

OFFICE/RETAIL
LEASE



GATEWAY POINTE BUSINESS PARK

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LOW PRICES IN GIG HARBOR

772 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

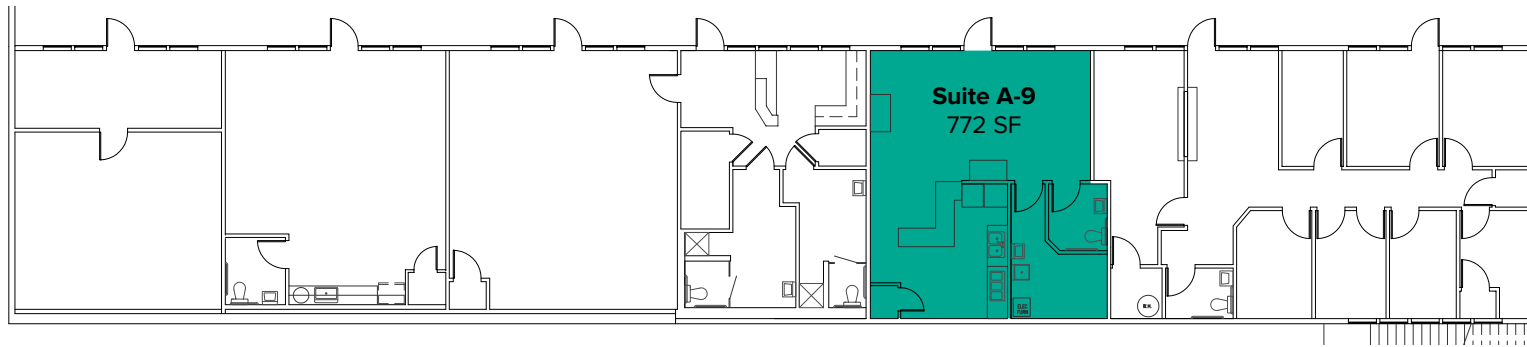
SUITE DETAILS

Suite	Square Feet	Rent
A-9	772 SF	\$1,287/Month
B-4	1,061 SF - 2,853 SF	\$1,636/Month
B-5/6	1,792 SF - 2,853 SF	\$2,763/Month
B 10-12	2,537 SF	\$3,488/Month
F-05	1,362 SF	\$2,100/Month
G1-6	5,268 SF - 10,391 SF	\$8,122/Month
G7-12	5,123 SF - 10,391 SF	\$7,044/Month

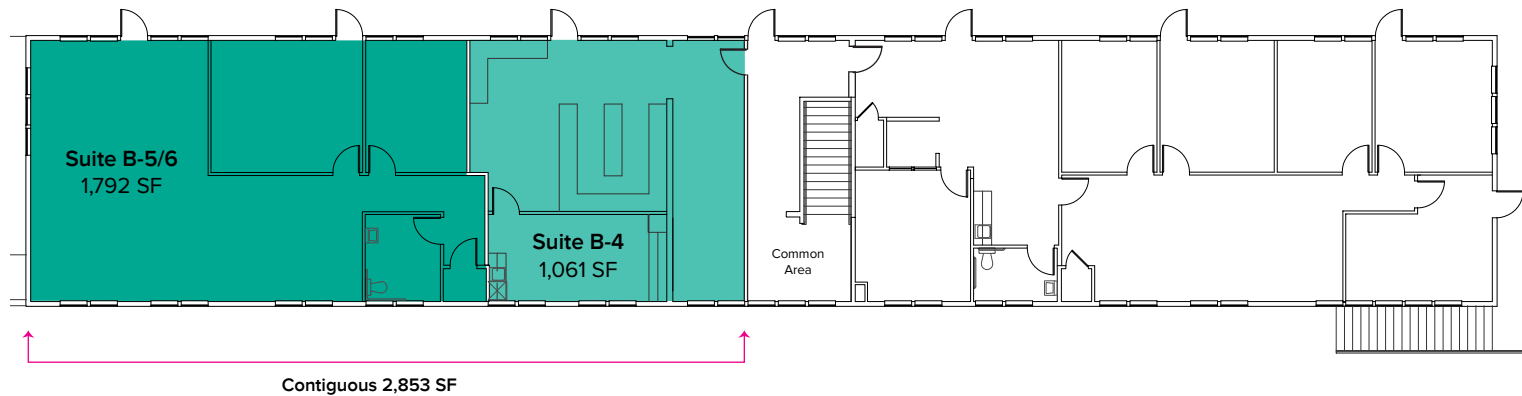


FLOOR PLAN

Suite	Square Feet	Rent	Notes
A-9	772 SF	\$1,287/Month	Restaurant/cafe space with kitchen, open area, and 1 restroom. Available Now.

