

7.8 CAP FOR  
SALE



## GATEWAY POINTE BUSINESS PARK BUILDING D

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# INVESTMENT OR OWNER/USER SALE

**\$1,713,000**

**10,380 SF Available - (\$165/SF)**

## INVESTMENT DETAILS:

- 14.8% Cash on Cash\*
- 33% Return on Equity\*
- Qualifies for SBA Financing
- EF Recovery occupies top floor on long-term lease
- 7.8 CAP
- \$3,087 annual management fee paid by EF Recovery

\*assumes 10% down payment, 5% interest, 25-year amortization and \$16.00/SF owner/user lease rate



# BUILDING DETAILS

## FEATURES:

- On-Site Amenities: Deli, Exercise Facility & 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
- Multi-Tenantable: 750 SF - 10,380 SF
- Heating and Air Conditioning Throughout

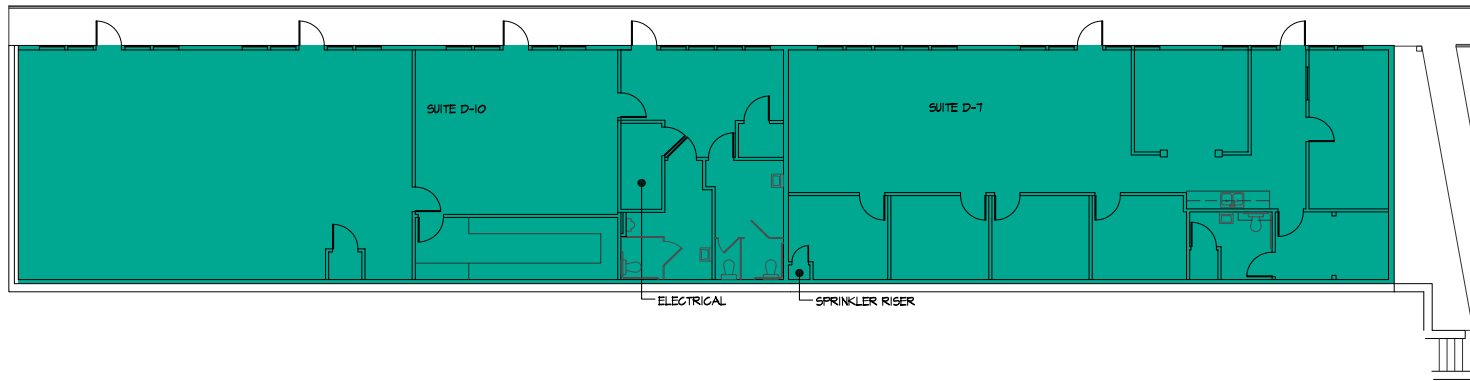
## IDEAL USES

- Office
- Medical
- Educational
- Showroom
- Dance/Recreation Uses
- Boutique Store/Salon
- Fitness
- Small Church

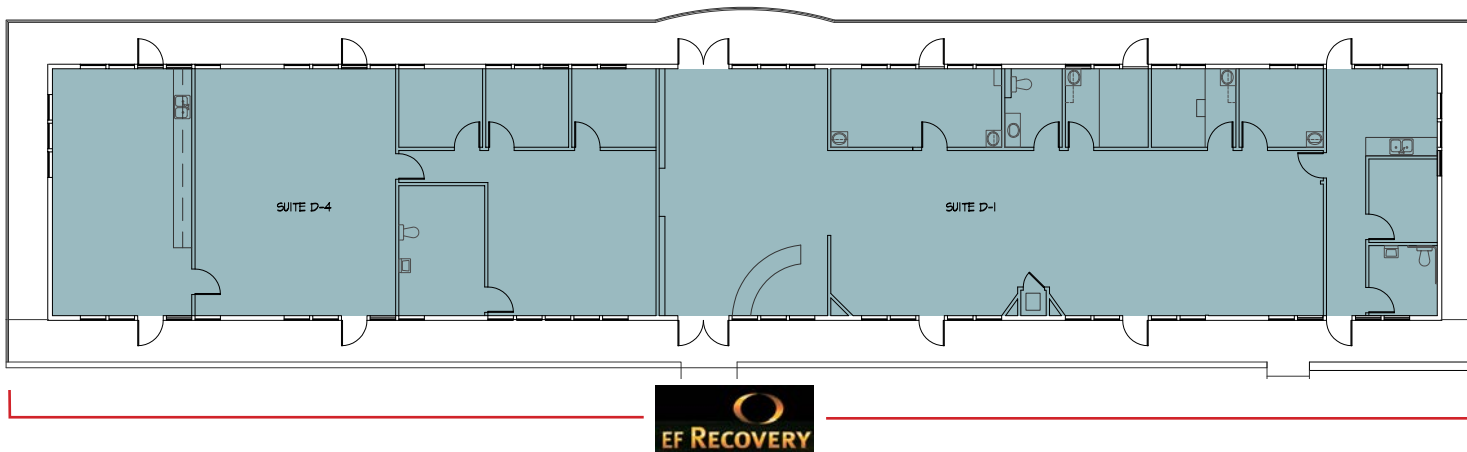


# FLOOR PLAN

FIRST FLOOR - 5,140 SF AVAILABLE



SECOND FLOOR - 5,240 SF - FULLY LEASED





# 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