



# GIG HARBOR OFFICE PADS

*For Lease or Sale READY TO BUILD  
Lots in Erickson Business Park*

3419 & 3445 ERICKSON ST, GIG HARBOR, WA

## Property Features

### LOT 3 | 3445 ERICKSON ST

LAND SF	17,088 SF
BUILDING SF	5,920 SF footprint + 336 SF 2nd Floor Mezzanine Office (Optional)
SALE PRICE	\$650,000

### LOT 4 | 3419 ERICKSON ST

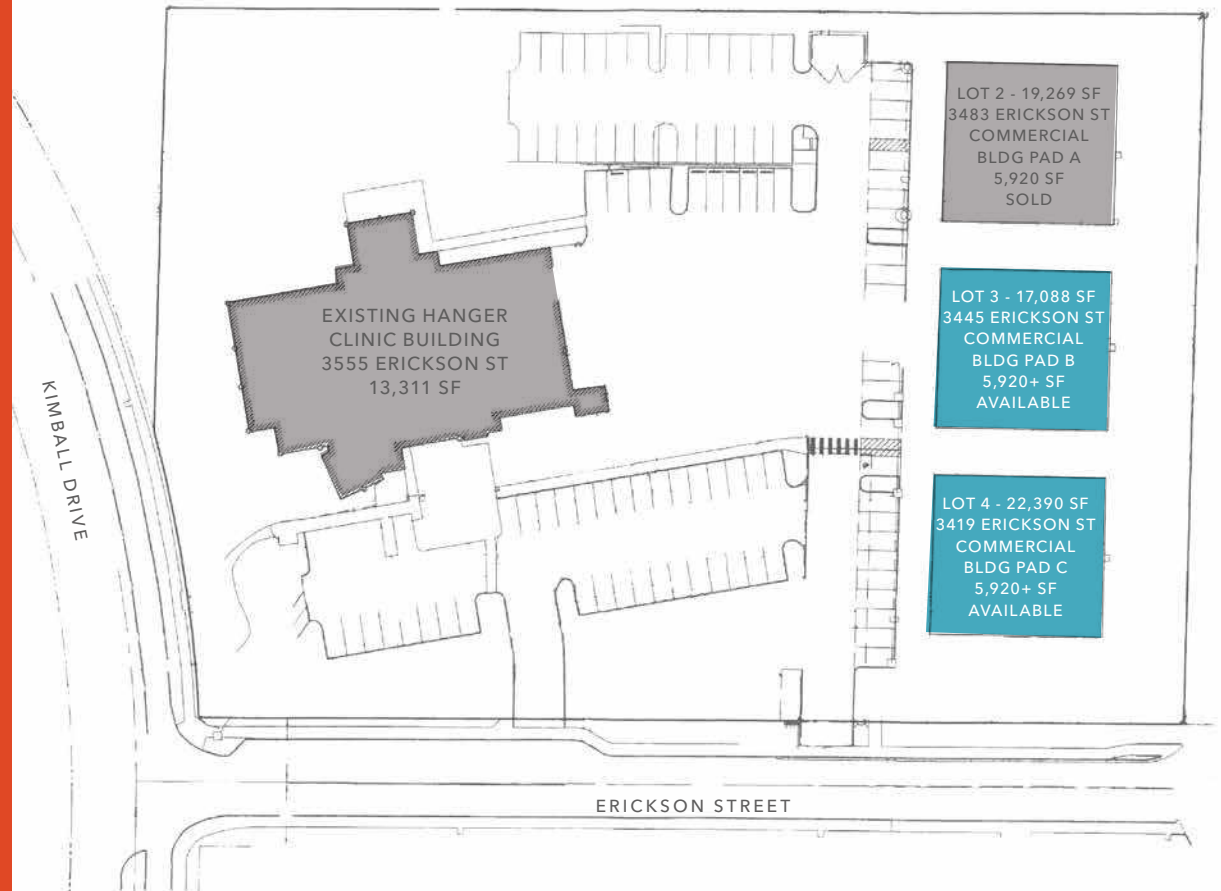
LAND SF	22,390 SF
BUILDING SF	5,920 SF footprint + 1,152 SF 2nd Floor Mezzanine Office (Optional)
SALE PRICE	\$750,000

Building square footage subject to approval by the Jurisdiction based on the date of actual submittal for permit (and current codes at the time)

Built-to-Suit available

- Anticipated shell and core construction pricing = ±\$325-350 per building square foot

- Shell and core condition to include: structure (including exterior wall insulation), siding, exterior painting, roof (including insulation), gutters, windows, electrical service and emergency lighting and required systems. Mechanical plumbing rough-in within the building. Conditioning of the space to stay temperate within the building.



