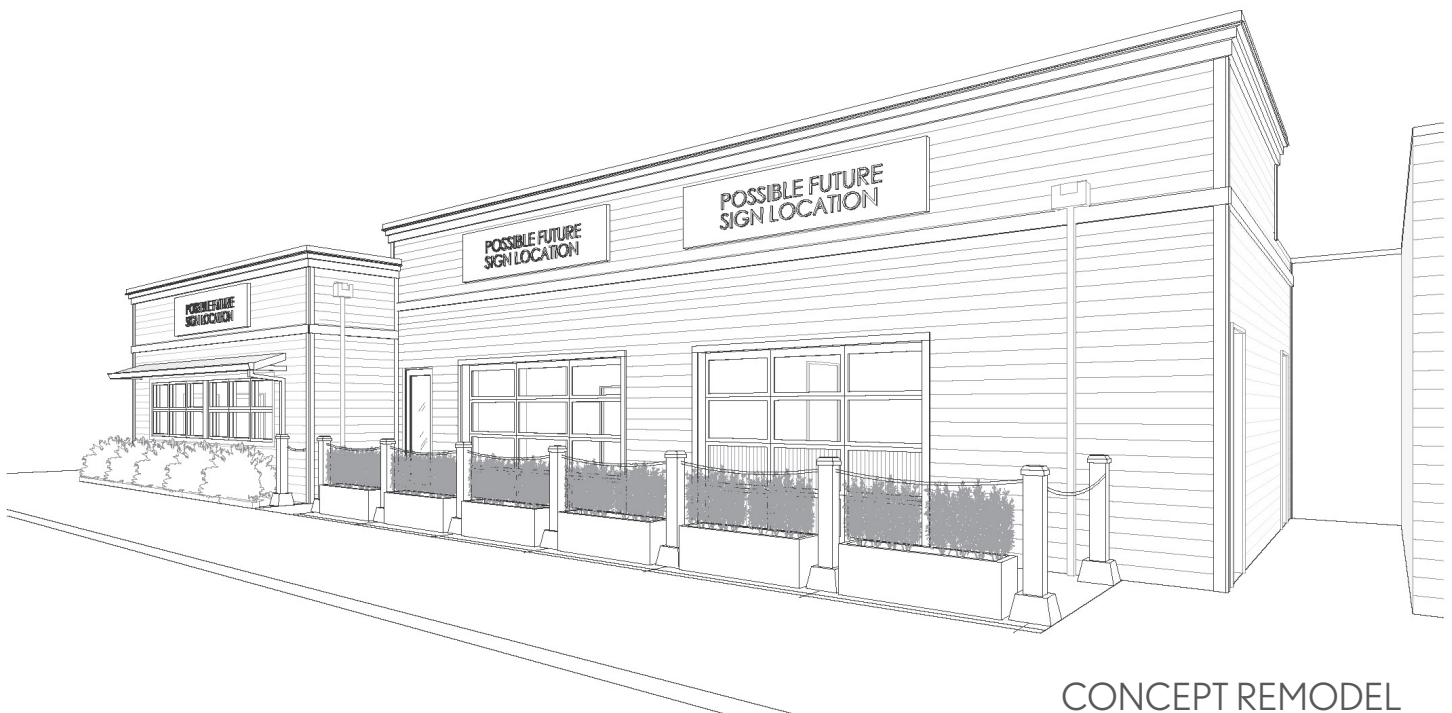


FOR LEASE

RESTAURANT & BAR SPACE



WESTLAKE
ASSOCIATES, INC.



CONCEPT REMODEL

SUITE 30 B | Gilman Village - 317 NW Gilman Blvd, Issaquah, WA 98027

AVAILABLE SF: 1,520 SF

HIGHLIGHTS:

- \$2.00 per SF / Month (Year 1)
- Former Restaurant with Hood
- Ample Parking
- Tenant Pays Percentage Rent & CAM
- Moderate / Upper Income Customer
- Great Visibility



CONTACT INFORMATION:

