

OFFICE/RETAIL
LEASE



GATEWAY POINTE BUSINESS PARK

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LOW PRICES IN GIG HARBOR

728 SF - 8,084 SF Available

IDEAL USES:

- Small Church
- Office/Medical
- Showroom
- Fitness Center/Recreation Uses
- Education / Training
- Boutique Store/Salon

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
- Heating and Air Conditioning Throughout

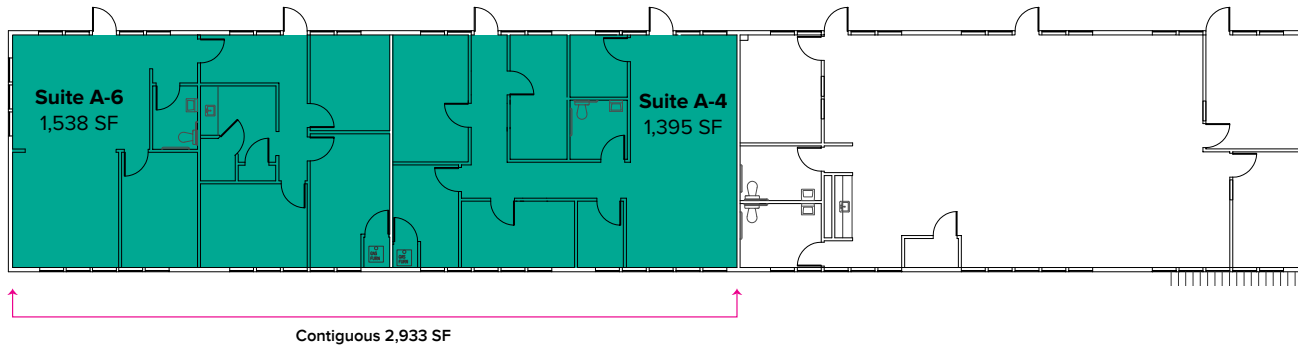
SUITE DETAILS

Suite	Square Feet	Rent
A-4	1,395 SF - 2,933 SF	\$2,151/Month
A-6	1,538 SF - 2,933 SF	\$2,371/Month
A-11	760 SF - 1,488 SF	\$1,267/Month
A-12	728 SF - 1,488 SF	\$1,213/Month
C-7	767 SF - 1,543 SF	\$1,278/Month
C-8	776 SF - 1,543 SF	\$1,293/Month
C 10-12	2,853 SF	\$4,755/Month
F-05	1,362 SF	\$2,100/Month
H 06	2,940 SF - 8,084 SF	Call Agent
H 07-12	5,144 SF - 8,084 SF	Call Agent

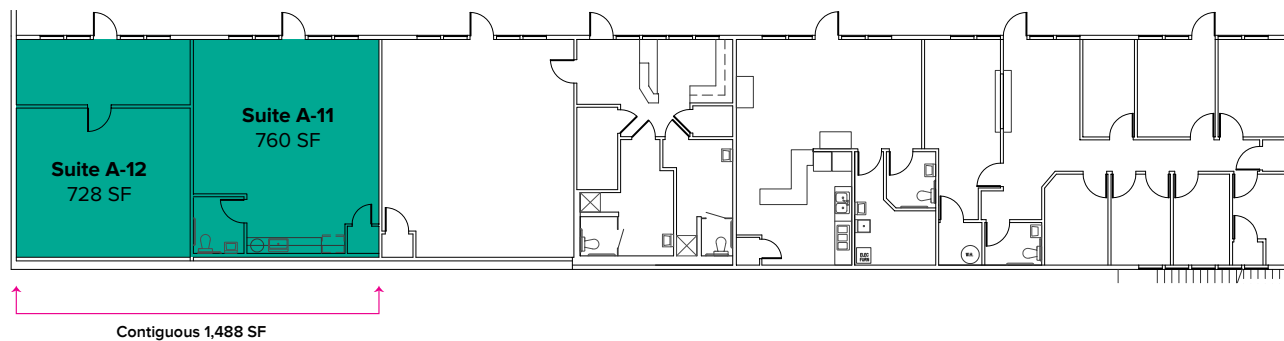


FLOOR PLAN

Suite	Square Feet	Rent	Notes
A-4	1,395 SF - 2,933 SF	\$2,151/Month	Second floor suite. 6 POs, 1 restroom, and open area. Contiguous with Suite A-6 for a total of 2,933 SF. Available 7/1/20.
A-6	1,538 SF - 2,933 SF	\$2,371/Month	Second floor, end cap suite. 4 POs, 1 restroom, break room with kitchenette, and open area. Contiguous with Suite A-4 for a total of 2,933 SF. Available 11/1/20.

