

OFFICE/RETAIL
LEASE



GATEWAY POINTE BUSINESS PARK

2601 - 2715 Jahn Ave NW | Gig Harbor, WA

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

Mike Armanious, CCIM

253.988.6115

marmanious@kw.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





LOW PRICES IN GIG HARBOR

767 SF - 2,940 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.

SUITE DETAILS

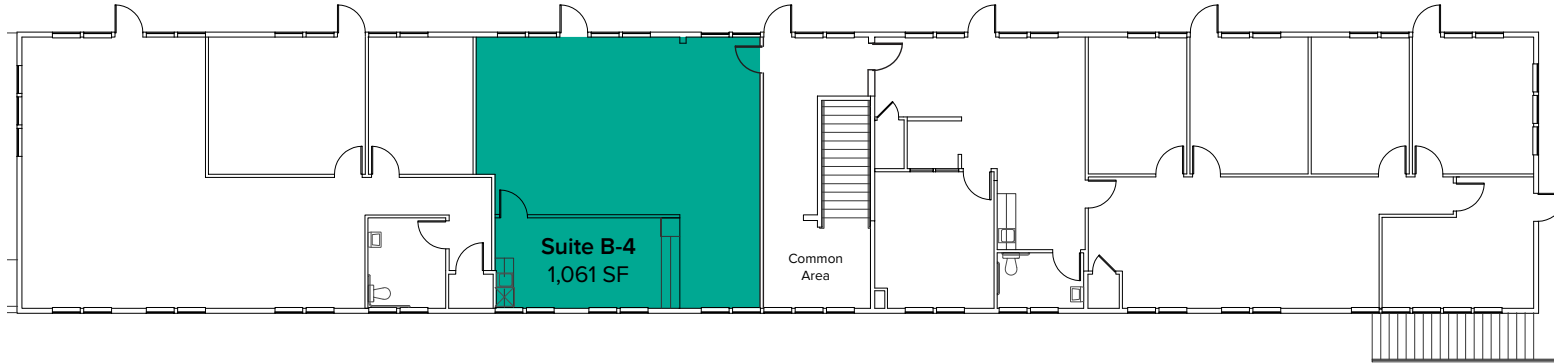
Suite	Square Feet	Rent
B-4	1,061 SF	\$1,768/Month
C-7	767 SF	\$1,406/Month
C-9	776 SF	\$1,423/Month
D-4	1,624 SF	\$2,707/Month
D5-6	1,313 SF	\$2,188/Month
D10-12	2,861 SF	\$4,172/Month
E-4	1,709 SF	\$2,848/Month
H4-6	2,940 SF	\$4,900/Month



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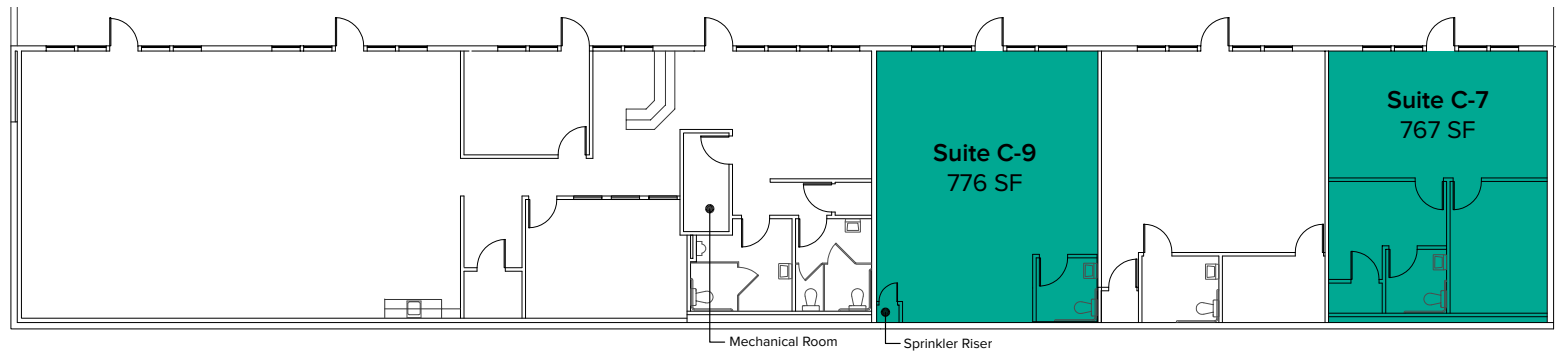
FLOOR PLAN

Suite	Square Feet	Rent	Notes
B-4	1,061 SF	\$1,768/Month	Second floor office space includes open work area and break room with kitchenette. Available Now.



