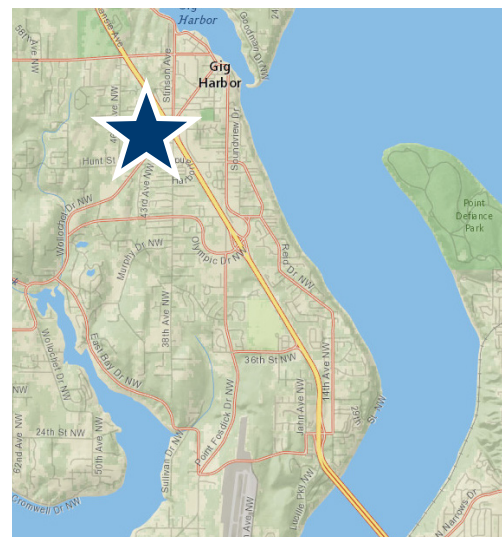


WOLLOCHET OFFICE BUILDING 6514 WOLLOCHET DRIVE, GIG HARBOR



FEATURES

- Professional office building
- Conveniently located off Wollochet Drive exit on HWY 16
- First Generation space can be demised to meet tenant's requirements
- Lower level with existing tenant storage and fitness center
- Additional lower level storage or expansion area with roll up door
- Excellent monument sign opportunities
- Beautiful finishes and landscaping
- Minutes to Downtown Gig Harbor and Uptown Shopping Center
- Close to Adam Tallman nature trail

CONTACT

Emily Frankland

Leasing Broker, Rush Properties Inc.

t 253.858.3636 | f 253.858.3188

www.therushcompanies.com

efrankland@therushcompanies.com

WOLLOCHET OFFICE BUILDING 6514 WOLLOCHET DRIVE, GIG HARBOR

Average Daily Traffic Counts:



