



**734 Water Street, 2nd Floor
Up to 4,500 sf. Space For Rent
Owner Offering Incentives**

734 Water St, Port Townsend, WA 98368

Angela Wilkinson

(360) 471-4700

Shaun Novinbakht, Owner, (310) 729-7900

shnovin@gmail.com

awilkinson@windermere.com

734 Water Street, 2nd Floor, Up to 4,500 sf. Space Available For Rent

\$1.45 /SF/Month

Rare opportunity to lease magnificent space with water views in the heart of historic downtown Port Townsend. Located on Water Street between Adams and Quincy, gorgeous water and Cascade Mountain views. Ample parking for employees and clients. Approximately 4,500 sq ft of second floor space above the First Security Bank of Washington, which can accommodate a wide variety of uses. Single use or multi tenant options available. Total rent of \$1.45 per sq ft including NNN charges. Landlord is willing to provide incentives to qualified tenant(s). Please direct inquiries to listing broker Angela Wilkinson at 360-471-4700 (cell) 360-385-9344 (office) or property owner Shaun Novinbakht at 310-729-7900 (cell) 310-246-1524 (office)

- Great Multi-Use Space For Lease on Water Street
- Water Views
- Property is in Exellect Condition
- Tenant Improvements Available
- Rental Rate and Term is Negotiable