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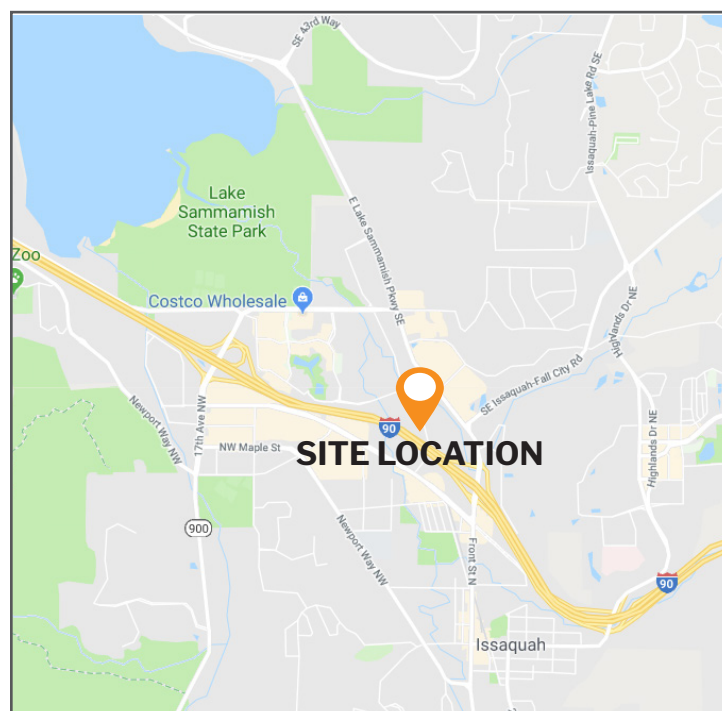


RENT SCHEDULE

BASE RENT	\$2.00 per SF per Month (\$3,040 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 = \$2,000 Monthly base sales = \$20,000 Gross Sales over \$20,000 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 \$161.97) & 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 #	30B
Base Rent	\$3,040.00
Rentable SF	1,520 SF
CAM	\$544.00
Base Sales	\$30,400.00
Gilman Village Merchant Association Dues	\$25.00
Advertising	\$100.00
Water (Minimum)	\$98.47



