

FOR LEASE

RESTAURANT SPACE



WESTLAKE
ASSOCIATES, INC.

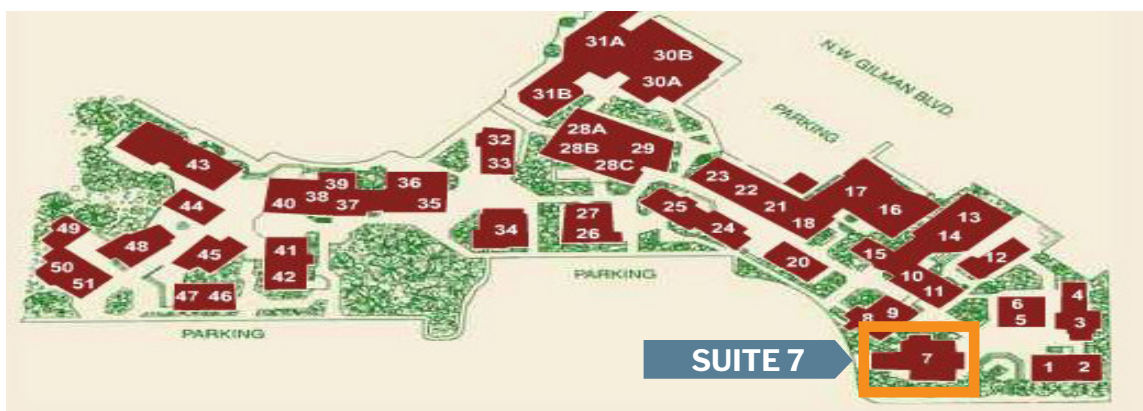


SUITE 7 | Gilman Village - 317 NW Gilman Blvd, Issaquah, WA 98027

AVAILABLE SF: 1,732 SF

HIGHLIGHTS:

- Space Includes Hood
- Large Outdoor Dining Area
- Ample Parking
- Tenant Pays Percentage Rent & CAM
- Cozy and Romantic Lunch & Dinner Place



CONTACT INFORMATION:

ELLEN MOHL

206.505.9421

ellenmohl@westlakeassociates.com

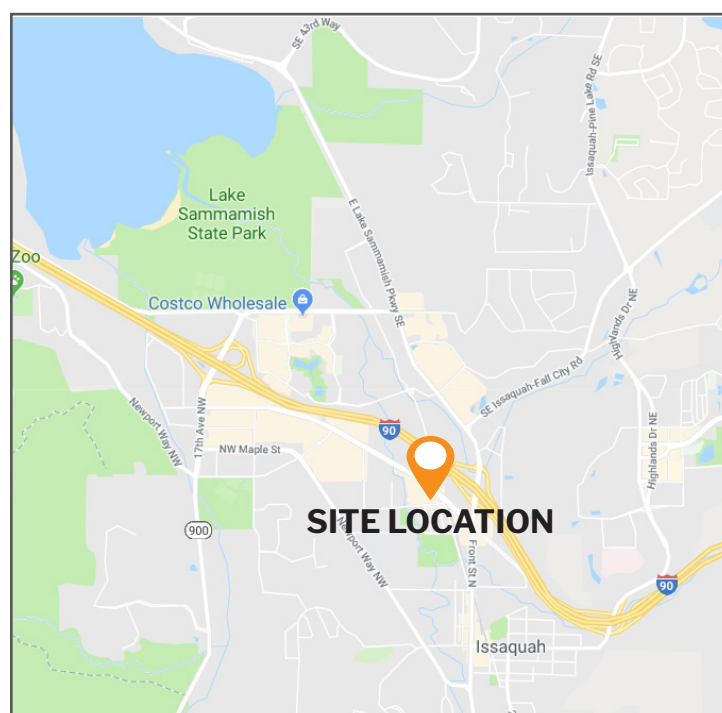


RENT SCHEDULE

BASE RENT	\$1.25 per SF per Month (\$2,165 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 = \$1,250
	Monthly base sales = \$12,500
	Gross Sales over \$12,500 subject to 6% rent.
CAM	\$0.35 per SF per Month + \$12/Month Fire Alarm Monitoring
ADVERTISING	\$100 per Month
GILMAN VILLAGE ASSOCIATION	\$25.00 per Month Dues (Set by Tenants)
UTILITIES	Bi-monthly City Water & City Storm Water charges (Currently \$192.58 + \$0.0240/SQFT for Retail Tenants) 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 #	7
Base Rent	\$2,165
Rentable SF	1,732 SF
CAM	\$554.36
Base Sales	\$21,650.00
Gilman Village Merchant Association Dues	\$25.00
Advertising	\$100.00
Water	Based on Usage
TOTAL	\$2,844.36



CONTACT INFORMATION:

ELLEN MOHL

206.505.9421

ellenmohl@westlakeassociates.com



WESTLAKE
ASSOCIATES, INC.

PHOTOS



CONTACT INFORMATION:

ELLEN MOHL

206.505.9421

ellenmohl@westlakeassociates.com

*NOTE: Interior photos taken while business was in operation. Not current condition.