



WESTLAKE  
ASSOCIATES, INC.

# GILMAN VILLAGE RETAIL

317 NW GILMAN BLVD | ISSAQUAH, WA 98027

## FOR LEASE



**RETAIL SPACE | SUITE 13 & 14**

**2,961 SF**

AVAILABLE

**\$4,440 / MO**

MODIFIED GROSS

**ELLEN MOHL**

SENIOR BROKER

206.505.9421

[ellenmohl@westlakeassociates.com](mailto:ellenmohl@westlakeassociates.com)

# SUITE 13 & 14

317 NW GILMAN BLVD | ISSAQUAH, WA 98027

# FOR LEASE

## 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

- + \$1.50 per SF / Mo Modified Gross (Year 1)
- + High Ceilings in much of the Space
- + Entrances From Both Gilman Village & Gilman Blvd
- + Tenant Pays Percentage Rent & CAM
- + Ample Parking
- + Mixed-Use Center with 40+ Shops



# SUITE 13 & 14

317 NW GILMAN BLVD | ISSAQUAH, WA 98027

## FOR LEASE

### RENT SCHEDULE

BASE RENT	\$1.50 per SF per Month (\$4,440 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	\$0.39 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)

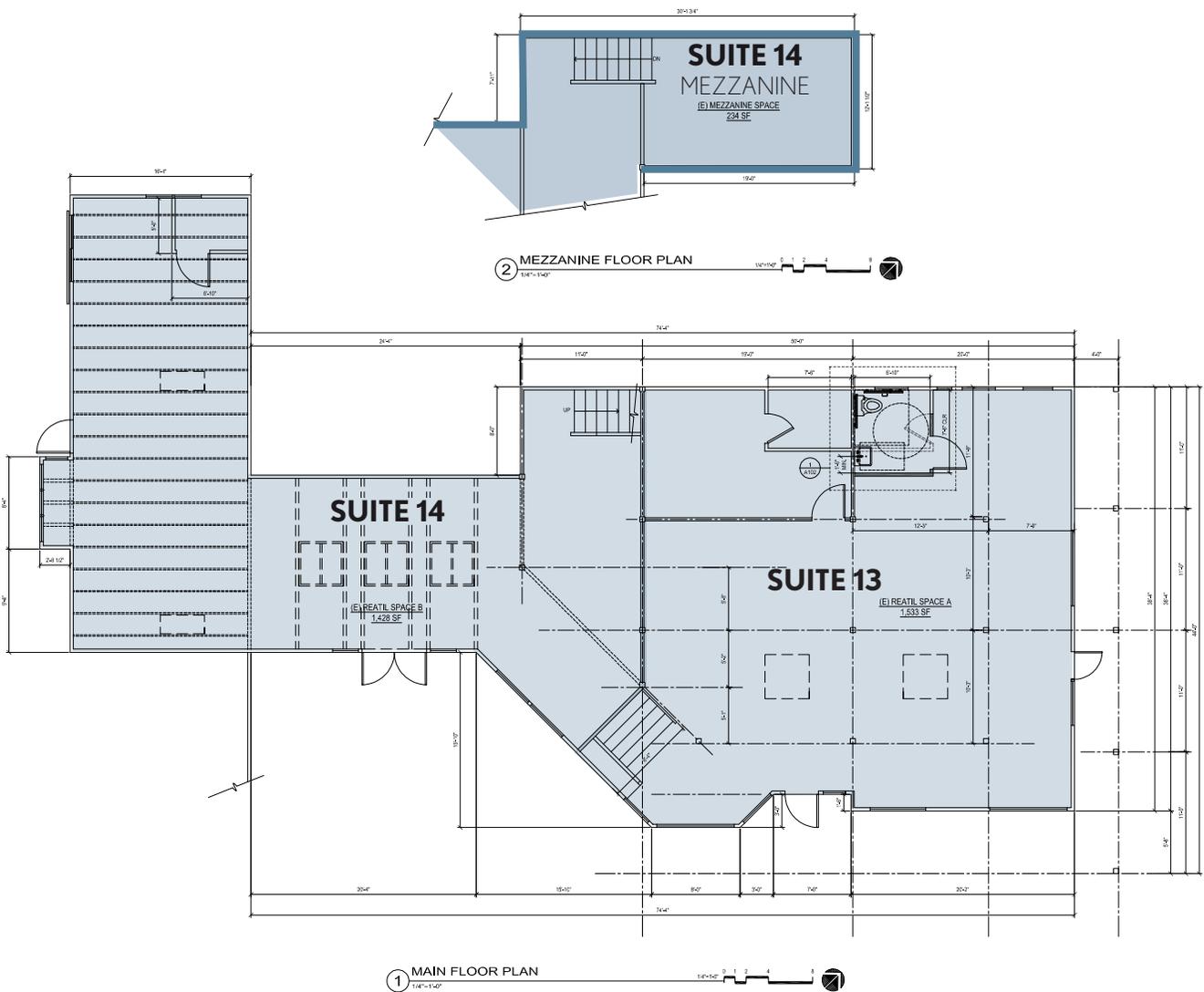
Suite #	Suite 13 & 14
Base Rent	\$4,440
Rentable SF	2,961 SF
CAM	\$1,246.05
Base Sales	\$44,400.00
Gilman Village Merchant Association Dues	\$50.00
Advertising	\$100.00
<b>MODIFIED RENT</b> (Before % Rent)	<b>\$5,836.05</b>

# SUITE 13 & 14

317 NW GILMAN BLVD | ISSAQUAH, WA 98027

# FOR LEASE

## FLOOR PLAN



# SUITE 13 & 14

317 NW GILMAN BLVD | ISSAQUAH, WA 98027

# FOR LEASE

## PHOTOS



©2024 WESTLAKE ASSOCIATES, INC.

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.

**ELLEN MOHL** | (206) 505-9421 | [ELLENMOHL@WESTLAKEASSOCIATES.COM](mailto:ELLENMOHL@WESTLAKEASSOCIATES.COM)

1200 WESTLAKE AVE N · STE 310 | SEATTLE, WA 98109

WESTLAKE ASSOCIATES | 5