

Gilman Village - Issaquah Retail Space for Lease



317 NW Gilman Blvd., Issaquah

Available Space: Suite 23

- Visible to Gilman Blvd.
- Located on main Village walk-way
- Corner location
- High ceilings
- Light and bright space
- 1,580 SF
- \$1.50/SF/mo. Plus percentage and CAM

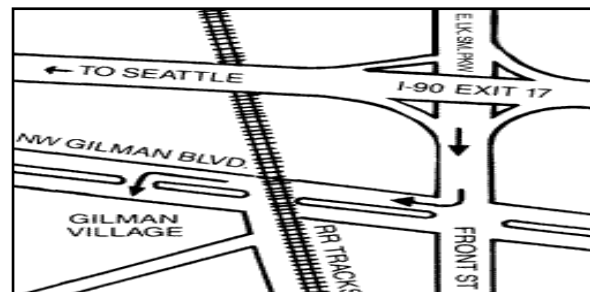
Special Features:

- 40 + Specialty Retail Tenants
- Moderate/Upper Income Customer Base
- Plentiful Parking
- 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 WOOD	For leasing information contact:	
	BROKERAGE and PROPERTY MANAGEMENT	Ellen Mohl (206) 268-3311 ellenmohl@yateswood.com



Yates, Wood & MacDonald Inc. 425 Pontius Ave N. Ste. #203 Seattle, WA 98109
Phone: (206) 268-3300 Fax: (206) 268-3330 Website: www.yateswood.com

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%.

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 123.97 PLUS CITY STORM WATER CHARGE OF \$0.0230/SQF
POWER AND GAS ARE TENANT'S SEPARATE RESPONSIBILITY.**

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

RENT WORKSHEET

SUITE # 23 SQFT 1,580

BASE RENT	<u>2,370.00</u>	BASE SALES	<u>23,700.00</u>
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CAM	563.00
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GVA DUES	21.00
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ADVERTISING	100.00
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WATER	80.16
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TOTAL=