

Gilman Village - Issaquah Retail Space For Lease



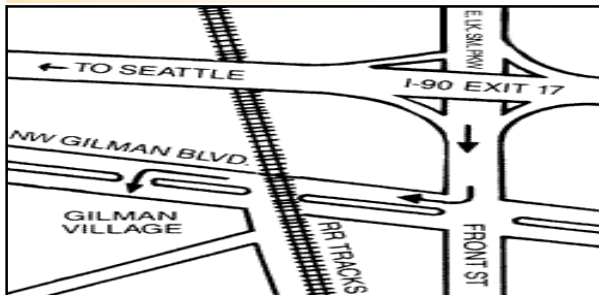
317 NW Gilman Blvd., Issaquah

Available Space: Suite 5

- 40 + Specialty Retail Tenants
- Moderate/Upper Income Customer Base
- Excellent Restaurants, Imaginative Women's Fashion & Accessories, and a wide variety of Children's Stores
- Gilman Blvd. exposure
- 1,762 SF: 1,220 main floor/542 second
- \$1.50/SF/Mo. ground floor only, plus percentage and CAM



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



**YATES
WOOD**

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 ARE SUBJECT TO 6%.

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

ADVERTISING - \$100 MONTHLY (\$50 Monthly Available For Co-op Advertising)

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

UTILITIES - BI-MONTHLY CITY WATER CHARGE OF 108.97 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>5</u>	SQFT	<u>1220/542</u> (First/Second Floor)
BASE RENT	<u>1,830.00</u>	BASE SALES	<u>18,300.00</u>
CAM	<u>626.00</u>		
GVA DUES	<u>21.00</u>		
ADVERTISING	<u>100.00</u>		
MINIMUM WATER	<u>74.73</u>		
TOTAL=	<u> </u>		