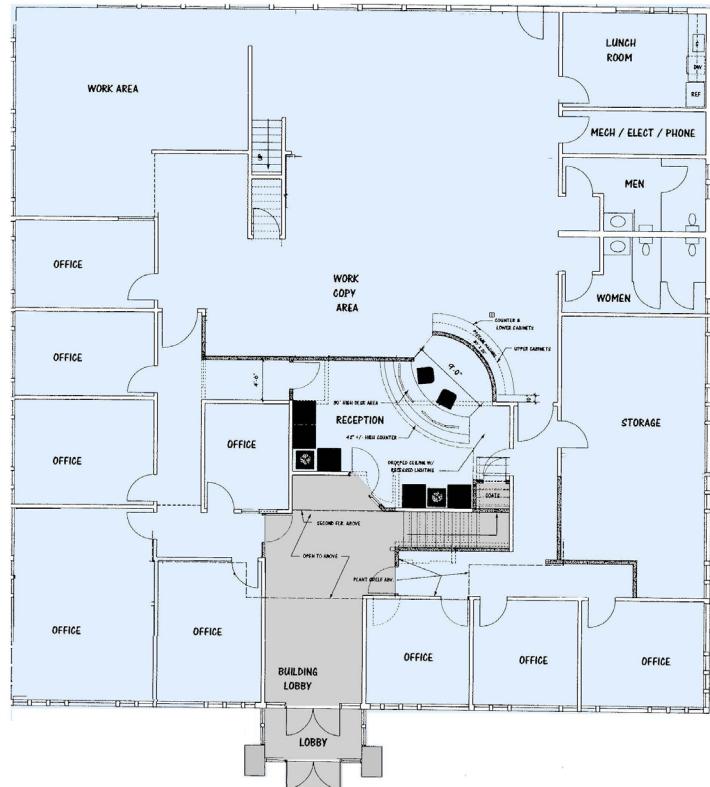


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Floor Plan

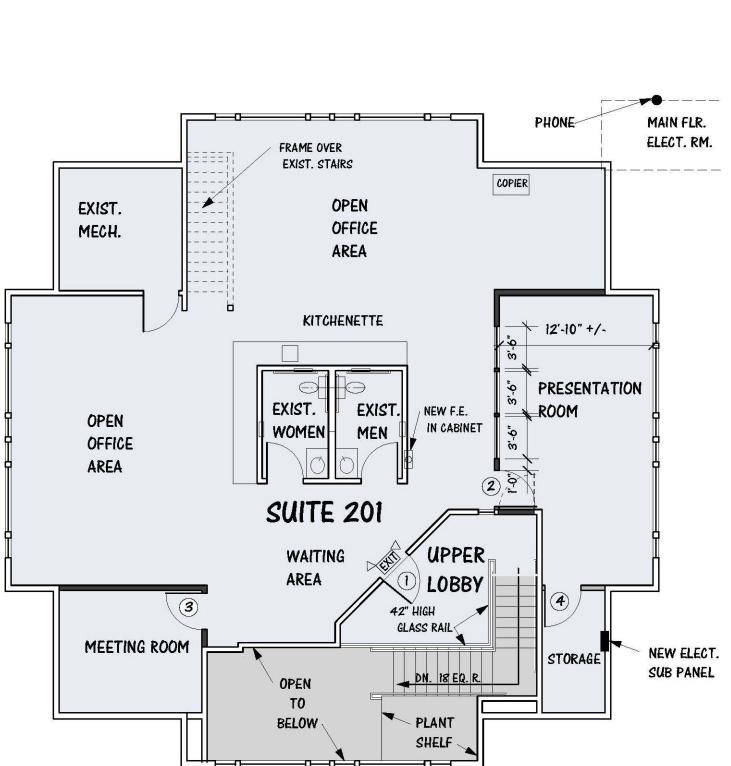
FIRST FLOOR

6,300 SF FOR LEASE



SECOND FLOOR

2,951 SF LEASED



NAI Puget Sound Properties is pleased to present 9619 Levin Road NW, Silverdale, Washington, a 9,251 sq. ft., 2-story office building now available for lease or sale. The first floor, 6,300 sq. ft is available for either a tenant or owner-user to occupy with a NNN lease or the second floor, 2,951 sq. ft. providing in-place income to a purchaser. The property is located six miles west of Seattle across Puget Sound in central Kitsap County

and offers excellent visibility off Bucklin Hill and Levin Road NW along with convenient access to Highway 3 that serves both Kitsap and Mason counties in the Kitsap Peninsula. Nearby amenities include restaurants, coffee shops, banks and recreation plus major complexes within one mile including the Kitsap Mall, a 300,000 sq. ft. regional mall and the St. Michael Medical Center, a 500,000 SF, 248-bed, Level III Trauma Center.

