

# FOR LEASE

## STARTER RETAIL SPACE GILMAN VILLAGE



**WESTLAKE**  
ASSOCIATES, INC.



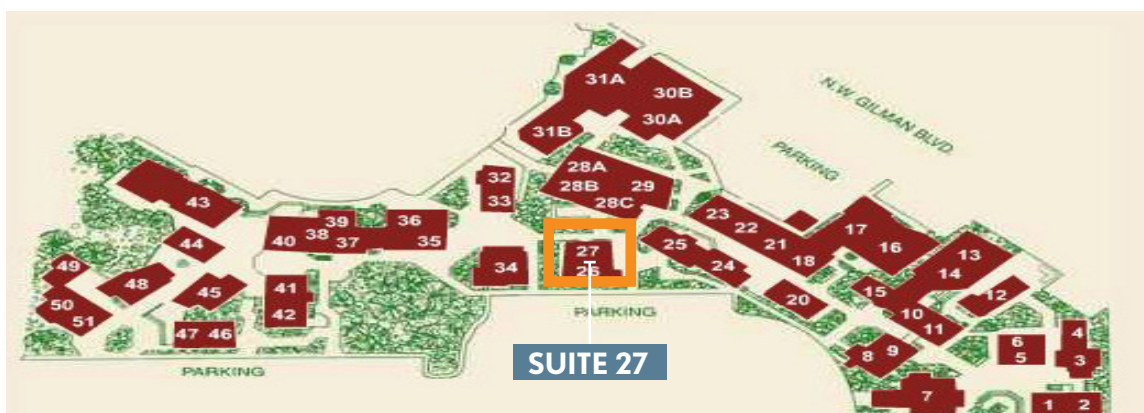
**SUITE 27** | 317 NW GILMAN BLVD, ISSAQUAH, WA 98027

**AVAILABLE SF:** 625 SF

**LEASE RATE:** \$781.25 / Month

### HIGHLIGHTS:

- \$1.25 per SF / Month (Year 1)
- Located in the Gilman Village Retail Center
- Eastside Shopping Landmark for 40+ years
- Ample Parking Lot
- Tenant Pays Percentage & CAM



CONTACT INFORMATION:

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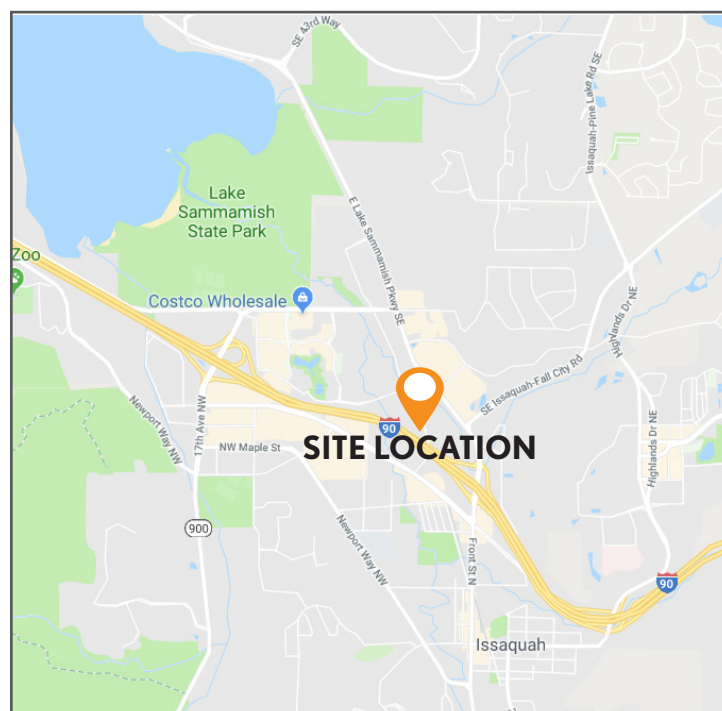
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# RENT SCHEDULE

BASE RENT	\$1.25 per SF per Month
PERCENT RENT	6% of Monthly sales over monthly base sales amount Base Sales Amount = 10 times monthly base rent Example: If location = 1,000 SQFT: Monthly rent = \$1,500; Monthly base sales = \$15,000 Gross Sales over \$15,000 subject to 6% rent.
CAM	\$0.35 per SF per Month + \$12/Month Fire Alarm Monitoring
ADVERTISING	\$100 per Month
MERCHANT'S ASSOCIATION	\$25.00 per Month Dues (Set by Tenants)
UTILITIES	Bi-monthly City Water (currently \$161.97) & City Storm Water charge of \$0.0240/SQFT. Power & gas are tenants separate responsibility.
HVAC	Charged once a year for maintenance of heater/AC. Amount depending on unit(s).

## RENT WORKSHEET (MONTHLY)

SUITE #	27
BASE RENT	\$781.25
RENTABLE SF	625 SF
CAM	\$230.75
BASE SALES	\$7,812.50
GILMAN VILLAGE MERCHANT ASSOCIATION DUES	\$25.00
ADVERTISING	\$100.00
WATER	\$92.67



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# PHOTOS



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