

STARTER RETAIL SPACE

317 NW GILMAN BLVD | ISSAQUAH, WA 98027



WESTLAKE
ASSOCIATES

FOR LEASE



GILMAN VILLAGE | SUITE 27

625 SF

AVAILABLE

\$937.50 / MO

MODIFIED GROSS

ELLEN MOHL

SENIOR BROKER

P 206.505.9421

ellenmohl@westlakeassociates.com

SUITE 27

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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

- Modified Gross Lease
- Tenant Pays CAM, Utilities & Percentage
- Busy Mixed-Use Center With 40+ Shops
- Ample On-Site Parking
- Rare, Sought-After Size: 625 SF
- Ground Floor Retail Space
- Private In-Suite Restroom
- Perfect Opportunity for a New or Growing Retail Business



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RENT SCHEDULE

BASE RENT	\$1.50 per SF per Month (\$937.50 per Month)
PERCENT RENT	6% of Monthly Sales over Monthly Base Sales Amount Base Sales Amount = 10 Times Monthly Base Rent E.G. - If Location = 625 SQFT; Monthly Base Rent = \$937.50; Monthly Base Sales = \$9,375. Gross Sales Over \$9,375 is subject to 6%.
CAM	\$0.39 per SF per Month + \$12/Month Fire Alarm Monitoring
ADVERTISING	\$100 per Month
GILMAN VILLAGE ASSOC.	\$50.00 per Month Dues (Set by Tenants)
UTILITIES	Bi-Monthly City Water (Currently \$218.17) & City Storm Water Charges (Currently \$0.0240/SQFT). Power & Gas are Tenant's Separate Responsibility.
HVAC	Charged once a year for maintenance of Heater/AC. Amount depending on unit(s).

Suite #	Suite 27
Base Rent	\$937.50
Rentable SF	925 SF
CAM	\$263.75
Gilman Village Merchant Association Dues	\$50.00
Advertising	\$100.00
MODIFIED RENT	\$1,460.34

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PHOTOS



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1200 WESTLAKE AVE N · STE 310 | SEATTLE, WA 98109
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ELLEN MOHL | (206) 505-9421 | ELLENMOHL@WESTLAKEASSOCIATES.COM

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