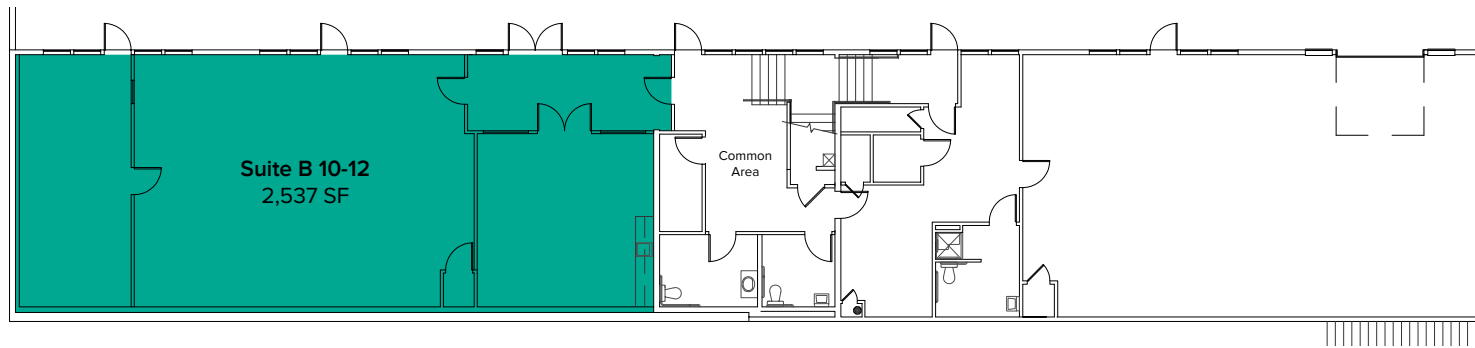


Suite	Square Feet	Rate	Notes
B-4	1,061 SF - 2,853 SF	\$1,636/Month	Second floor suite includes open work area and break room with kitchenette. Contiguous with Suite B-5/6 for a total of 2,853 SF. Available Now.
B-5/6	1,792 SF - 2,853 SF	\$2,763/Month	Second floor suite includes 2 POs, open work area, and 1 restroom. Contiguous with Suite B-4 for a total of 2,853 SF. Available Now.

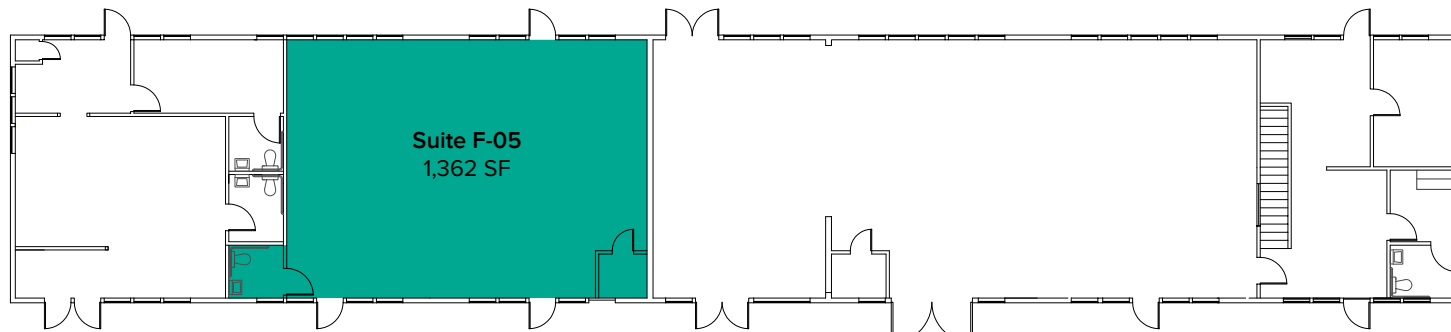


FLOOR PLAN

Suite	Square Feet	Rate	Notes
B 10-12	2,537 SF	\$3,488/Month	First floor suite includes break room, open work area, and GL loading. Available Now.

