

OFFICE/RETAIL
LEASE



GATEWAY POINTE BUSINESS PARK

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LOW PRICES IN GIG HARBOR

958 SF - 10,391 SF Available

IDEAL USES:

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

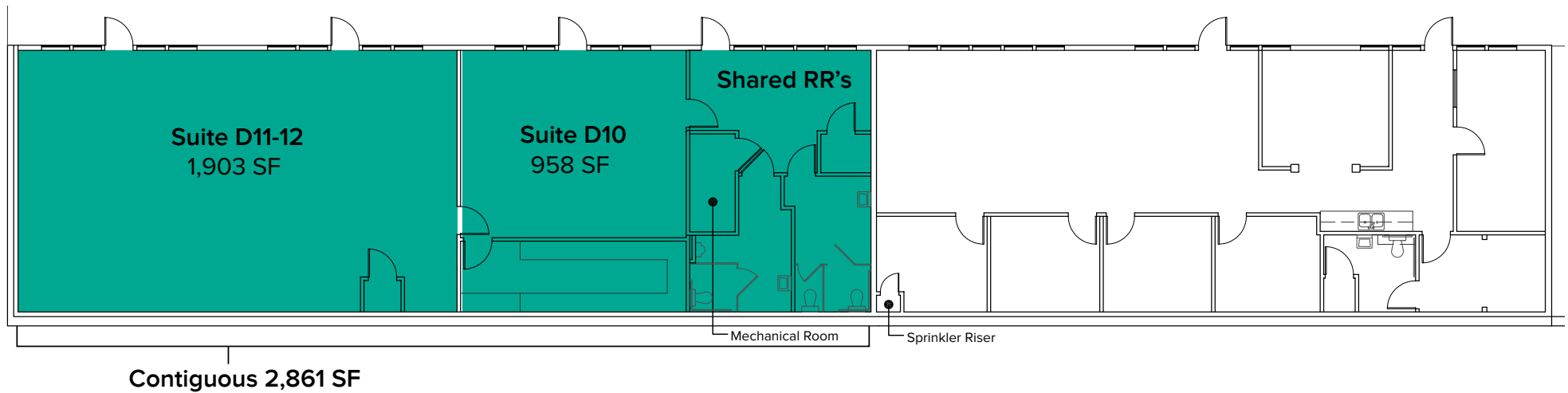
FEATURES:

- 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 D FLOOR PLAN

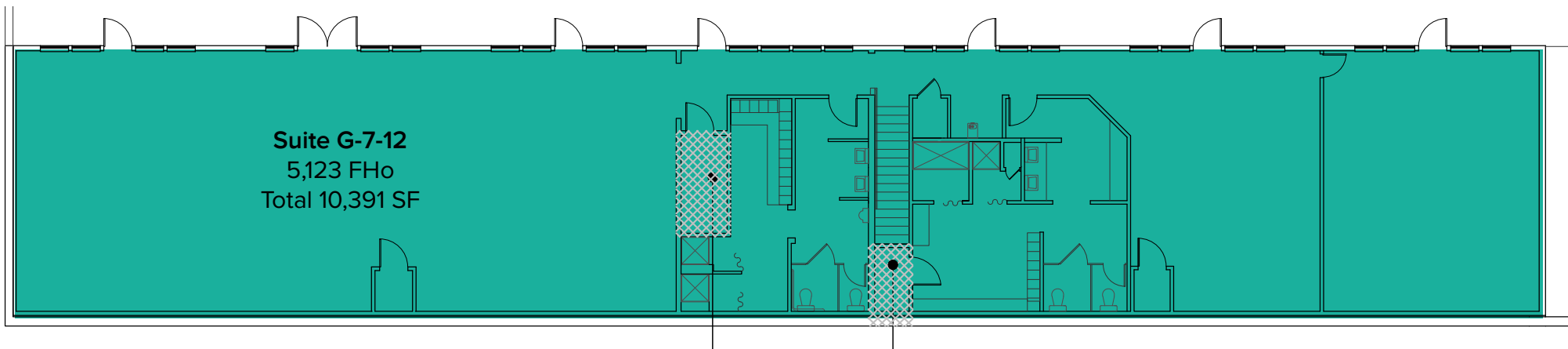
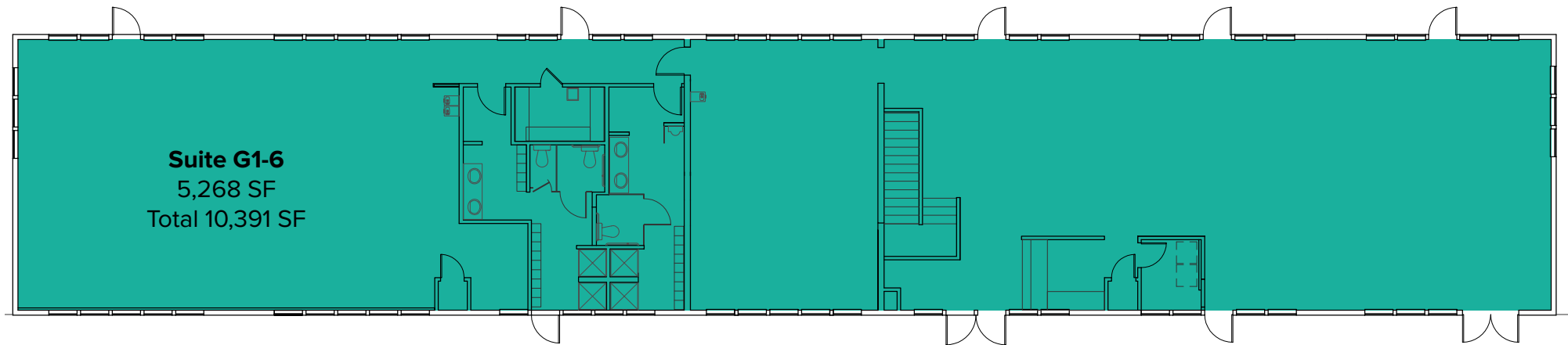
Suite	Square Feet	Rate	Notes
D10	958 SF	\$22.00/SF, Modified Gross	First floor space with open work area. Contiguous with Suite D11-12. Available now.
D11-12	1,903 SF	\$20.00/SF, Modified Gross	First floor shell space with heating and cooling. Contiguous with suite D10. Available now.
D10-12	2,861 SF	\$20.00/SF, Modified Gross	First floor retail/office space with 2 restrooms and open work area. Available now.



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BUILDING G FLOOR PLAN

Suite	Square Feet	Rent	Notes
G1-6	5,268 SF - 10,391 SF	\$22.00/SF, Modified Gross	Full building, existing gym space. Second floor includes open area, locker rooms, and restrooms. Available 10/1/2025.
G7-12	5,123 SF - 10,391 SF	\$22.00/SF, Modified Gross	Full building, existing gym space. First floor includes open area, locker rooms, showers, restrooms, and large private room. Available 10/1/2025.



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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