



# FOR LEASE

9808 44th Avenue NW  
Gig Harbor, WA 98332



**BUILDING #12 | 15,577 SF± | NOW AVAILABLE!**



**BUILDING #8 | 10,800 SF± | NOW AVAILABLE!**



## NORTHARBOR BUSINESS CAMPUS

Lisa Tallman

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



**NORTHARBOR BUSINESS CAMPUS** is a pleasant, professional business park with great access to Highway 16. Office and office/warehouse combinations are available to lease. Call to discuss the exciting upcoming options and new planned business park expansion!

**9808 44TH AVE NW:**

\*CALL LISTING AGENT FOR LEASE RATE DETAILS

### PHASE I:

9803 44th Avenue NW

- 15,577 SF±
- 1,800 SF Office
- 13,777 SF Warehouse
- Available Now!

### PHASE II:

9617 44th Avenue NW

Building #8

- 2,520 SF± to 10,800 SF±

### PHASE III:

Now Under Planning

- Building #7A: 26,600 SF±
- Building #7B: 7,200 SF ±
- Building 10: 7,200 SF ±



## TENANTS



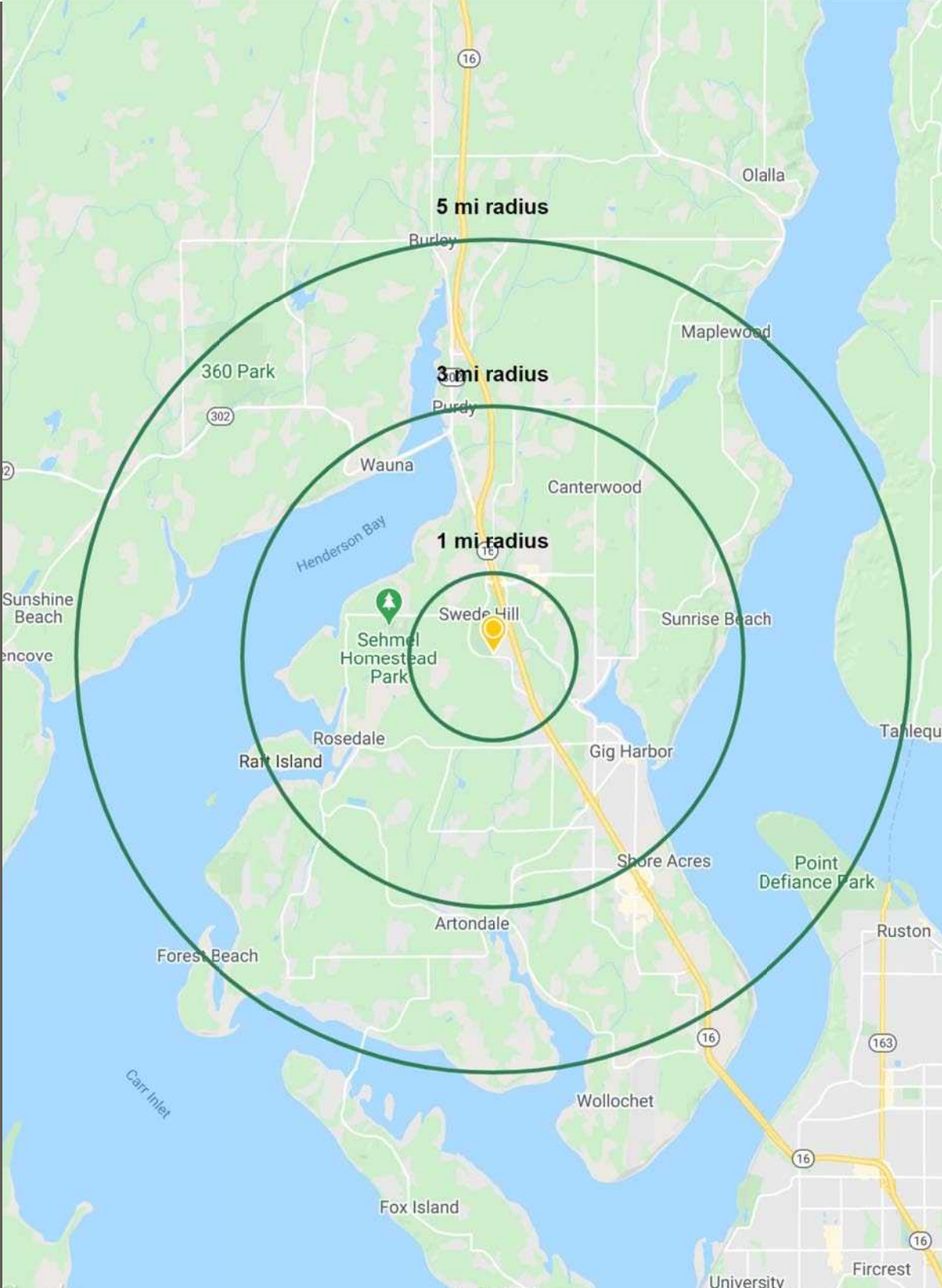
## DETAILS

- Located off of Burnham Drive in Gig Harbor
- Close access to State Route 16
- Traffic counts:
 

