

STARTER RETAIL SPACE

317 NW GILMAN BLVD | ISSAQUAH, WA 98027



WESTLAKE
ASSOCIATES

FOR LEASE



GILMAN VILLAGE | SUITE 33

908 SF

AVAILABLE

\$1,362 / MO

MODIFIED GROSS

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SUITE 33

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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 Rent
- Tenant Pays CAM, Utilities & Percentage
- Busy Mixed-Use Center With 40+ Shops
- Ample On-Site Parking
- Ground Floor Retail Space
- Backdoor Access For Easy Loading
- 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 (\$1,362 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 = 908 SQFT; Monthly Base Rent = \$1,362; Monthly Base Sales = \$13,620. Gross Sales Over \$13,620 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 \$200.50) City Storm Water Charges (Currently \$0.0240/SQFT). Water, Power & Gas are Tenant's Separate Responsibility.
HVAC	Charged once a year for maintenance of Heater/AC. Amount depending on unit(s).

Suite #	Suite 33
Base Rent	\$1,362.00
Rentable SF	908 SF
CAM	\$366.12
Gilman Village Merchant Association Dues	\$50.00
Advertising	\$100.00
MODIFIED RENT	\$1,878.12

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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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