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February 10, 2023

\$140M mixed-used Bremerton project ready for tenants

By **EMMA HINCHLIFFE**
A/E Editor

Marina Square, a 344,400-square-foot mixed-use project at 280 Washington Ave. in Bremerton, has been completed and is now leasing.

The project, which is developed by Sound West Group in partnership with the City of Bremerton, has transformed a former parking lot into a destination waterfront location with 270 housing units located across two mid-rise towers.

The project also includes retail and restaurant space, a three-level parking structure located beneath the apartments with 380 stalls, and a landscape public plaza, called Marina Square, between the two towers. Retail elements include a public market, managed by Harris Retail Group, which is set to open June 1. The plaza will also be used as public events space.

Crews from Compass Construction broke ground on Marina Square in spring 2019. The first residents began moving in last November. The project was significantly impacted by the pandemic. Work was halted in March 2020 and didn't resume until January 2021. When it did resume, the project had pivoted from its original plan, which was for the south tower to be a 120-room hotel operated by Cambria. That tower, called the Fleethouse, is now 145 rental units consisting of 50 furnished suites and 66 efficiency studios, geared towards attracting short-term/business renters, and 29 market-rate homes. Designs for the north tower, called the Shearwater, did not change. That tower has 125 market-rate apartments.

Amenities at the towers include a rooftop deck with community fireplace, ping pong, grilling station and lounge seating, a residents club room with billiards, a TV lounge and entertainment kitchen with indoor-outdoor direct access to the public plaza, and a coffee bar in the leasing office.

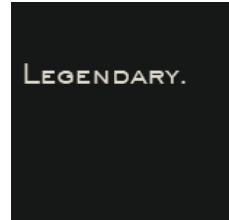


Photos by Robert Rawlings, Kitsap Sky View LLC courtesy of Sound West Group [\[enlarge\]](#)

The project's two buildings are bifurcated by a public plaza.



Marina Square overlooks Bremerton Marina and is within short walking distance to the Bremerton ferry terminal. [\[enlarge\]](#)



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Encore Architects designed Marina Square. The development is oriented to overlook Bremerton waterfront, boardwalk, and marina. All homes have views, due to a sawtooth window design. Some units feature balconies and patio terraces. The Fleethouse lobby has been designed to look like a grand hotel lobby and has a glass and wood feature staircase as well as direct access to the on-site market at Marina Square.

Sound West Group says the residential units are currently 17% leased. The developer is currently looking for a tenant for the project's 5,574-square-foot third floor waterfront restaurant space and adjoining outdoor patio. Around 2,000 square feet of retail space is also available on the fourth floor and venue opportunities are available on the waterfront and plaza levels for outdoor concerts, festivals and private events. Olympus Property Partners is leasing the building's residential portions, with rents starting at \$1,680 for an unfurnished 455-square-foot studio. West Coast Commercial Realty is leasing the restaurant and retail spaces.

Marina Square was one of the first opportunity zone projects in the country and is also the largest privately funded development in Bremerton's history. "After all the setbacks with the pandemic this feels like a monumental achievement and we are thrilled to see this spectacular project completed," Wes Larson, CEO of South West Group and a fourth-generation Bremerton resident, told the DJC. The project is also SWG's largest to date and cost around \$140 million. "Marina Square is the new anchor and cornerstone of Bremerton's waterfront," Larson added.

The project team for Marina Square also includes Environmental Science Associates, archaeologist; Krazan & Associates, geotechnical engineer; Krazan & Associates, Bill and Krista Webb, Restorical Research and Libby Environmental, environmental engineering; Keller Rohrback LLP, legal; MAP Limited, AES Surveyors and SCE Surveyors, surveyor; Xltech Structural, Bykonen Carter Quinn, Atlas Design and Terracon, structural/shoring engineer; Comfort Systems, Haggard Electric, One Way Plumbing and Smith Fire, MEPPF, Allen Engineering, Jensen Hughes and United Building & Engineering Services LLC, smoke control; BEE Consulting LLC, envelope; Encore Architects, Vida Design, Drift Architecture & Interiors, interior design; Fisher Bouma Partnership and Gary Sexton, landscape; A3 Acoustics, acoustic and Studio Pacifica, ADA.

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