

FOR LEASE

2,374 SF OFFICE AVAILABLE FOR LEASE

6869 KIMBALL DRIVE
GIG HARBOR, WA



KIDDER.COM

km Kidder
Mathews



*Located 3 minutes from downtown
Gig Harbor*

YEAR BUILT	1998
YEAR RENOVATED	2010
TOTAL BUILDING SF	4,748 on two floors
PARKING	Ample free parking available on-site for staff and visitors. 11 covered parking spots.

2,374 SF
FIRST FLOOR

\$30.33 PSF

PER YEAR, MODIFIED GROSS - LEASE RATE
*ELECTRIC AND JANITORIAL TO BE PAID BY TENANT

6869 KIMBALL DRIVE

GRANDVIEW ST

8,269+ VPD

21,855+ VPD



AVAILABLE FOR LEASE

ERICKSON ST.



KIDDER MATHEWS

6869 KIMBALL DRIVE



LOCATED OFF THE
MAIN WOLLOCHET
ON/OFF RAMP



FLEXIBLE FIRST
FLOOR LAYOUT



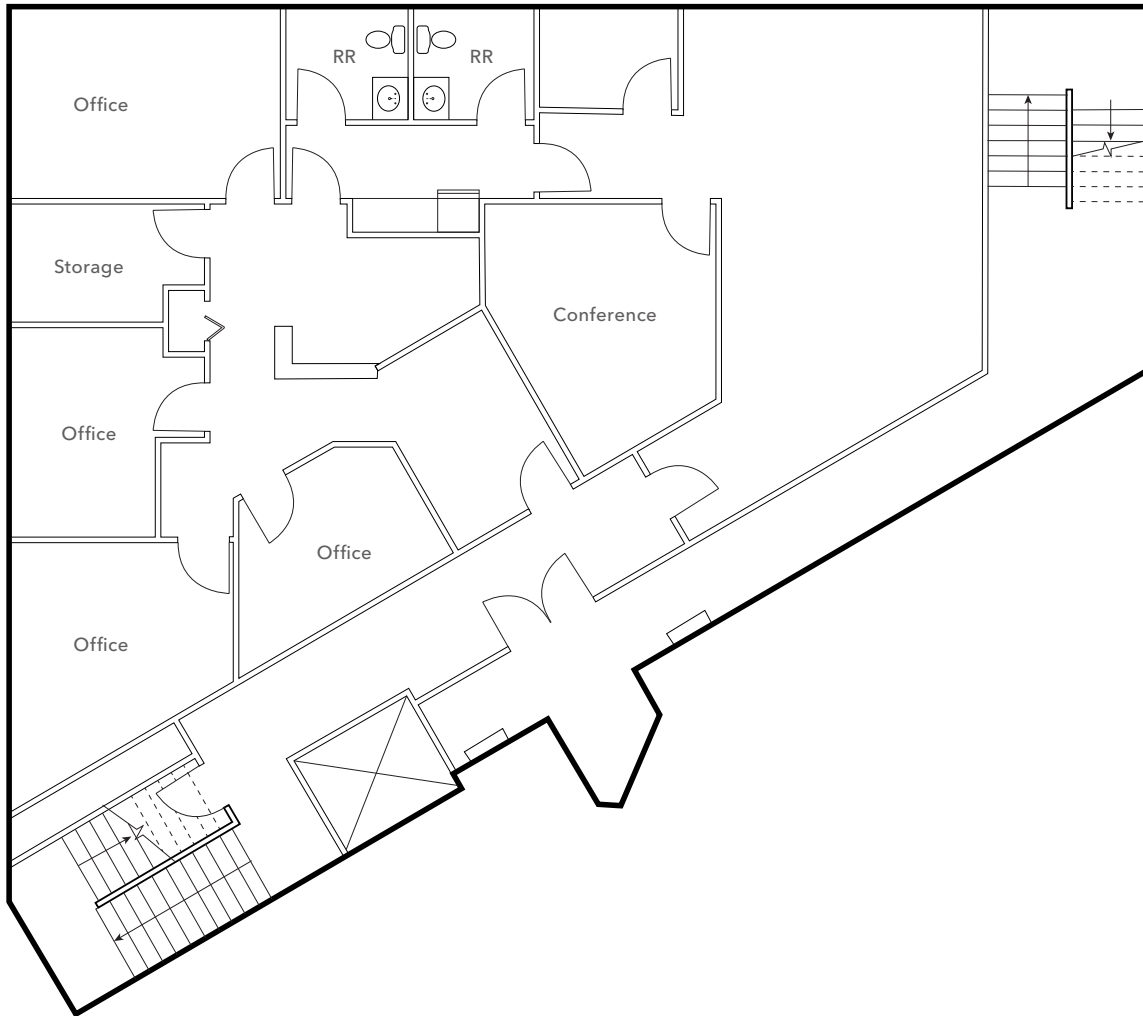
QUICK ACCESS
TO SR - 16



COVERED
PARKING



FLOOR PLAN



FIRST FLOOR

2,374 SF

AVAILABLE

\$30.33 PSF

PER YEAR, MODIFIED GROSS - LEASE RATE
*ELECTRIC AND JANITORIAL TO BE PAID
BY TENANT

AVAILABILITY

CONTACT BROKER

Flexible first floor layout featuring
private offices, open workspaces,
conference room, kitchenette, and in-
suite restroom.



HIGHLY- ACCESSIBLE LOCATION

Excellent access to WA-16 and I-5, providing quick routes to Pierce and Kitsap Counties

Walkable to a variety of retail and dining options along Kimball Drive

Located within minutes to Downtown Gig Harbor attractions

1 MIN
HIGHWAY 16

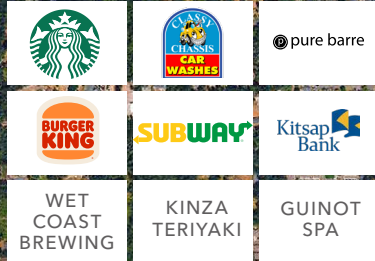
15 MIN
INTERSTATE 5



6869 KIMBALL DRIVE



SUBJECT