Suite	Square Feet	Rent	Notes
C-7	767 SF	\$1,406/Month	First floor retail/office space with 1 private office, 1 restroom, and open work area. Available now.

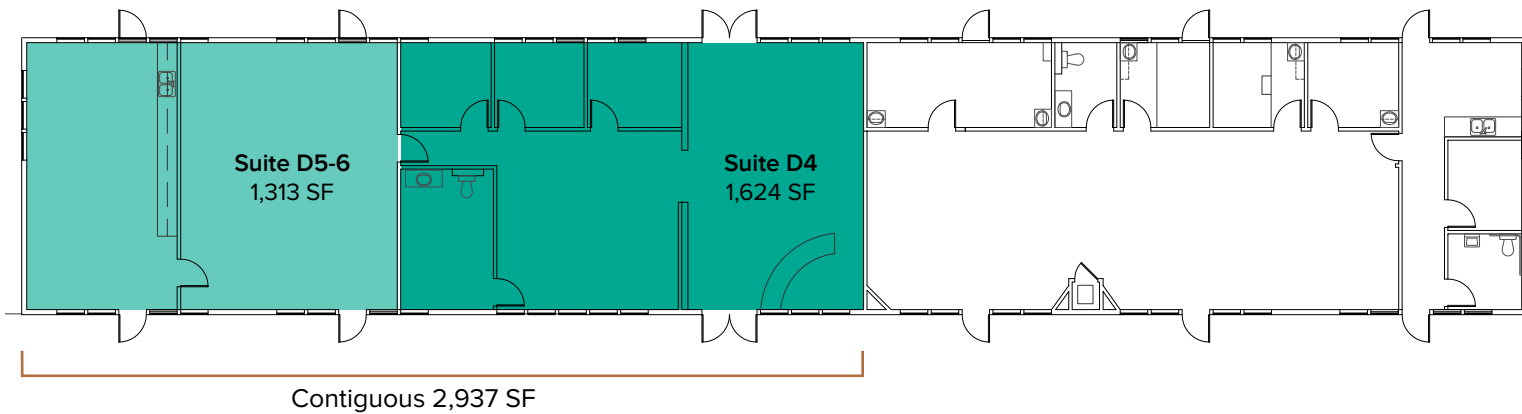
C-9	776 SF	\$1,423/Month	First floor retail/office space with 1 restroom and open work area. Available 1/1/2023.
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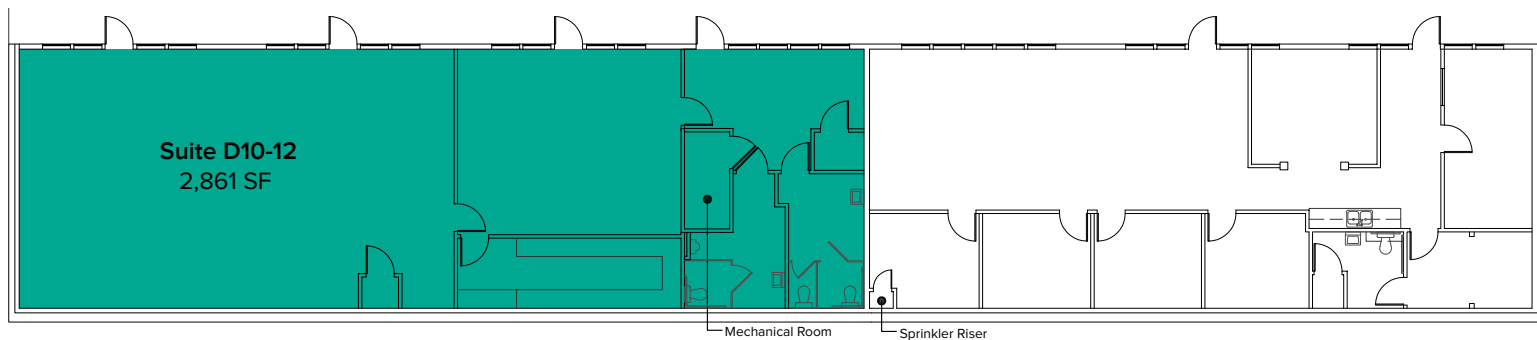
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FLOOR PLAN

Suite	Square Feet	Rate	Notes
D-4	1,624 SF	\$2,707/Month	Second floor office space with reception, open work area, 3 private offices, and 1 restroom. Contiguous with Suite D5-6 for a total of 2,937 SF. Flexible availability.
D5-6	1,313 SF	\$2,188/Month	Second floor office space with open work area and break room with kitchenette. Contiguous with Suite D-4 for a total of 2,937 SF. Flexible availability.



