

OFFICE/RETAIL  
LEASE



# GATEWAY POINTE BUSINESS PARK

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## LOW PRICES IN GIG HARBOR

**1,335 SF - 2,861 SF Available**

### IDEAL USES:

- Cafe/Restaurant
- Office/Medical
- Showroom
- Fitness Center/Recreation Uses
- Education/Training
- Boutique Store/Salon

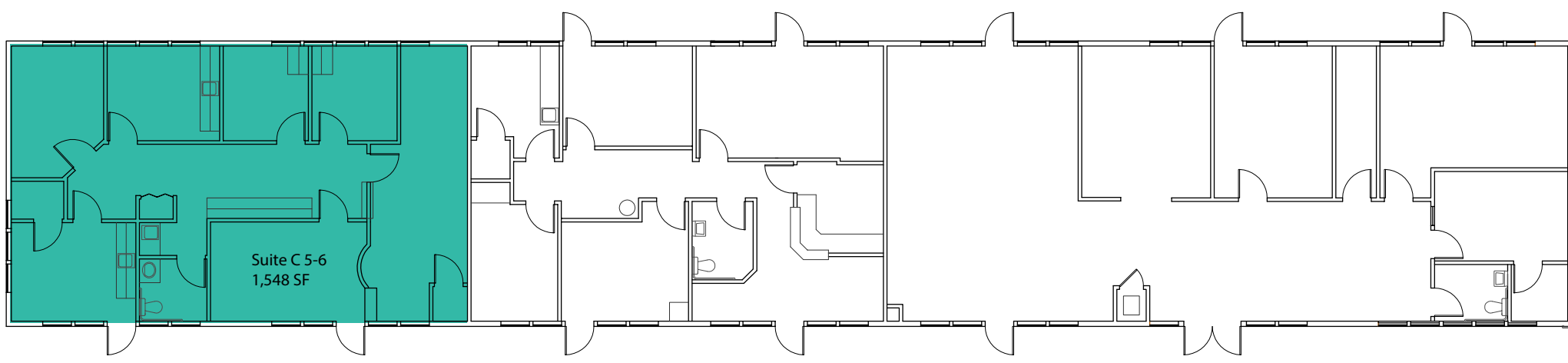
### FEATURES:

- On-Site Amenities: Exercise Facility and Daycare
- High Visibility to 70,000+ Cars/Day on Highway 16
- View of Narrows Bridge & Olympic Mountains
- 4 Stalls / 1,000 SF Parking Ratio
- Vaulted Ceilings with Skylights
- Heating and Air Conditioning Throughout

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

# BUILDING C FLOOR PLAN

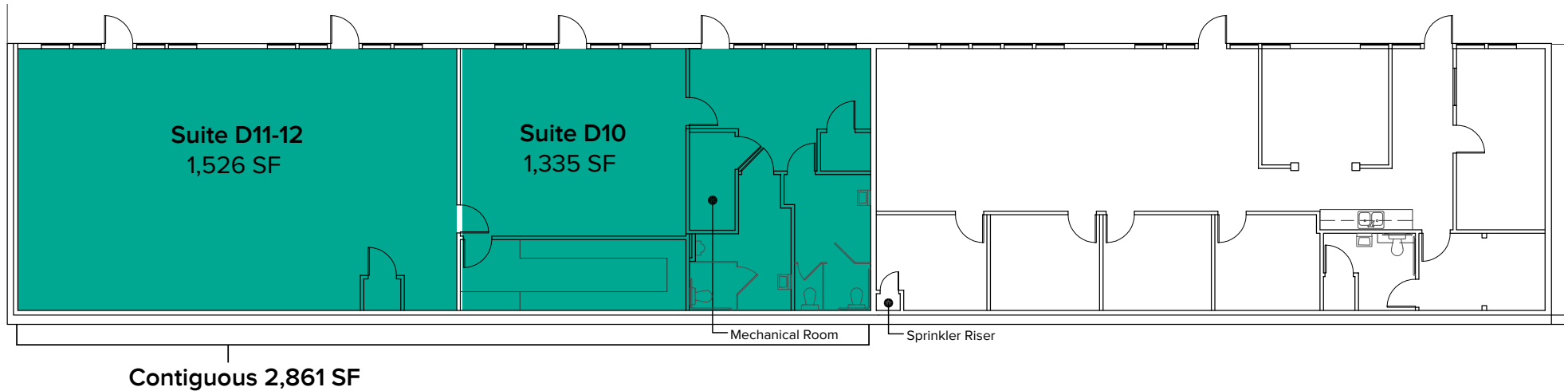
Suite	Square Feet	Rate	Rent	Notes
C 5-6	1,548 SF	\$23/SF, Modified Gross	\$2,967/month	Second floor space with 1 PO, 3-4 exam rooms, conference room, kitchen, reception and waiting room. <b>Available now.</b>



