

**Better
Properties**

 **Commercial**

Morrison
House

Sotheby's
INTERNATIONAL REALTY

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38XX Grandview St, Gig Harbor

Build to Suit Class A Offices



Grandview St

78,742 Avg Vehicles/Day

WA-16

Stinson Ave

Blocks from WA-16
City Center Exit

Build to Suit Offices
THE OFFERING

For Lease
Build to Suit Class A Offices

Premium offices ready to build to suit in a high visibility, high traffic, easily accessible location with WA-16 exposure in Gig Harbor!

Open parking garage is planned for the ground floor. 2nd and 3rd floor is planned to be a modern pre-built or custom build to suit professional offices, medical/dental, rehab, vet, etc. No medical business competition nearby.

Approximately 3,000-4,000 SF per floor, divisible for multiple offices. Elevator access from parking garage.

Construction is planned to start upon one third of signed lease space.

Tenant to verify all information to their satisfaction.

Build to Suit Offices
DETAILS

Call for More Information

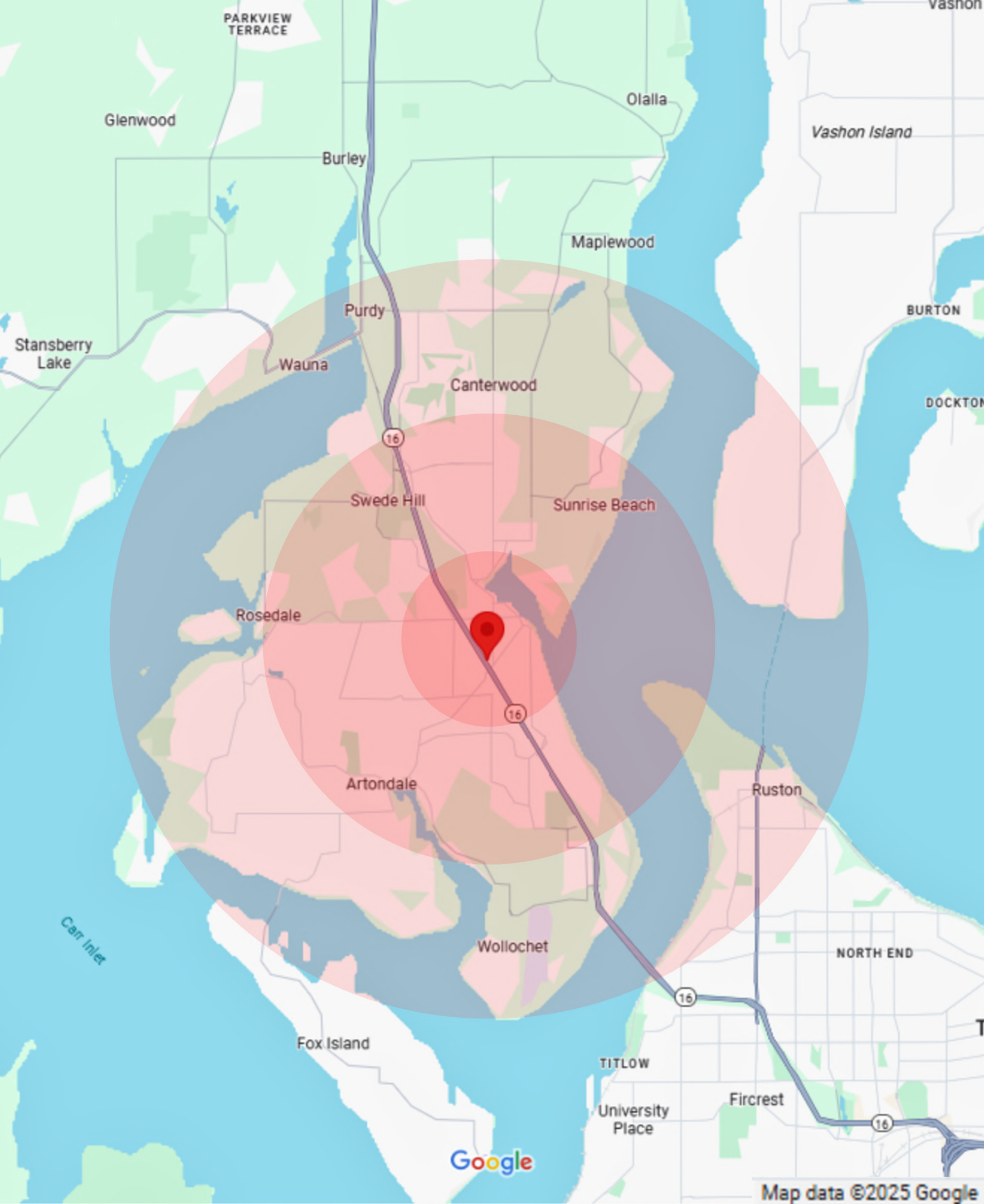
ESTIMATED BUILDING SQ FT	3,000 - 6,000
YEAR BUILT	2025
PARKING	Open Garage
ZONING	B-2 General Business
LOT SIZE	.32 Acres 13,939 SF
PARCEL	0221074081

LEASES

Long term leases required. Tenant to pay pro-rata NNN expenses.

LOCATION

Ideally situated on a high visibility corner lot allowing for convenience in the heart of Gig Harbor. Adjacent to the Cushman Trailhead.



Build to Suit Offices

LOCATION DEMOGRAPHICS

<u>Radius</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
POPULATION	7,128	29,616	67,135
PROJECTED POPULATION (2029)	7,503	30,752	69,457
MEDIAN HOUSEHOLD INCOME	\$111,510	\$121,607	\$118,303
HEALTH CARE SPENDING	\$6,513	\$25,587	\$58,049
TOTAL CONSUMER SPENDING	\$126,806	\$521,614	\$1.18M

Traffic Counts

WA-16 & PIONEER WAY	78,742 Avg Daily Volume
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