- Burnham Drive	5,442 ADT
- SR 16	80,610 ADT

# DEMOGRAPHICS

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## POPULATION

Mile 1	Mile 3	Mile 5
5,549	27,186	52,893

## AVERAGE HH INCOME

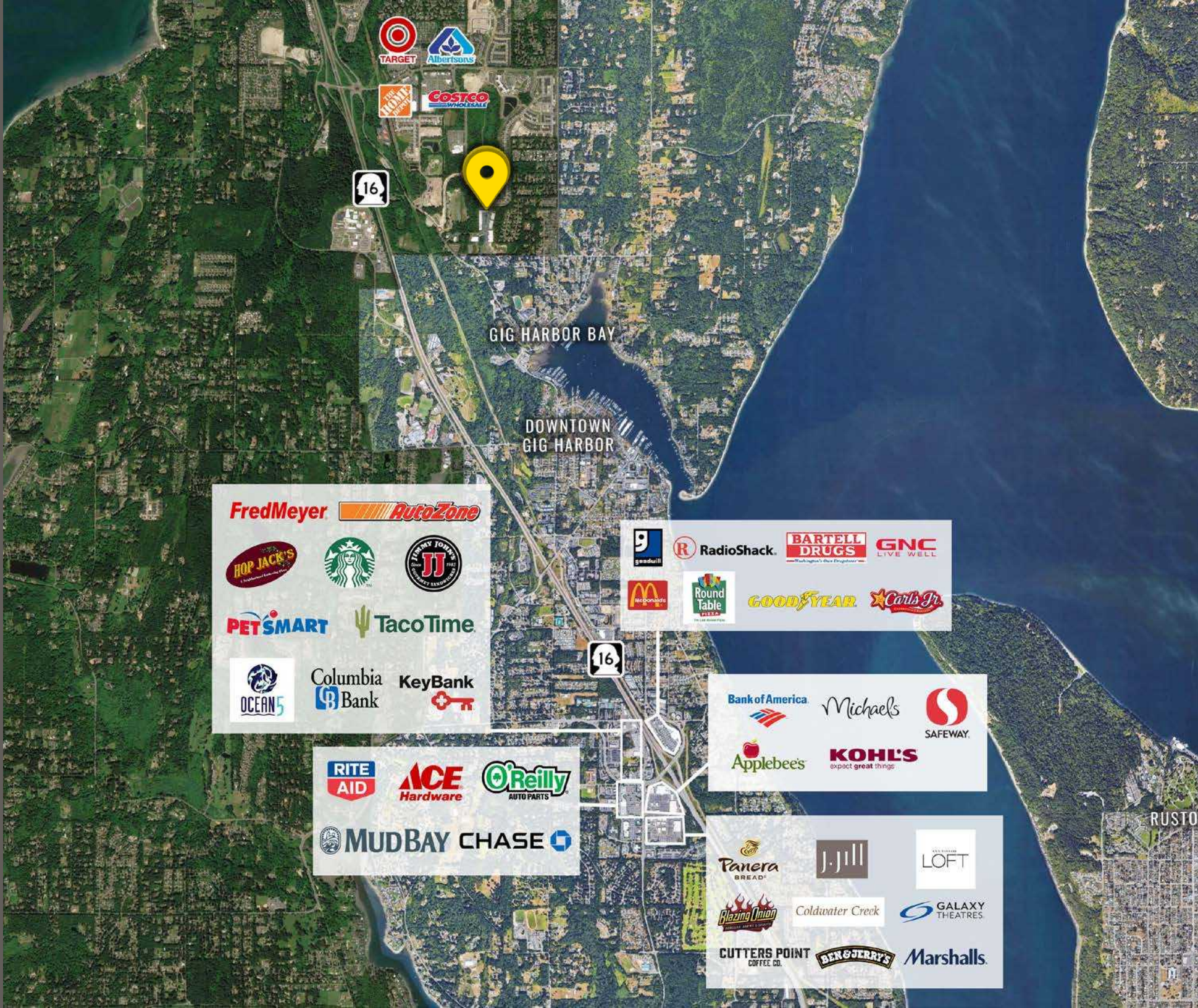
Mile 1	Mile 3	Mile 5
\$156,450	\$178,510	\$171,732

## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
2,849	10,606	17,265



LOCATION AERIAL



TARGET  
Albertsons  
COSTCO WHOLESALE  
16

GIG HARBOR BAY  
DOWNTOWN GIG HARBOR

Fred Meyer AutoZone  
HOP JACK'S  
Starbucks  
JJ  
PET SMART  
TacoTime  
OCEAN 5  
Columbia Bank  
KeyBank

9 goodwill  
RadioShack  
Bartell Drugs  
GNC  
McDonald's  
Round Table  
GOODYEAR  
Carls Jr.

