



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

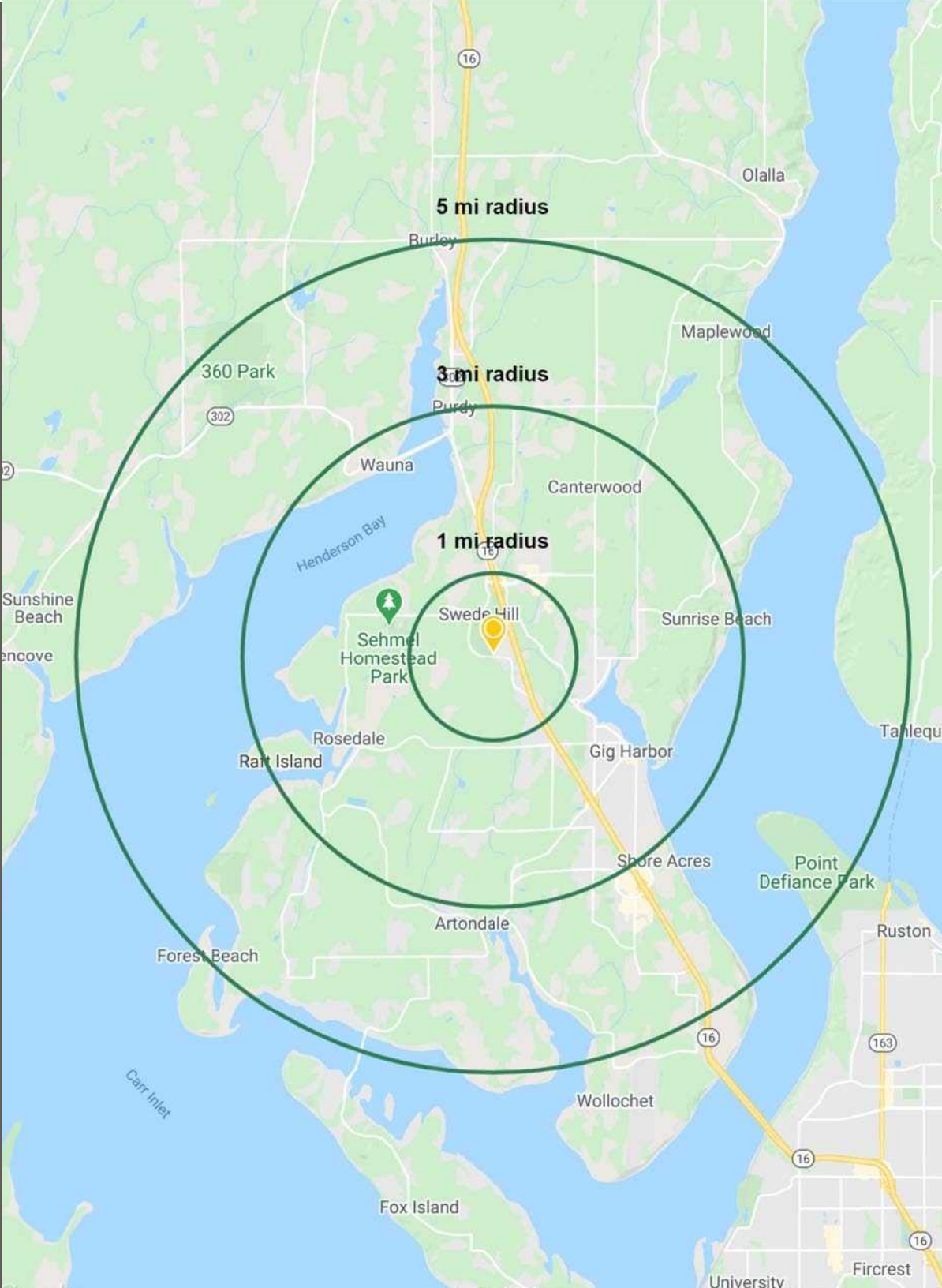


DETAILS

- 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

DEMOGRAPHICS



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

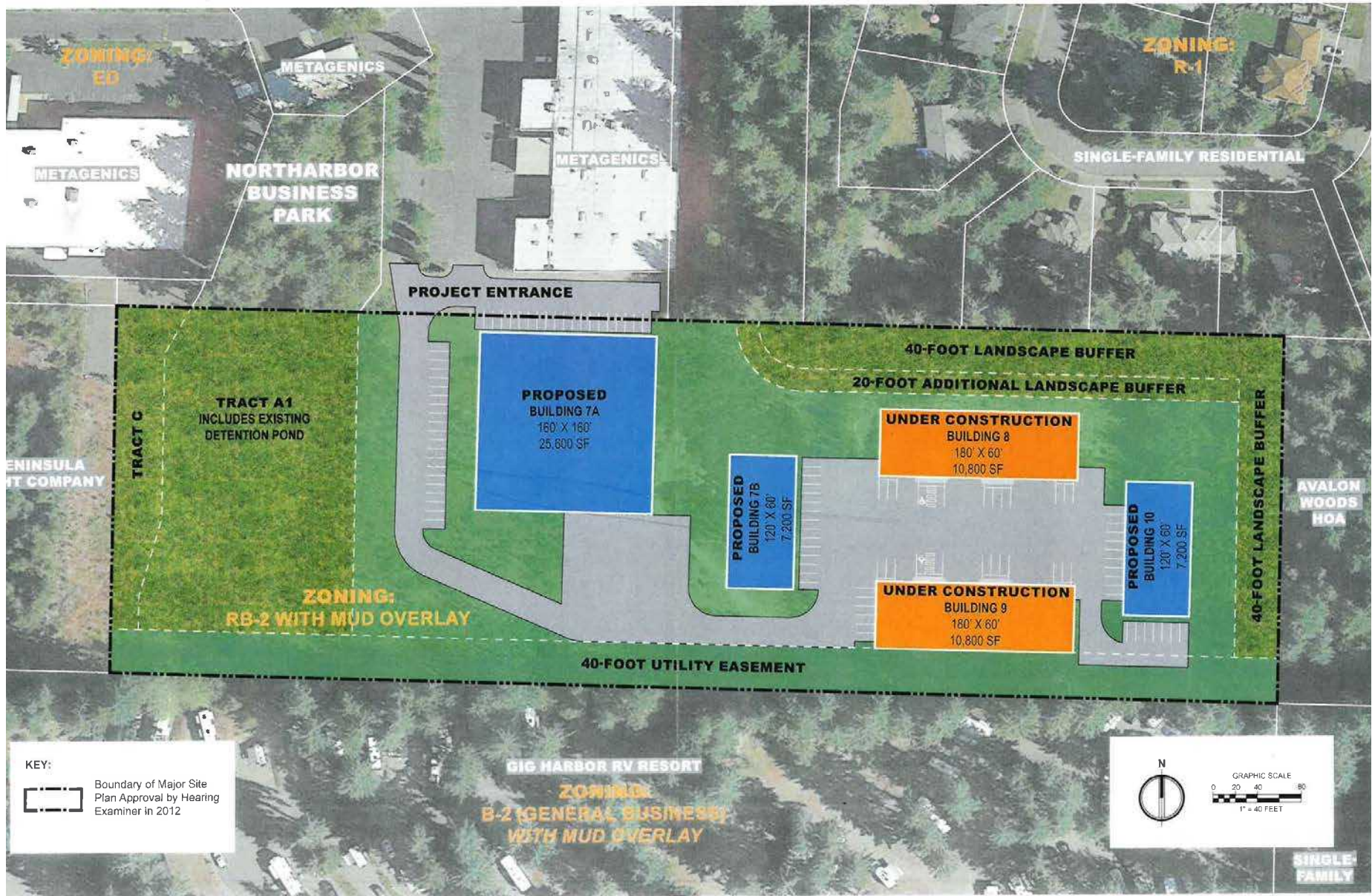
9 RadioShack. BARTELL DRUGS GNC
McDonald's Round Table GOODYEAR Carls Jr.

Bank of America Michaels SAFEWAY
Applebee's KOHL'S

RITE AID ACE Hardware O'Reilly
MUD BAY CHASE

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

SITE PLAN





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.

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