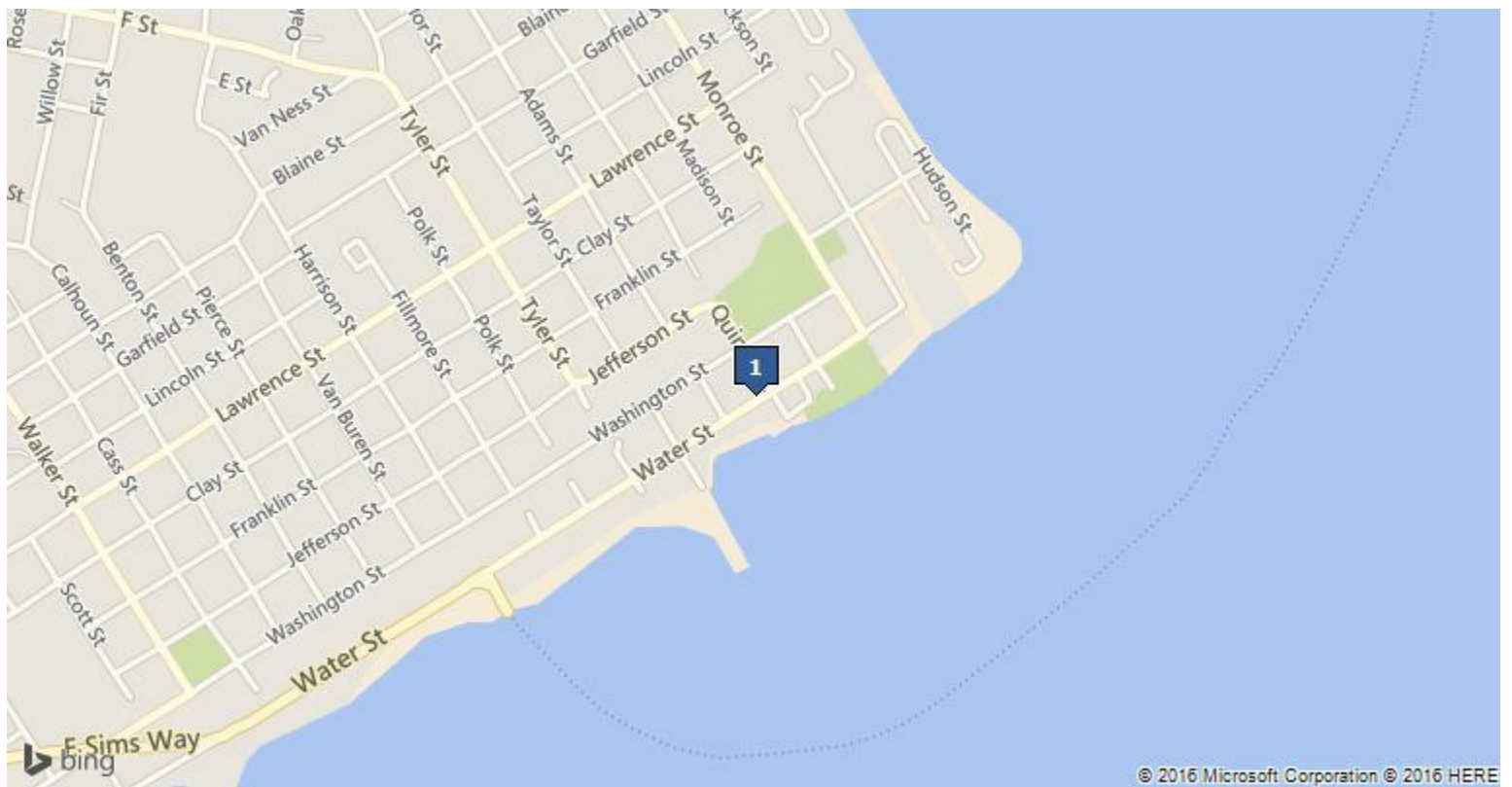


Total Space Available:	Up to 4,500 sf
Rental Rate:	\$1.45 /SF/Month Plus Incentives
Property Type:	Office and Multi Use Purpose
Property Sub-type:	Office Building
Additional Sub-types:	Medical Office, Office-R&D, Special Purpose (Other)
Building Size:	10,157 SF
Building Class:	B
Year Built:	1974
Lot Size:	33,541 SF

Space 1

Space Available	Up to 4,500 SF with water view
Rental Rate	\$1.45 /SF/Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Multi Purpose Office Space and many other uses, Medical Office, Institutional/Governmental
Lease Type	Gross
Date Available	Immediately
Number of Parking Spaces	49

The available space can be used for multiple purposes.



734 Water St, Port Townsend, WA 98368

Property is located on Water Street in downtown Port Townsend with gorgeous water views and ample parking spaces.

Property Photos



Property Photos



Property Photos



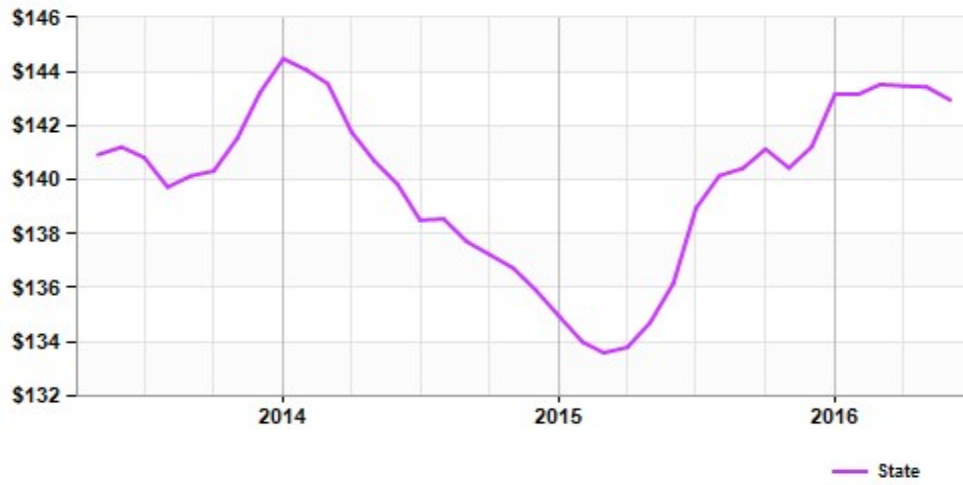
Property Photos



Parking Lot

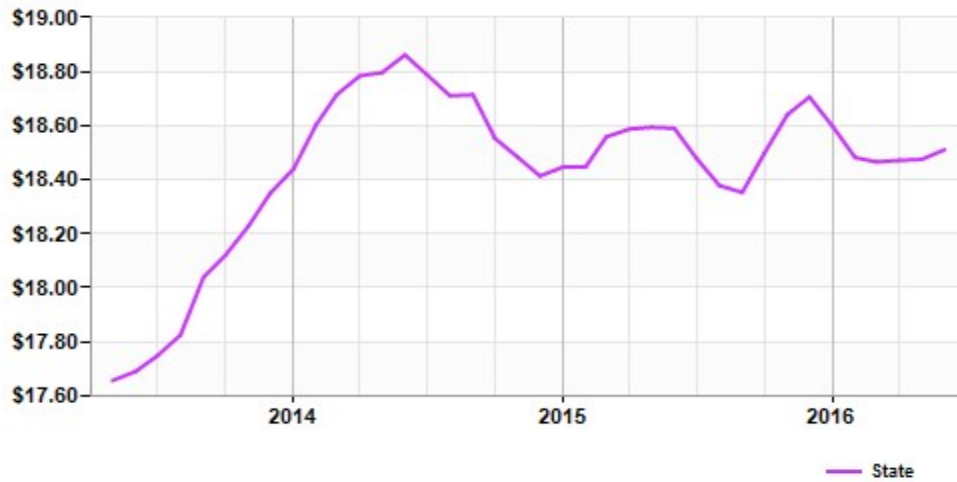
Market Trends

Asking Prices Office for Sale Port Townsend, WA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$143	-0.4%	+5.0%

Asking Rent Office for Lease Port Townsend, WA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$18.51	+0.2%	-0.4%