

FOR LEASE

3309 56th Street NW
Gig Harbor, WA 98335



56TH ST PROFESSIONAL BLDG

Lisa Tallman | Jamie Firth

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

56TH ST PROFESSIONAL BLDG is located in a picturesque coastal town known for its maritime heritage, stunning waterfront views, quaint shops, and excellent dining options. The area offers a relaxed, small-town atmosphere with a touch of sophistication. While retaining a peaceful feel, Gig Harbor boasts convenient access to larger metropolitan amenities in nearby Tacoma and Seattle.

3309 56TH STREET NW

SUITE 107 1,188 ± SF \$21.00 PSF PLUS NNN
***AVAILABLE JUNE 1, 2024**

- NNN estimated at \$6.50 PSF
- 34 parking spaces on site
- Professional office build-outs
- Contemporary design with a mixture of brick, metal and stucco
- Close access to surrounding retailers
- Private Westside location near new developments
- Close access to HWY 16
- Traffic counts on Olympic Drive: 20,000 CPD



Population



Average HH Income



Daytime Population

Regis - 2024

Mile 1

7,041

\$151,497

7,710

Mile 3

27,536

\$171,283

21,627

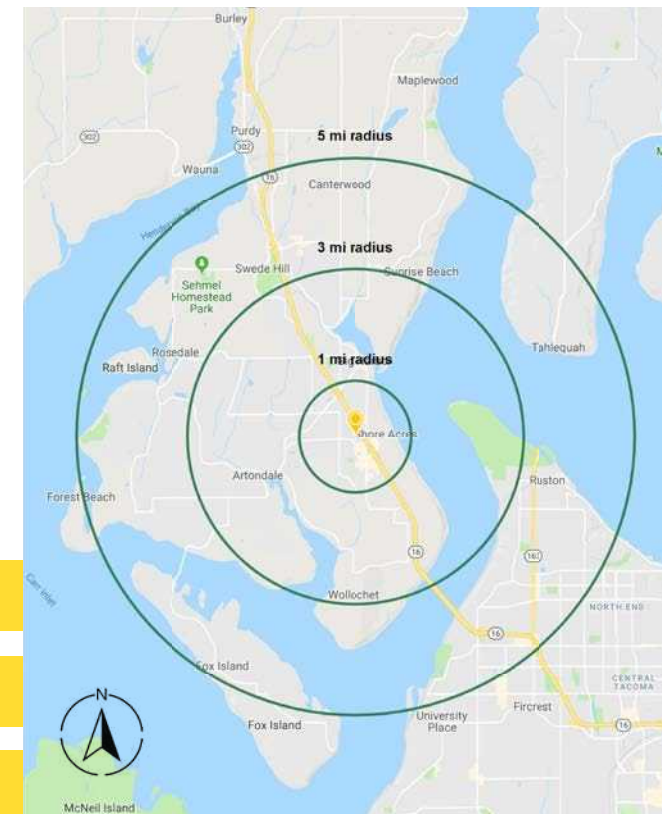
Mile 5

85,573

\$168,219

52,967

NEARBY TENANTS



LOCATION AERIAL



GIG HARBOR BAY

FredMeyer **AutoZone**

HOP JACK'S **Starbucks** **JJ'S**

PET SMART **TacoTime**

OCEAN5 **Columbia Bank** **KeyBank**

goodwill **RadioShack** **BARTELL DRUGS** **GNC**

McDonald's **Round Table PIZZA** **GOODYEAR** **Carls Jr.**

Bank of America **Michaels** **SAFeway**

Applebee's **KOHL'S**

RITE AID **ACE Hardware** **O'Reilly AUTO PARTS**

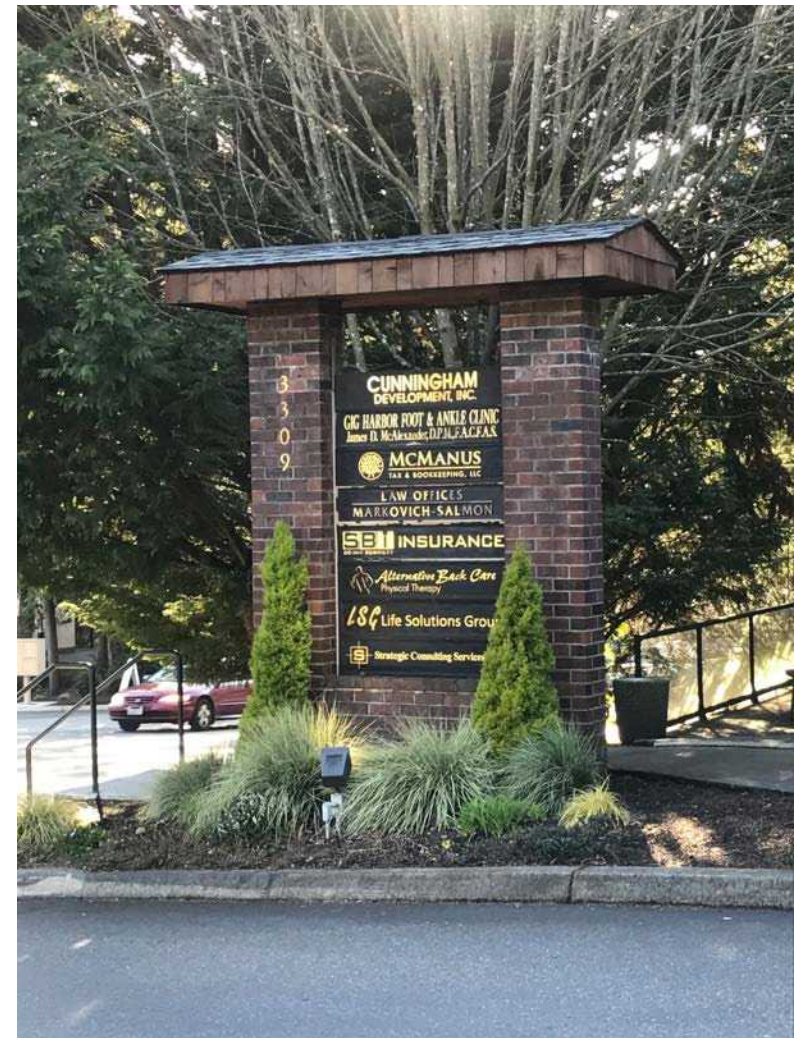
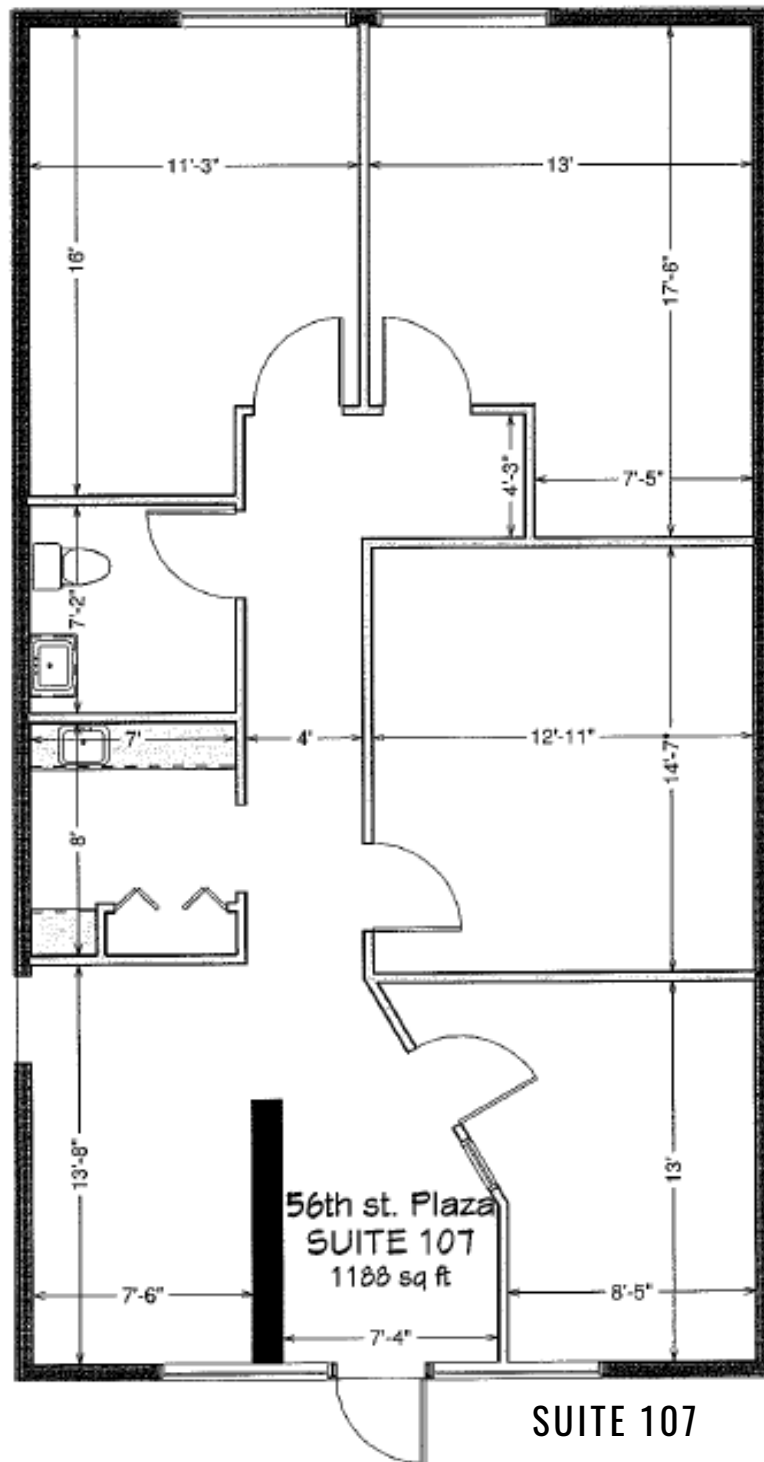
MUD BAY CHASE

Panera BREAD **J.Jill** **LOFT**

Blazing Union **Coldwater Creek** **GALAXY THEATRES**

CUTTERS POINT COFFEE CO. **BEN & JERRY'S** **Marshalls**

FLOOR PLAN

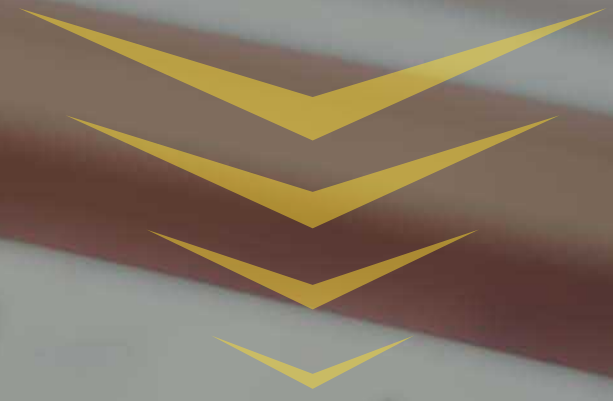


Suite	Tenant
101	Mindscape Counseling
102/103	Alternative Back Care
104	Stripes Global
105	Design Innovations
106	Communication Therapies
107	AVAILABLE [6.1.24]
108	Dr. James McAlexander
109	McManus Tax



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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