

SECOND FLOOR OFFICE SPACE

317 NW GILMAN BLVD | ISSAQUAH, WA 98027



WESTLAKE
ASSOCIATES

FOR LEASE



GILMAN VILLAGE | SUITE 39

658 SF
AVAILABLE

\$1,907 / MO
MODIFIED GROSS

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SUITE 39

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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 (Year 1)
- + Tenant Pays Percentage Rent & CAM
- + Ample Parking
- + Second Floor Space
- + High Ceilings
- + Available February 1, 2027
- + Mixed-Use Center with 40+ Shops



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RENT SCHEDULE | OFFICE SPACE

BASE RENT	\$2.25 per SF per Month (\$1,480.50 per Month)
CAM	\$0.39 per SF per Month + \$20/Month Fire Alarm Monitoring
ADVERTISING	\$100 per Month
GILMAN VILLAGE ASSOC.	\$50.00 per Month Dues (Set by Tenants)
UTILITIES	Electricity is Tenant's Separate Responsibility.
HVAC	Charged once a year for maintenance of Heater/AC. Amount depending on unit(s).

RENT WORKSHEET (MONTHLY)

Suite #	Suite 39
Base Rent	\$1,480.50
Rentable SF	658 SF
CAM	\$276.62
Gilman Village Merchant Association Dues	\$50.00
Advertising	\$100.00
MODIFIED RENT	\$1,907.12

SUITE 39

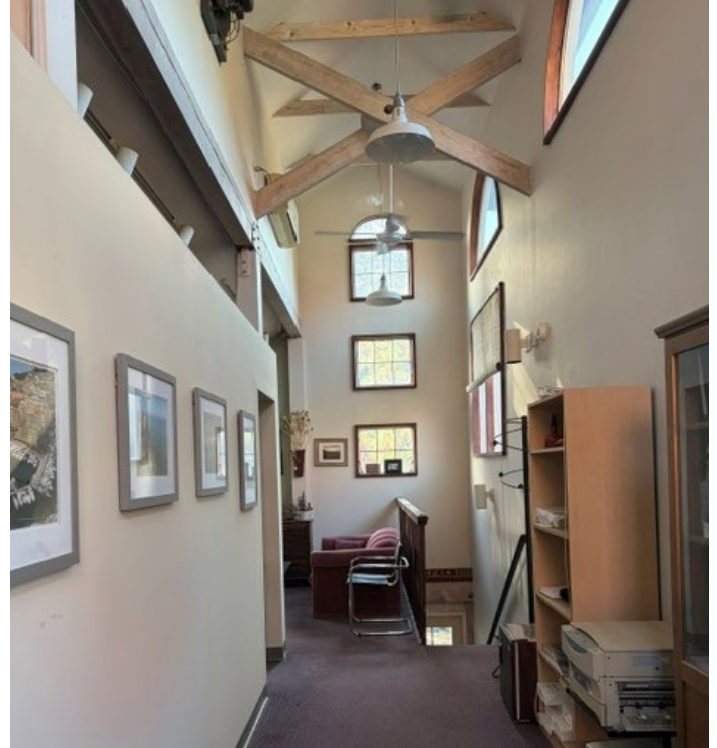
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PHOTOS



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