PROPERTY



OLYMPIC VILLAGE

OLYMPIC TOWN CENTER



POINT FOSDICK SQUARE



UPTOWN GIG HARBOR

AVAILABLE FOR LEASE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	6,856	28,738	69,021
2030 PROJECTION	7,040	29,274	70,433
2020 CENSUS	6,546	27,874	68,075
PROJECTED GROWTH 2025 - 2030	0.5%	0.4%	0.4%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	50.5	46.2	46.3
% FEMALE	52.3%	50.4%	49.6%
% MALE	47.7%	49.6%	50.4%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	3,148	11,670	28,869
2030 PROJECTED	3,270	12,037	29,883
2020 CENSUS	2,826	11,049	27,535
OWNER-OCCUPIED	62.9%	70.7%	72.0%
RENTER-OCCUPIED	37.1%	29.3%	28.0%

INCOME

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED INCOME	\$172,076	\$177,039	\$178,128
2030 PROJECTED HH INCOME	\$173,000	\$177,445	\$177,959
ANNUAL CHANGE 2025 - 2030	0.01%	-	-

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	866	2,341	3,832
TOTAL EMPLOYEES	4,614	13,376	21,400
WHITE COLLAR WORKERS	2,286	9,470	23,342
BLUE COLLAR WORKERS	941	3,803	9,129

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	3.8%	3.4%	2.9%
HIGH SCHOOL DIPLOMA	17.6%	15.6%	16.8%
SOME COLLEGE	19.2%	20.2%	20.0%
ASSOCIATE	10.8%	9.8%	9.3%
BACHELOR'S	25.9%	28.5%	28.9%
GRADUATE	21.9%	21.9%	21.1%

Data Source: ©2026, Sites USA

6869 KIMBALL DRIVE

Exclusively leased by

BRUCE BARKER, MBA, CCIM

Vice President

253.341.0765

bruce.barker@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

