

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

- 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

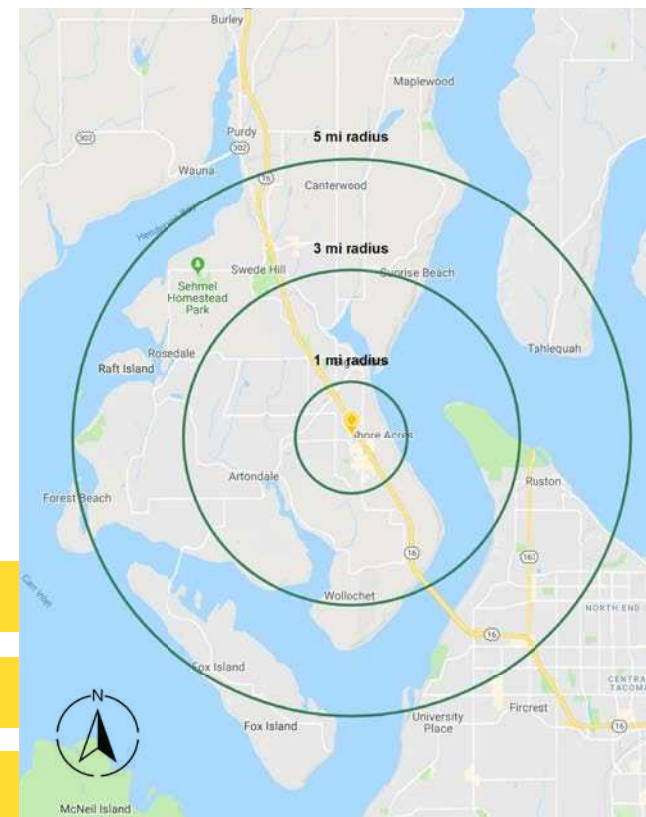


Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
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