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# BUILDING D FLOOR PLAN

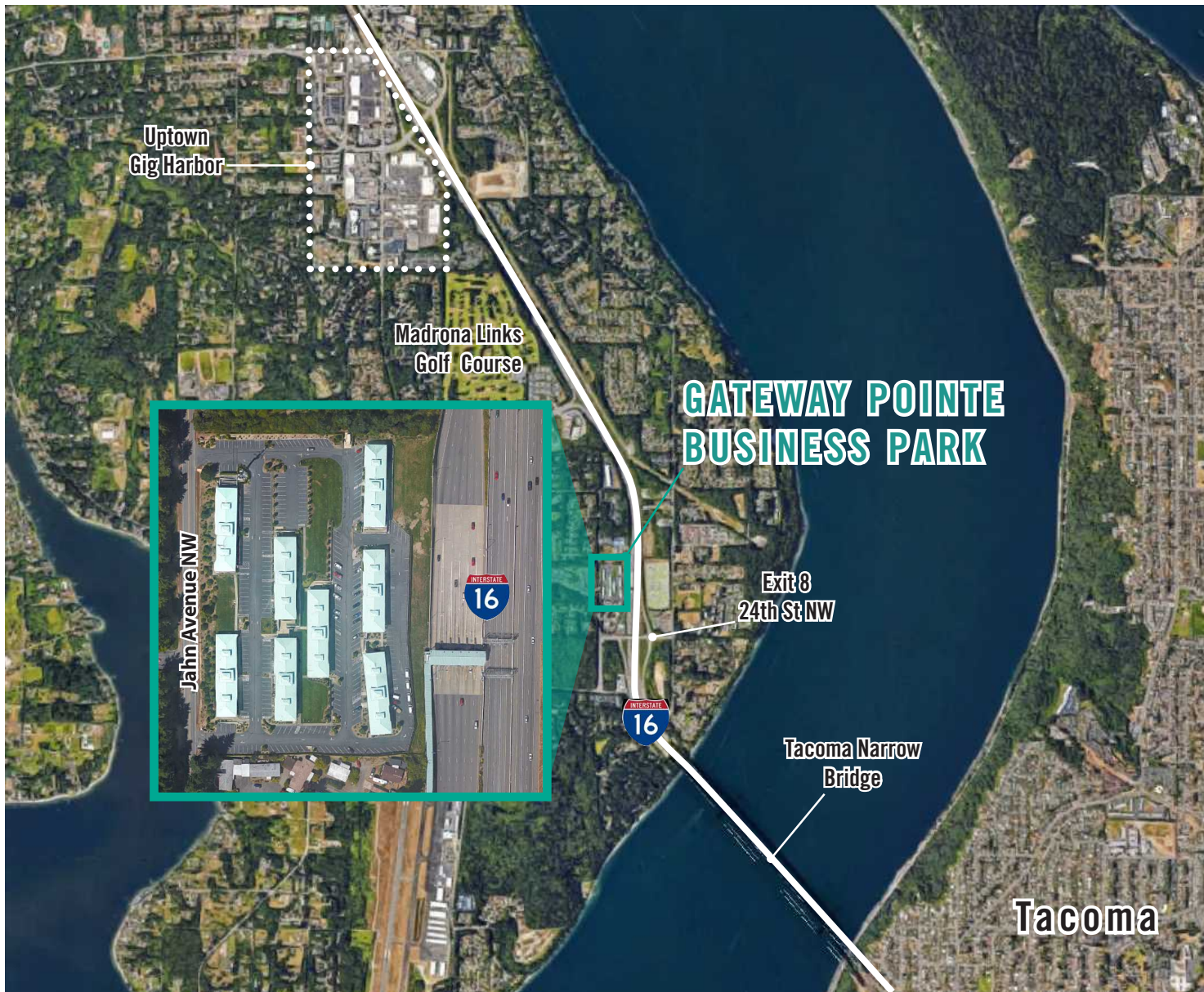
Suite	Square Feet	Rate	Rent	Notes
D10	1,335 SF	\$18.50/SF, Modified Gross	\$2,058/Month	First floor retail/office space with 2 restrooms and open work area. Contiguous with Suite D11-12. <b>Available now.</b>
D11-12	1,526 SF	\$18.50/SF, Modified Gross	\$2,353/Month	First floor shell space with heating and cooling. Contiguous with suite D10. <b>Available now.</b>
D10-12	2,861 SF	\$18.50/SF, Modified Gross	\$4,411/Month	First floor retail/office space with 2 restrooms and open work area. <b>Available now.</b>



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# LOCATION MAP



## NEARBY AMENITIES:

Safeway

Kohl's

Homegoods

Starbucks

Panera Bread

Applebee's Grill & Bar

QFC

Lunchbox Laboratory

Marshalls

Michaels

Galaxy Theater

MultiCare Gig Harbor Medical Park

## DRIVE TIME:

Uptown Gig Harbor: 4 Minutes

Downtown Gig Harbor: 8 Minutes

Downtown Tacoma: 15 Minutes