

FOR LEASE

GILMAN VILLAGE RETAIL SPACE



WESTLAKE
ASSOCIATES, INC.

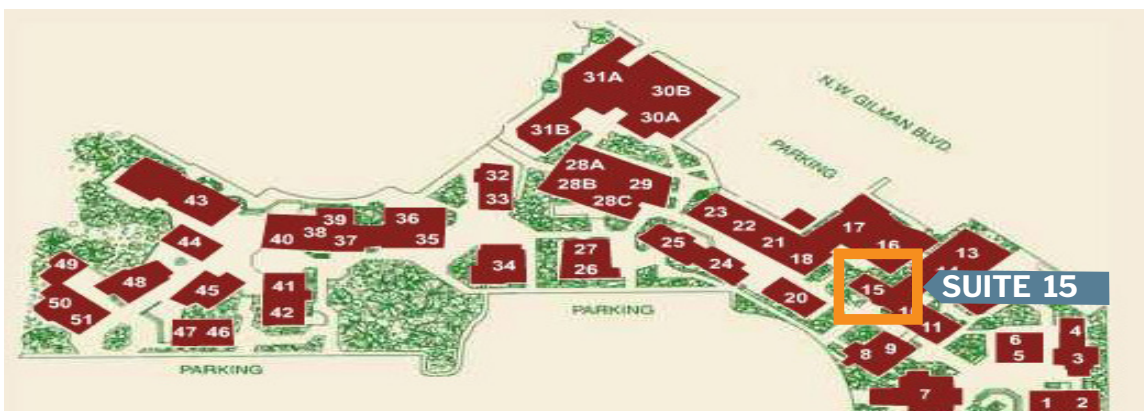


SUITE 15 | 317 NW Gilman Blvd, Issaquah, WA 98027

AVAILABLE SF: 1,038 SF

HIGHLIGHTS:

- \$1.25 per SF / Month (Year 1)
- Ample Parking Lot
- Tenant Pays Percentage & CAM
- Moderate / Upper Income Customer



CONTACT INFORMATION:

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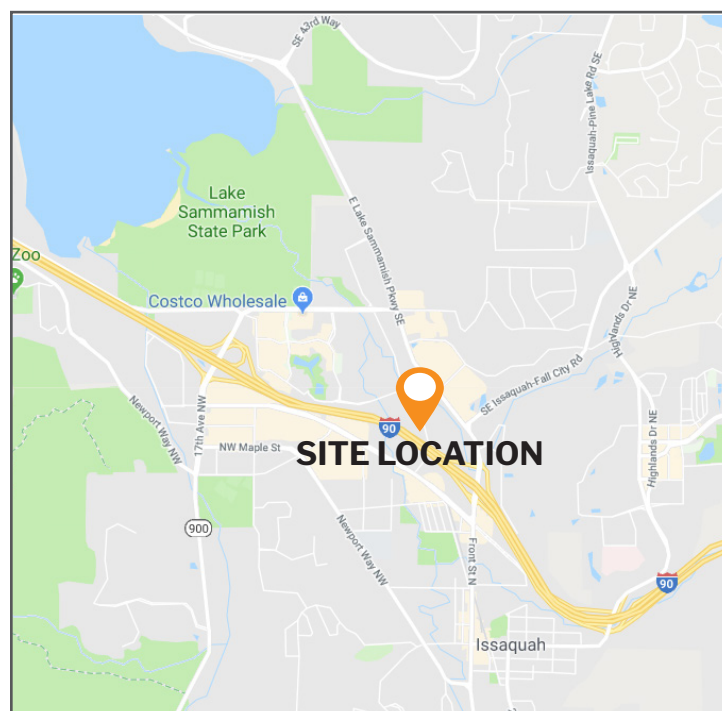


RENT SCHEDULE

BASE RENT	\$1.25 per SF per Month
PERCENT RENT	6% of Monthly sales over monthly base sales amount
	Base Sales Amount = 10 times monthly base rent
	Example: If location = 1,000 SQFT: Monthly rent = \$1,250
	Monthly base sales = \$12,500
	Gross Sales over \$12,500 subject to 6% rent.
CAM	\$0.35 per SF per Month + \$12/Month Fire Alarm Monitoring
ADVERTISING	\$100 per Month
GILMAN VILLAGE ASSOCIATION	\$25.00 per Month Dues (Set by Tenants)
UTILITIES	Bi-monthly City Water (currently \$161.74) & City Storm Water charge of \$0.0240/SQFT (2018). Power & gas are tenants separate responsibility.
HVAC	Charged once a year for maintenance of heater/AC. Amount depending on unit(s).

RENT WORKSHEET (MONTHLY)

Suite #	15
Base Rent	\$1,298.00
Rentable SF	1,038 SF
CAM	\$375.30
Base Sales	\$12,980.00
Gilman Village Merchant Association Dues	\$25.00
Advertising	\$100.00
Water (Minimum)	\$97.12



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