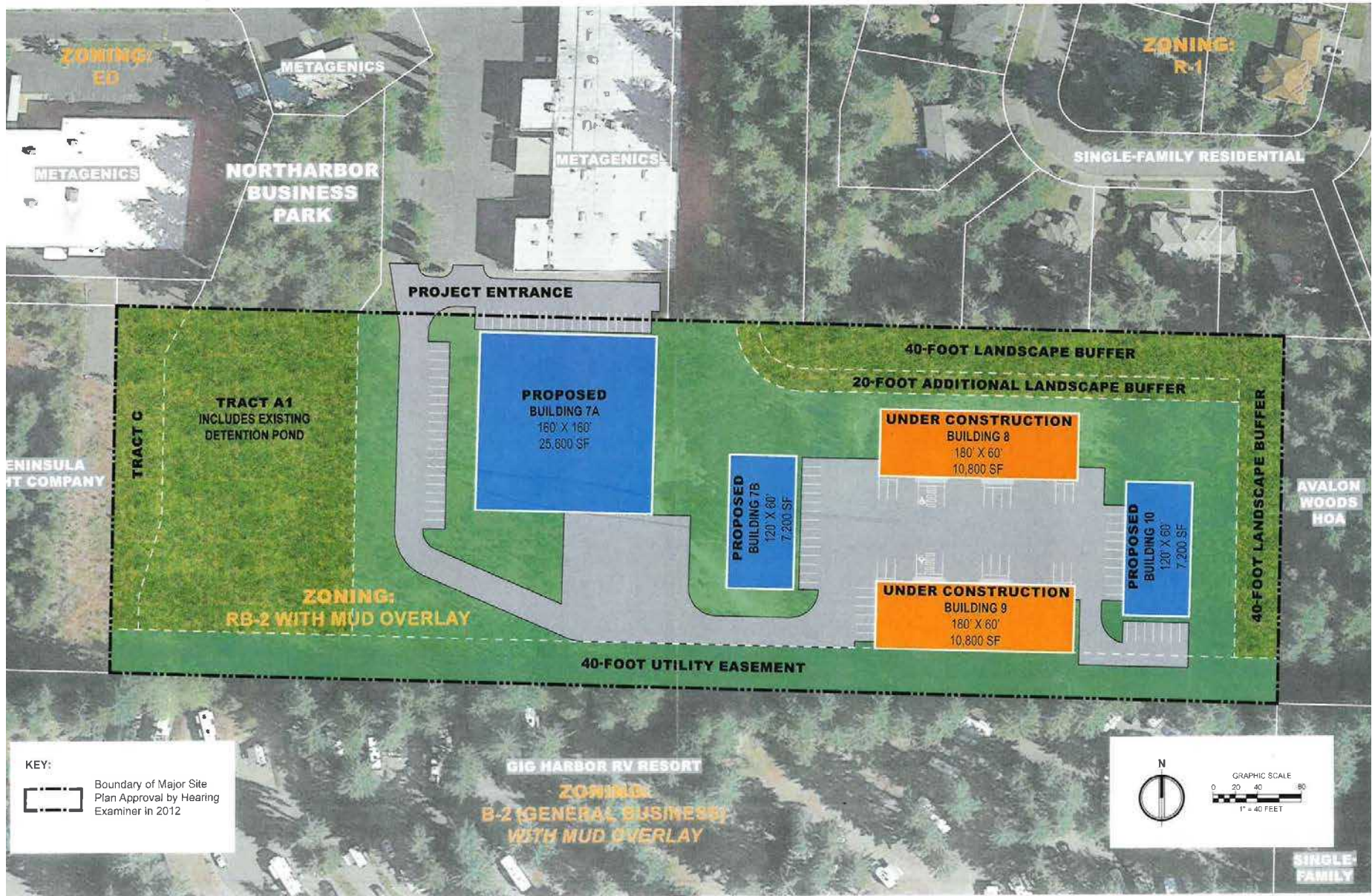
Bank of America  
Michaels  
SAFEWAY  
Applebee's  
KOHLS

RITE AID  
ACE Hardware  
O'Reilly  
MUD BAY CHASE

Panera Bread  
J. Jill  
LOFT  
Blazing Onion  
Coldwater Creek  
GALAXY THEATRES  
CUTTERS POINT COFFEE CO.  
BEN & JERRY'S  
Marshalls



# SITE PLAN





CITY SUMMARY



**GIG HARBOR, WA** is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with excellent site-seeing, history, culture, dining, shopping and more.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

LISA TALLMAN

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