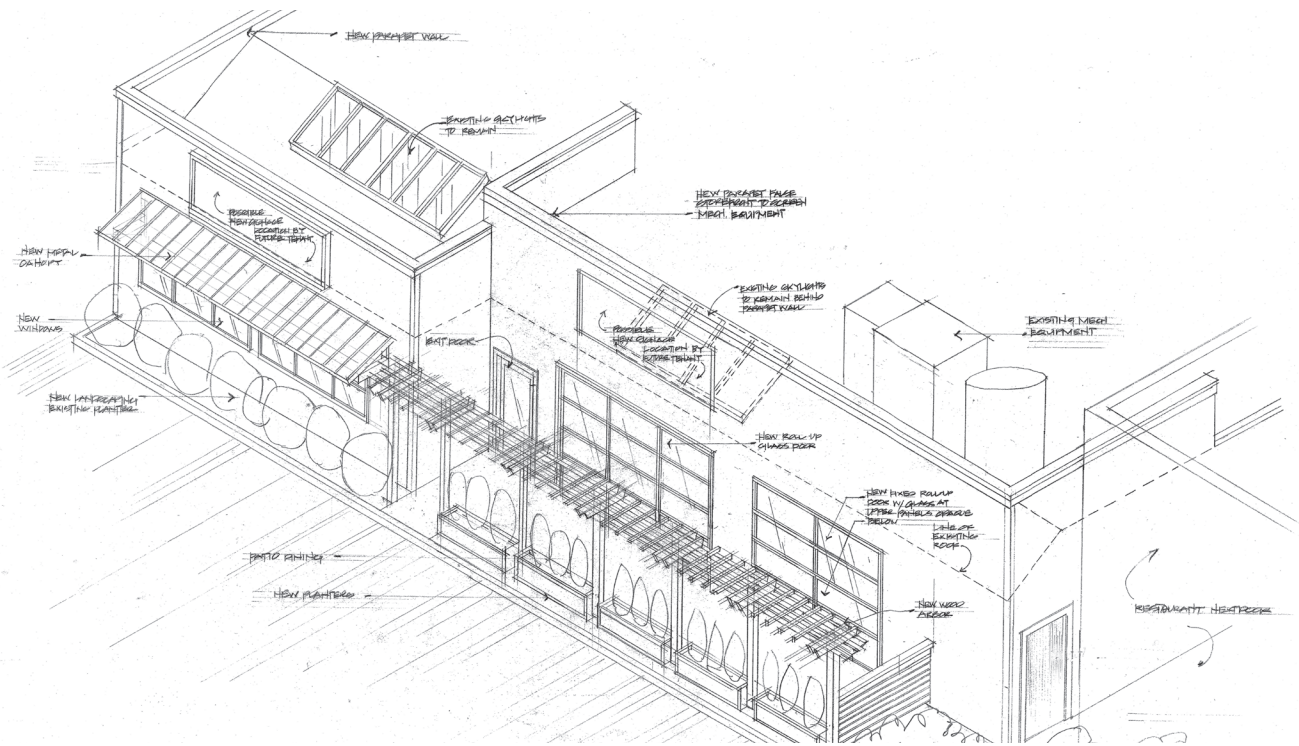
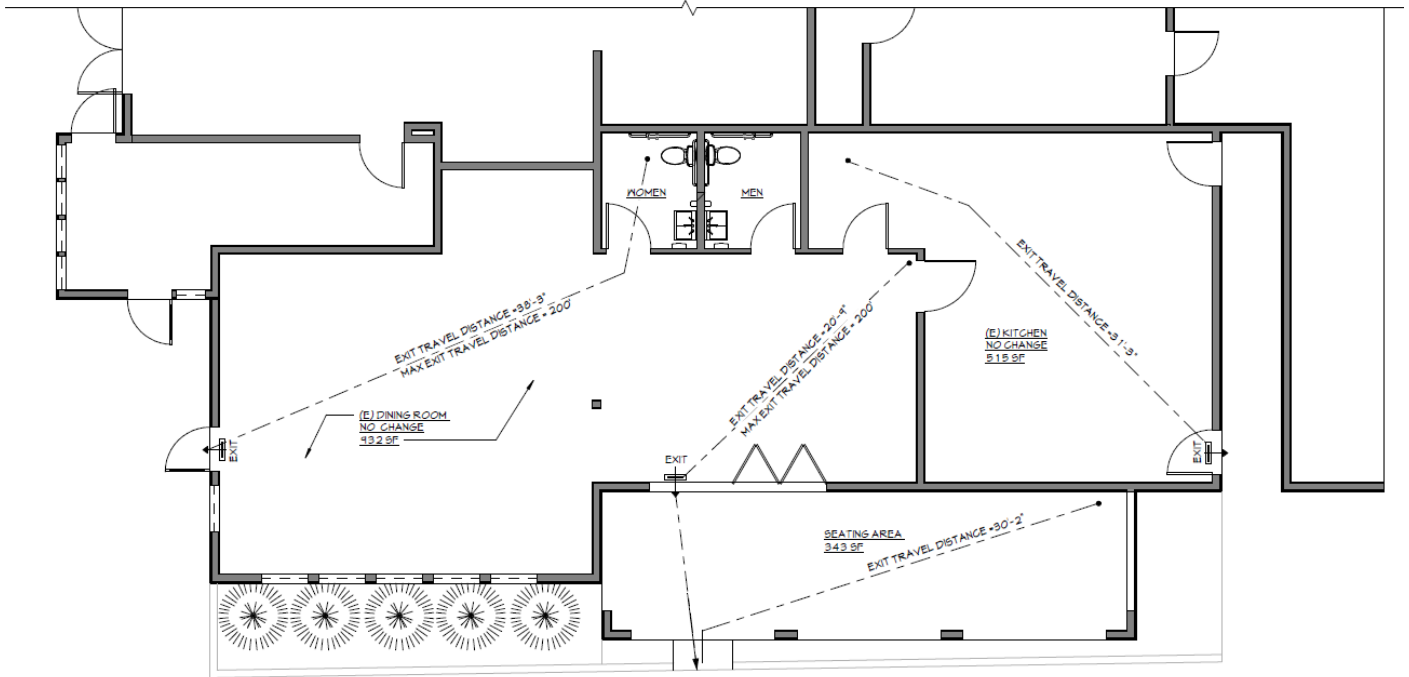
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FLOOR PLAN



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