GIG HARBOR BAY

LOCATION AERIAL

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** **Carl's Jr.**

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

Applebee's **KOHL'S**

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

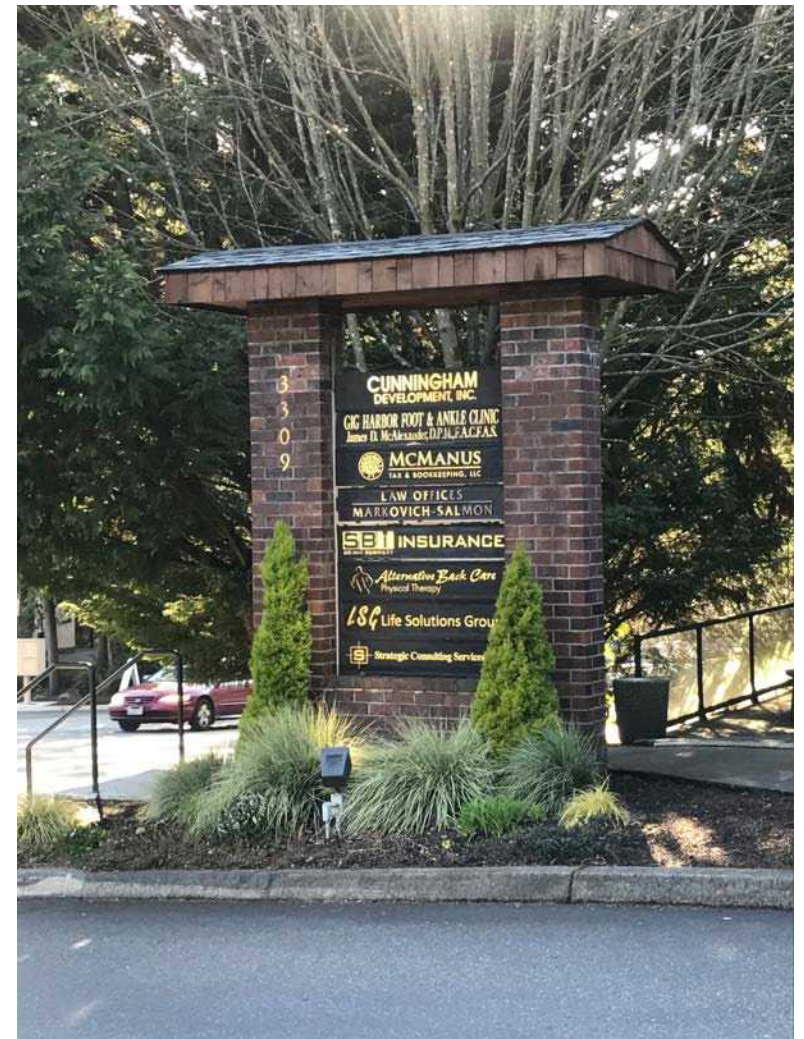
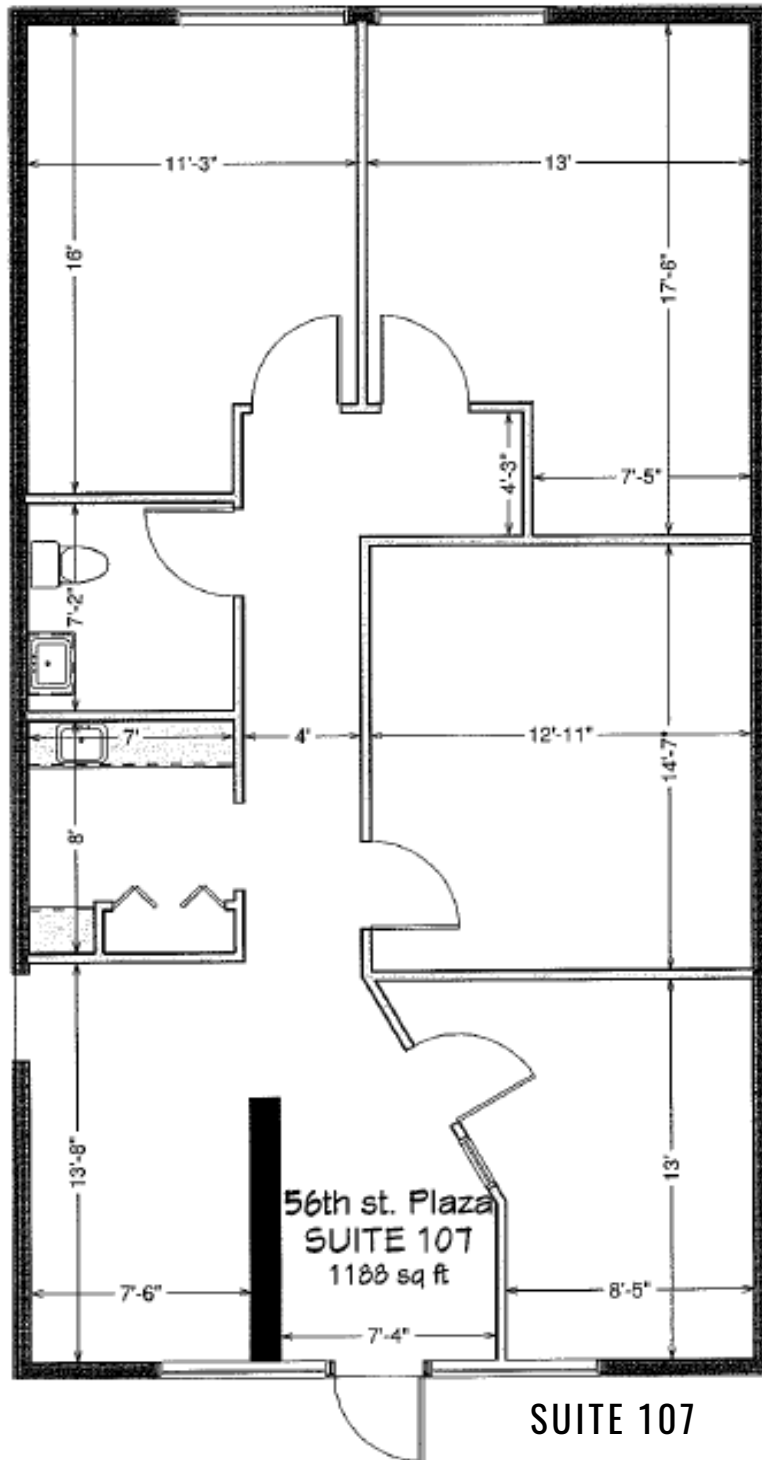
MUD BAY CHASE

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
108	Dr. James McAlexander
109	McManus Tax

TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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