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## PROPERTY INFORMATION

Lots are for Sale or  
BTS Lease or Sale

Building can be ready for occupancy  
within ±14 months of final design

Great access to Hwy 16 via Kimball  
Drive and Wollochet Drive

Near restaurants, Starbucks, and  
other amenities

Less than 1 mile from Downtown Gig  
Harbor waterfront

Very nice business park setting in  
convenient location

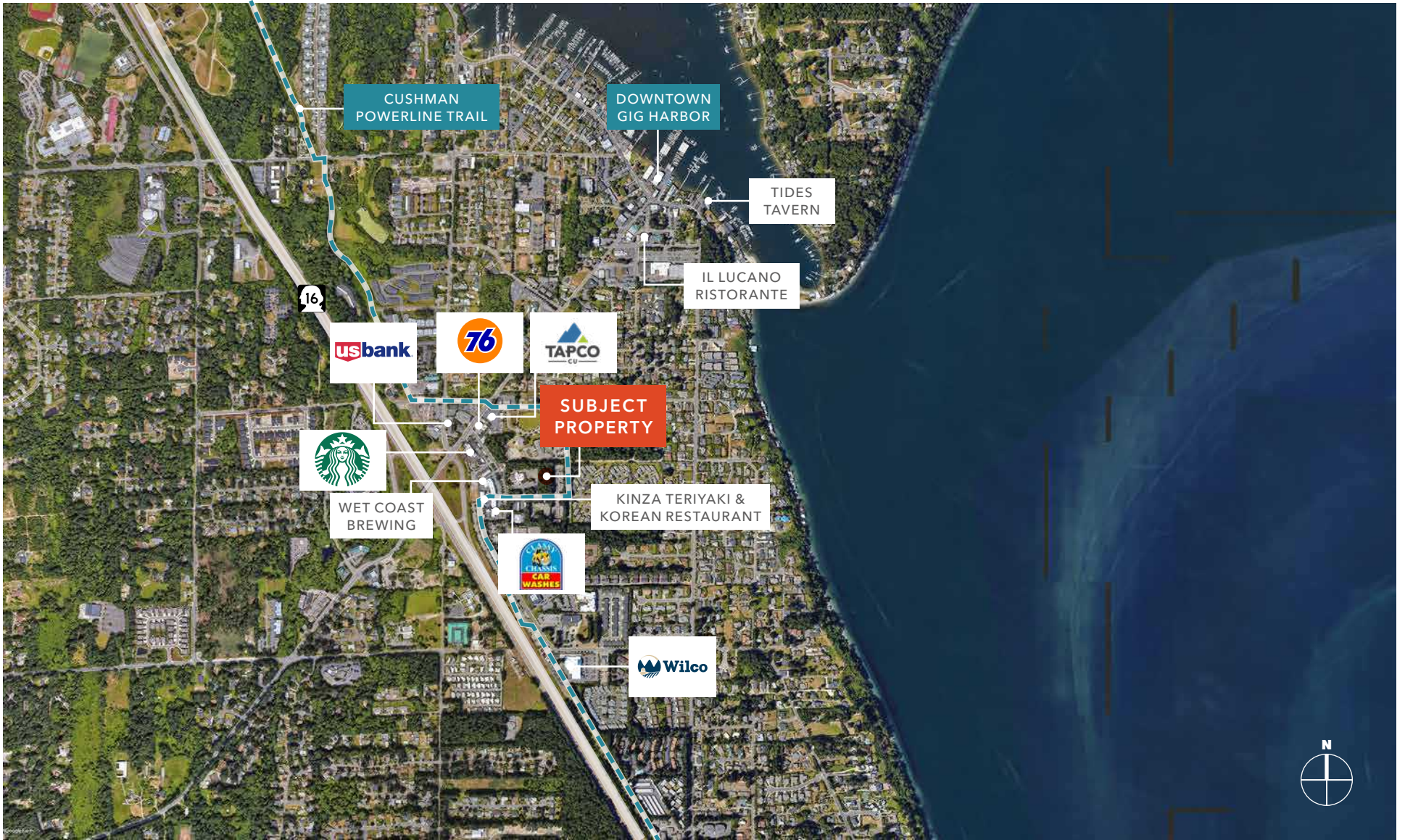
Shovel ready sites save years of time  
and approvals

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