



WESTLAKE
ASSOCIATES, INC.

GILMAN VILLAGE RETAIL

317 NW GILMAN BLVD | ISSAQUAH, WA 98027

FOR LEASE



RETAIL SPACE | SUITE 13

1,533 SF

AVAILABLE

\$2,683 / MO

MODIFIED GROSS

ELLEN MOHL

SENIOR BROKER

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SUITE 13

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PROPERTY SUMMARY

The Gilman Village Shopping Center is a mixed-use center featuring shops, restaurants, personal services, all residing in houses, buildings and other structures preserved from Issaquah's historic past - A shopping destination for locals and visitors for 50 years.

SPACE HIGHLIGHTS

- + \$1.75 per SF / Mo Modified Gross (Year 1)
- + Tenant Pays Percentage Rent & CAM
- + Moderate / Upper Income Customer Base
- + High Ceilings in much of the space
- + Ample Parking
- + Mixed-Use Center with 40+ Shops



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RENT SCHEDULE

BASE RENT	\$1.75 per SF per Month (\$2,683 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 = \$1,750 Monthly base sales = \$17,500 Gross Sales over \$17,500 subject to 6% rent.
CAM	\$0.39 per SF per Month + \$12/Month Fire Alarm Monitoring
ADVERTISING	\$100 per Month
GILMAN VILLAGE ASSOCIATION	\$50.00 per Month Dues (Set by Tenants)
UTILITIES	Water, Power & Gas are Tenant's Separate Responsibility.
HVAC	Charged once a year for maintenance of heater/AC. Amount depending on unit(s).

RENT WORKSHEET (MONTHLY)

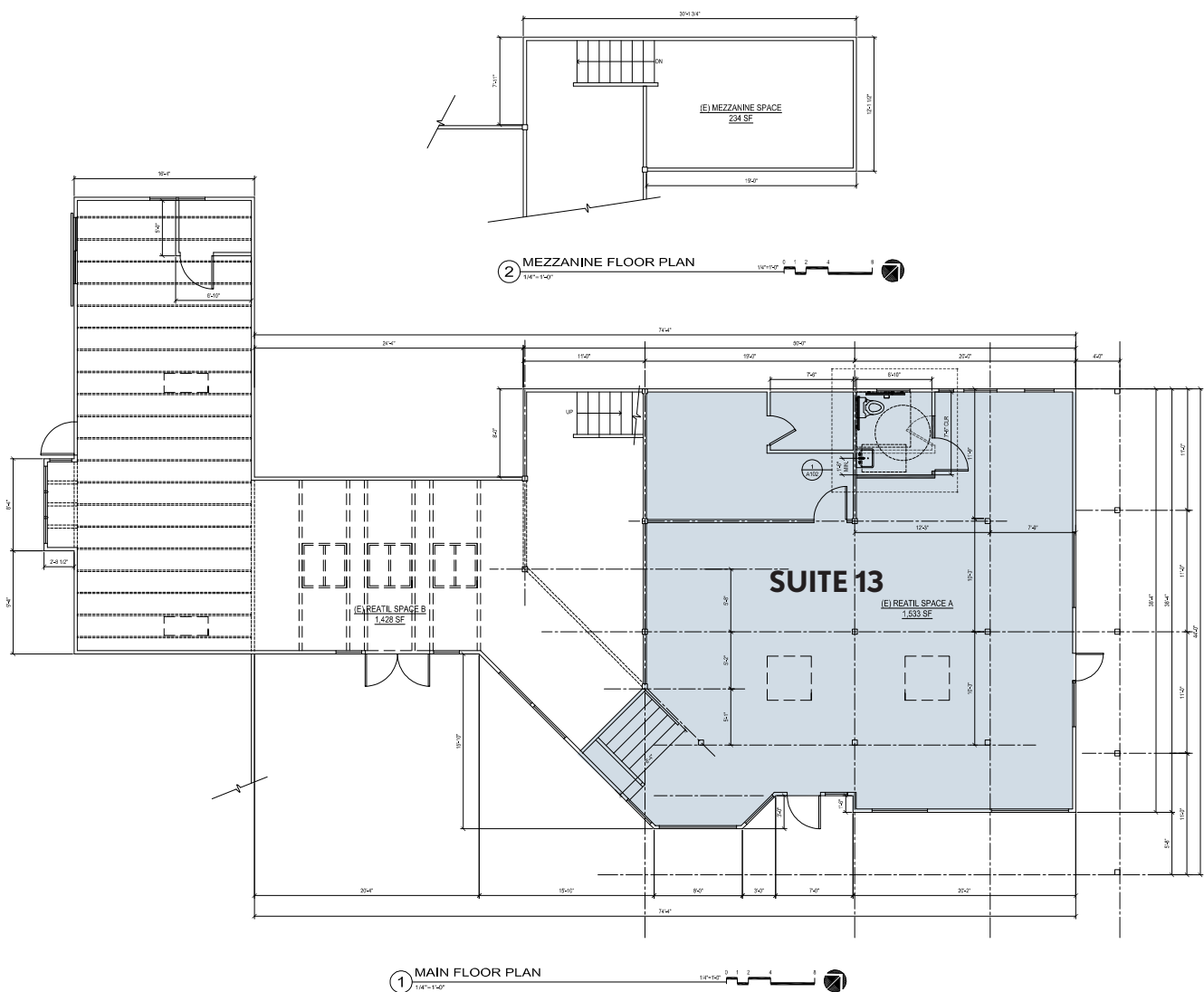
Suite #	Suite 13
Base Rent	\$2,682.75
Rentable SF	1,533 SF
CAM	\$609.87
Base Sales	\$26,827.50
Gilman Village Merchant Association Dues	\$50.00
Advertising	\$100.00
MODIFIED RENT (Before % Rent)	\$3,442.62

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FLOOR PLAN



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PHOTOS



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DISCLAIMER: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, and numbers are approximate. Parties must verify the information and bear all risk for any inaccuracies.

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