Highway 16
68,000 CPD



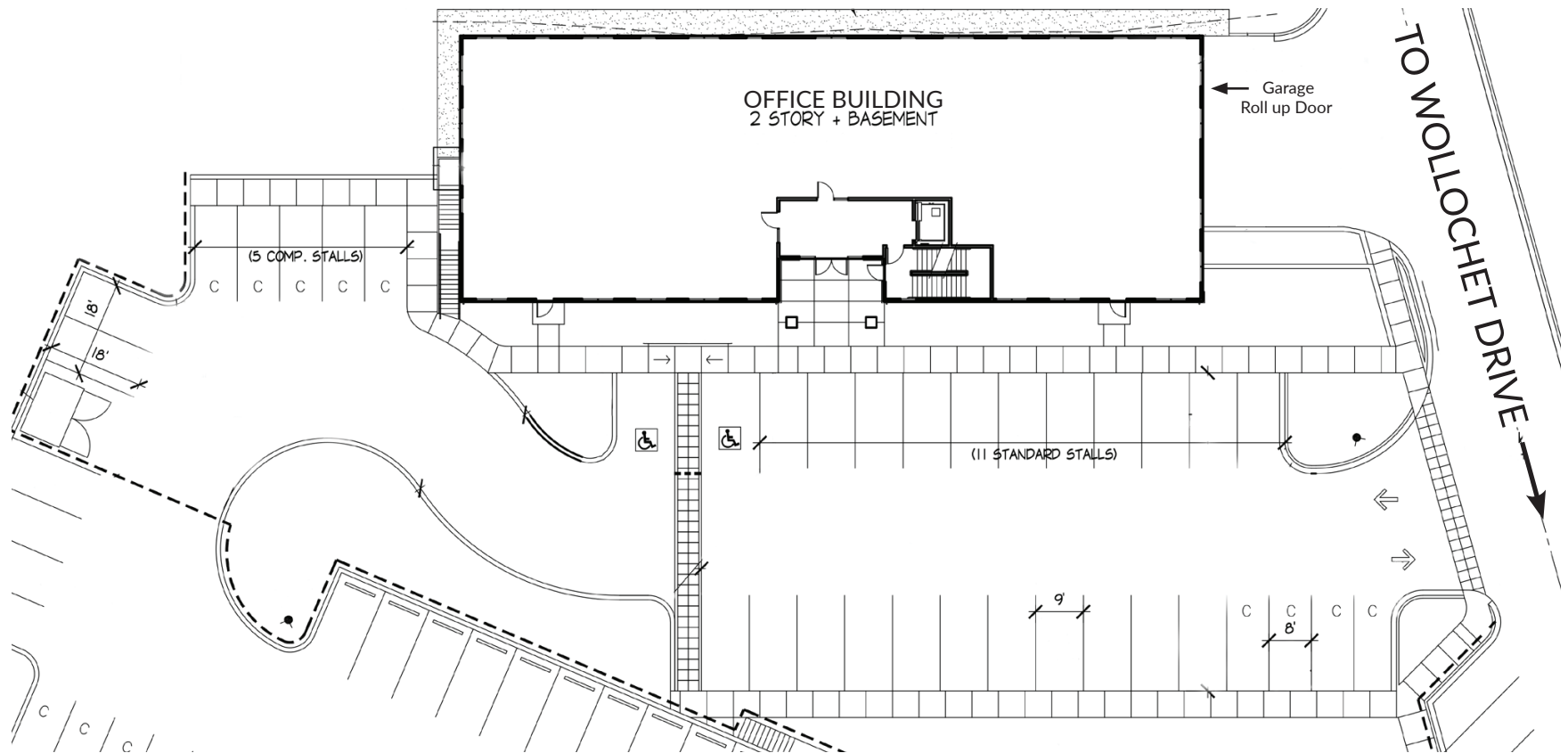
Wollochet Drive
13,000 CPD

AREA DEMOGRAPHICS	1 Mile Radius	3 Mile Radius	5 Mile Radius
Estimated 2020 Population	6,566	29,411	67,775
Projected 2025 Population	7,082	31,425	72,844
Estimated 2020 Households	2,872	11,389	27,147
Median Household Income	\$81,685	\$107,266	\$103,083
Average Household Income	\$106,615	\$141,596	\$139,746
Projected Average Household Income 2025	\$118,266	\$159,598	\$155,504

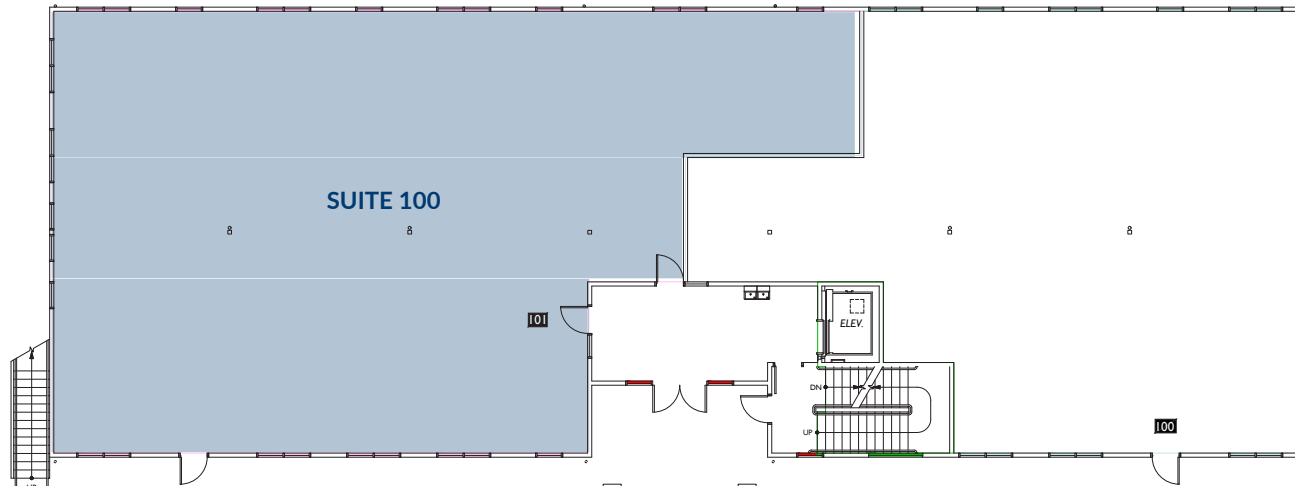
Source: ESRI



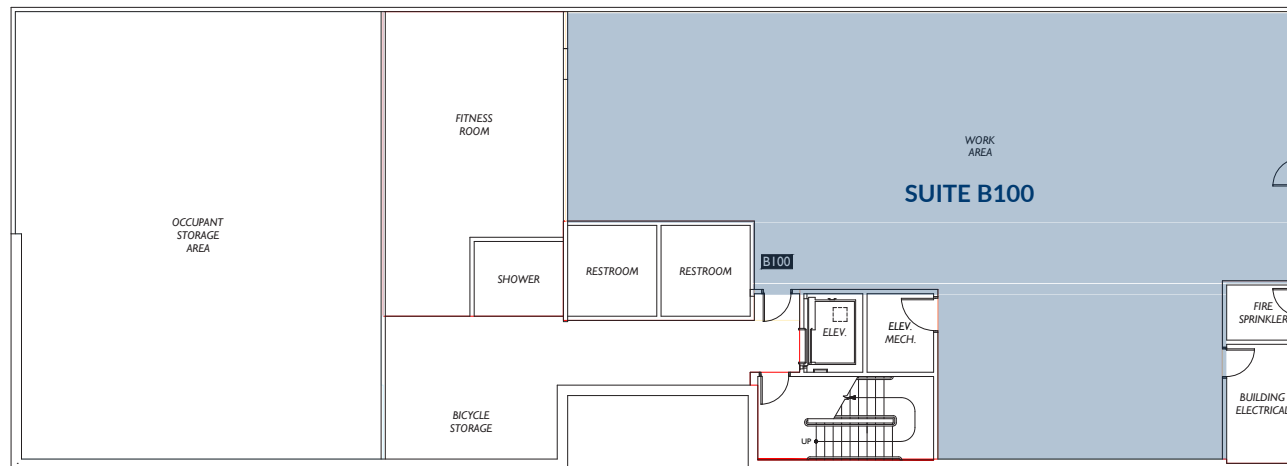
SITE PLAN



FLOOR PLANS



Suite 100 - 3,990 Available Square Feet



Suite B100 - 3,497 Available Square Feet