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Aerial

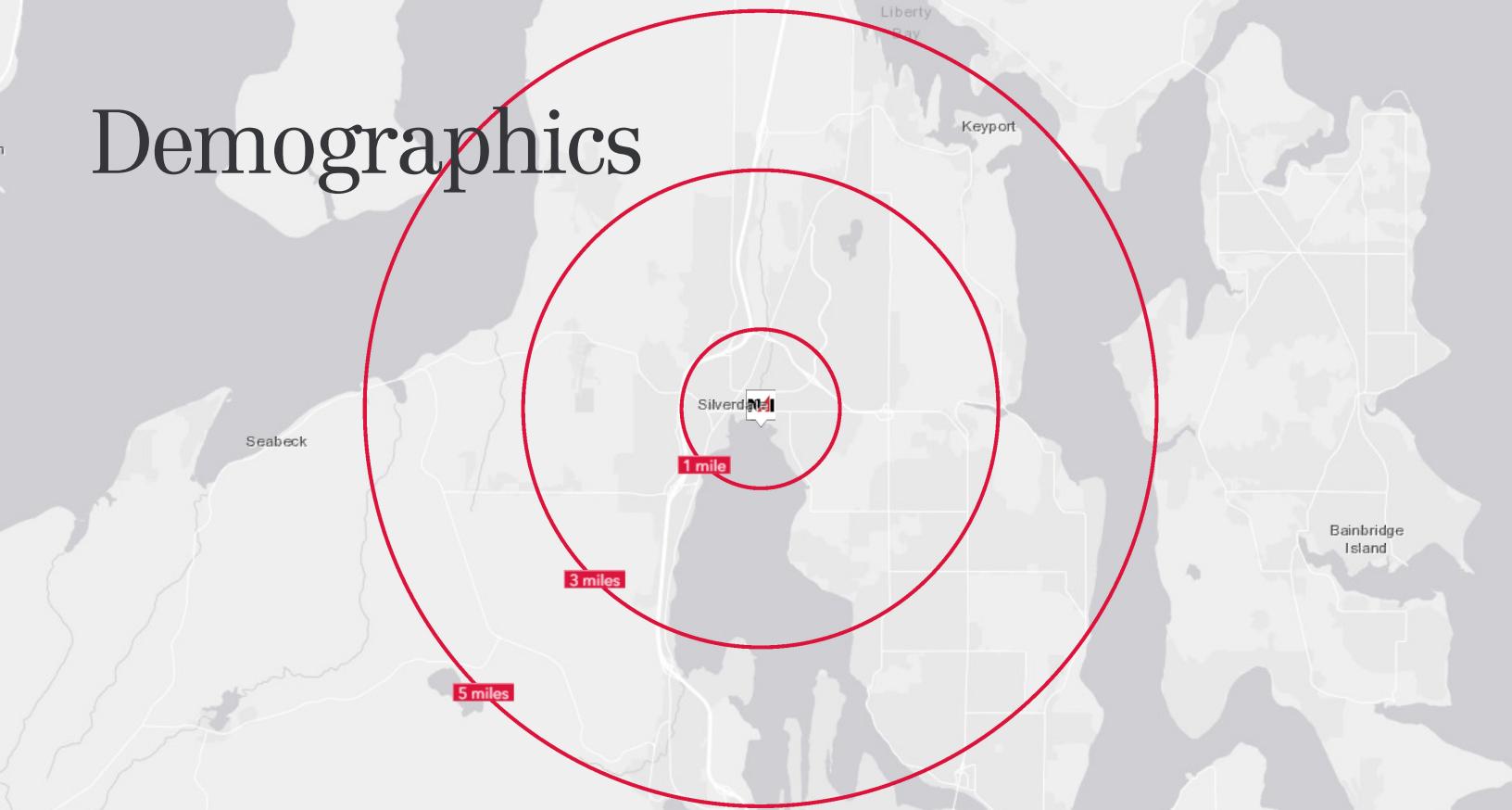


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Demographics



9619 LEVIN ROAD NW, SILVERDALE, WA

	1 MILE	3 MILES	5 MILES
Population	5,369	40,758	86,763
Households	2,555	15,673	32,383
Median Age	38.9	37.8	36.8
Average HH Income	\$97,957	\$128,704	\$124,865

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