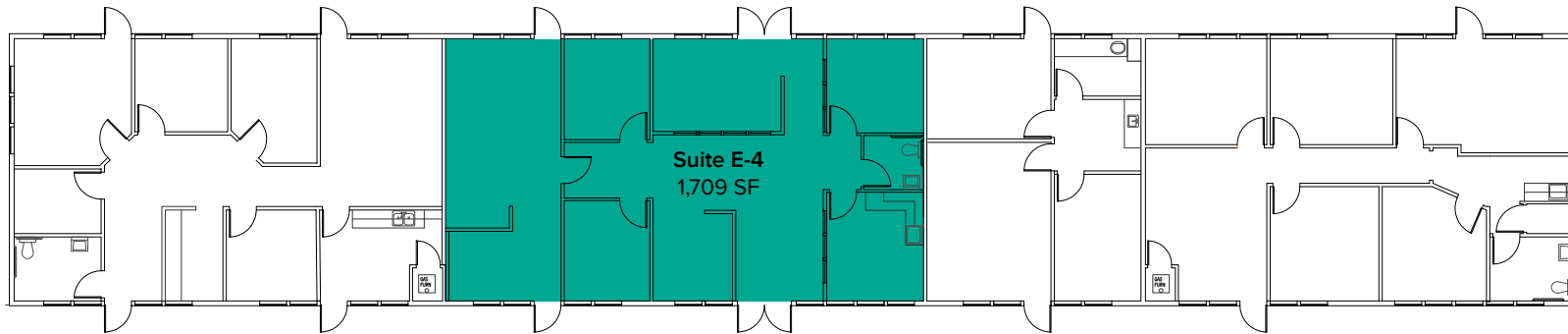
Suite	Square Feet	Rate	Notes
D10-12	2,861 SF	\$4,172/Month	First floor retail/office space with 2 restrooms and open work area. Available now.



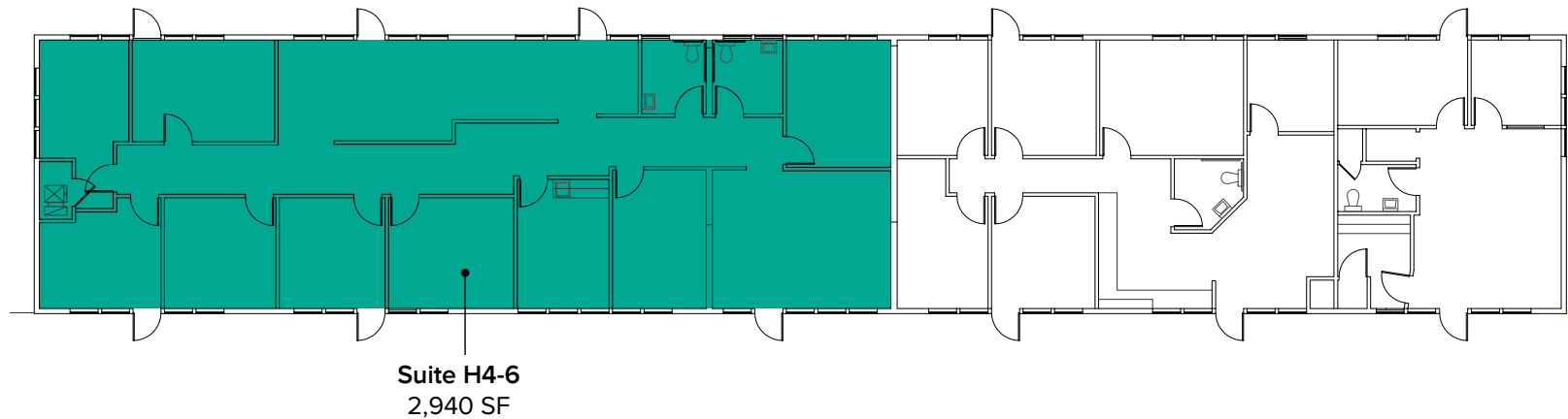
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FLOOR PLAN

Suite	Square Feet	Rate	Notes
E-4	1,709 SF	\$2,848/Month	Second floor retail/office space with reception area, 3 private rooms, break room, 1 restroom, and open work area. Available 12/1/2022.



Suite	Square Feet	Rate	Notes
H4-6	2,940 SF	\$4,900/Month	Second floor retail/office space with reception area, private rooms, break room with kitchenette, 2 restrooms, and open work area. Available now.



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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