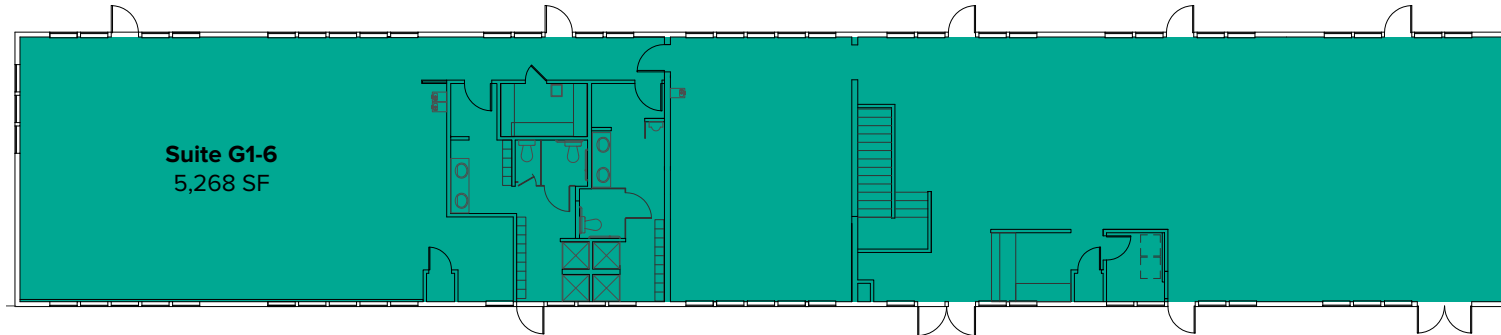


Suite	Square Feet	Rate	Notes
F-05	1,362 SF	\$2,100/Month	Second floor suite. Open area. Suite includes 1 restroom. Available now.

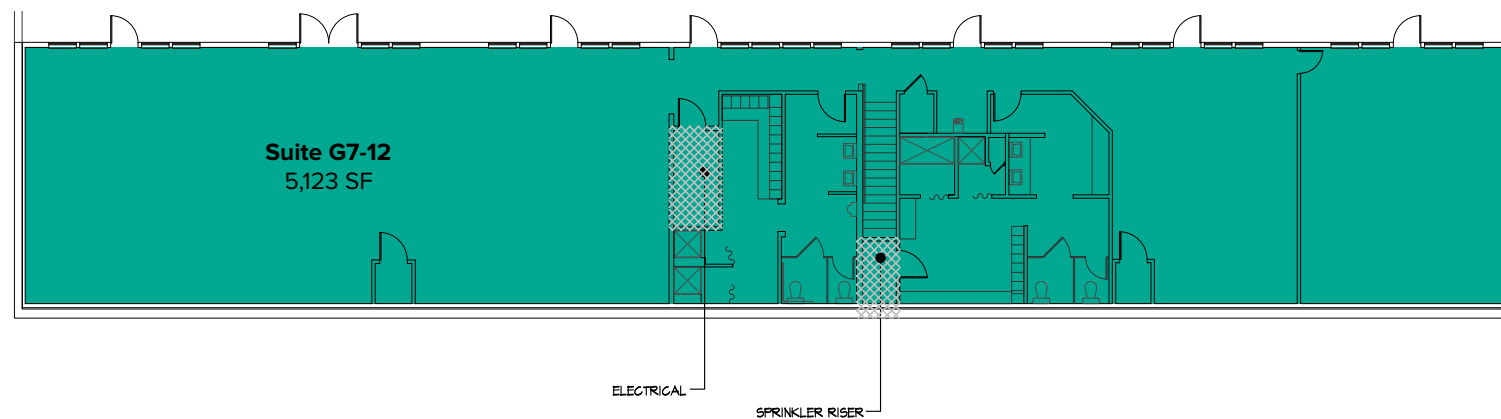


FLOOR PLAN

Suite	Square Feet	Rent	Notes
G1-6	5,268 SF - 10,391 SF	\$8,122/Month	Full building, former gym space. Second floor includes open area, locker rooms, and restrooms. Available now.



Suite	Square Feet	Rent	Notes
G7-12	5,123 SF - 10,391 SF	\$7,044/Month	Full building, former gym space. First floor includes open area, locker rooms, showers, restrooms, and a large private room. Available now.



LOCATION MAP



NEARBY AMENITIES:

- Safeway
- Kohl's
- Homegoods
- Starbucks
- Panera Bread
- Applebee's Grill & Bar
- QFC
- AT&T
- Lunchbox Laboratory
- Marshalls
- Michaels
- Galaxy Theater

DRIVE TIME:

- Uptown Gig Harbor: 4 Minutes
- Downtown Gig Harbor: 8 Minutes
- Downtown Tacoma: 15 Minutes