

Gilman Village - Issaquah Retail Space for Lease

Perfect Location for Food: Bakery, Cheese Shop, Etc.



317 NW Gilman Blvd., Issaquah

Available Space: Suite 3

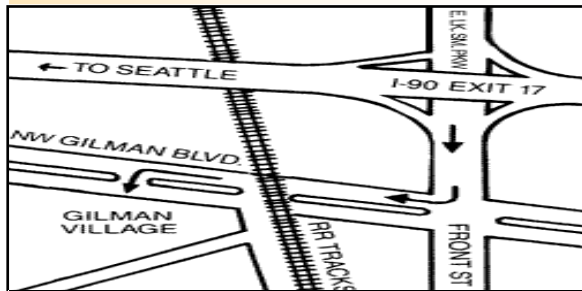
- Visible to Gilman Blvd.
- High ceilings
- Additional plumbing in place
- 1,208 SF
- \$1.50/SF/Mo. Plus percentage and CAM

Special Features

- 40 + Specialty Retail Tenants
- Moderate/Upper Income Customer Base
- Excellent Restaurants, Imaginative Women's Fashion & Accessories, and a wide variety of Children's Stores



**AN EASTSIDE SHOPPING LANDMARK
FOR MORE THAN 40 YEARS**



**YATES
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For leasing information contact:

BROKERAGE
and
PROPERTY
MANAGEMENT

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Gilman Village

Rent schedule

BASE RENT - \$1.50 PER SQFT 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 = 1,000 SQFT: MONTHLY BASE RENT = \$1,500; MONTHLY BASE SALES = \$15,000.
GROSS SALES OVER \$15,000 IS SUBJECT TO 6% RENT.

CAM - \$0.35/SQFT PER MONTH + \$10/MONTH FIRE ALARM MONITORING

ADVERTISING - \$100 MONTHLY

GILMAN VILLAGE ASSOCIATION = \$21.00 PER MONTH DUES (SET BY TENANTS)

UTILITIES - BI-MONTHLY CITY WATER CHARGE OF 120.03 PLUS CITY STORM WATER CHARGE OF \$0.0230/SQFT.
POWER AND GAS ARE TENANT'S SEPARATE RESPONSIBILITY.

HVAC - CHARGED ONCE A YEAR FOR MAINTENANCE OF HEATER AND A/C. AMOUNT
DEPENDENT ON BUILDING.

RENT WORKSHEET

SUITE #	<u>3</u>	SQFT	<u>1,208</u>
BASE RENT	<u>1,812.00</u>	BASE SALES	<u>18,120.00</u>
CAM	<u>432.80</u>		
GVA DUES	<u>21.00</u>		
ADVERTISING	<u>100.00</u>		
WATER (Minimum)	<u>68.38</u>		
TOTAL=	<u> </u>		