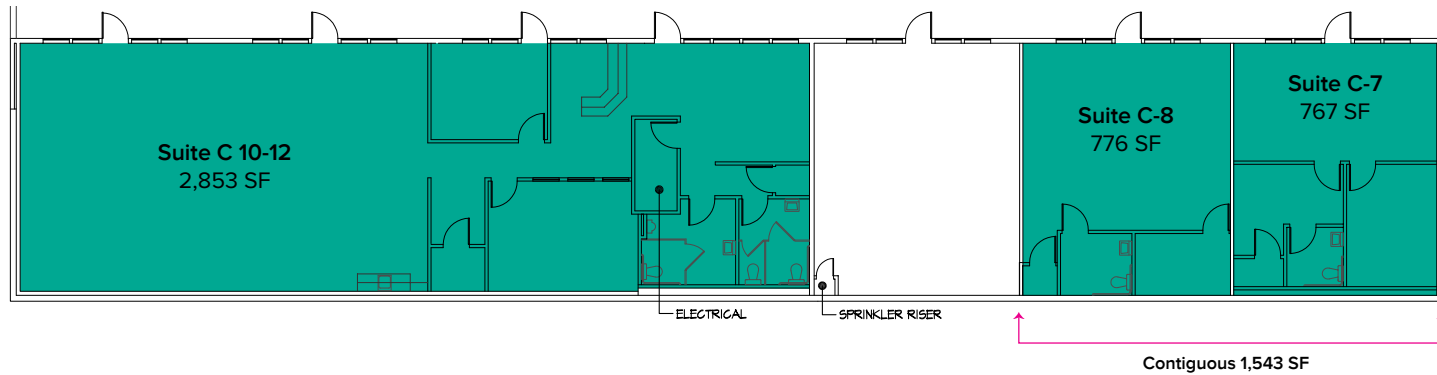


Suite	Square Feet	Rent	Notes
A-11	760 SF - 1,488 SF	\$1,267/Month	First floor suite with open work area, 1 restroom, and kitchenette. Contiguous with Suite A-12 for a total of 1,488 SF. Available Now.
A-12	728 SF - 1,488 SF	\$1,213/Month	First floor suite with open work area and reception area. Contiguous with Suite A-11 for a total of 1,488 SF. Available Now.

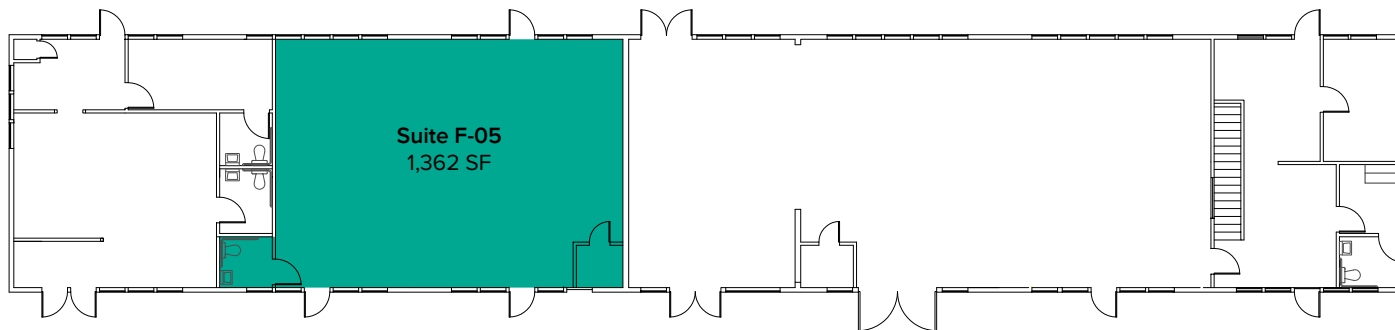


FLOOR PLAN

Suite	Square Feet	Rent	Notes
C-7	767 SF	\$1,278/Month	First floor, end cap suite. 2 POs, 1 restroom, and open office area. Contiguous with Suite C-8 for a total of 1,543 SF. Available now.
C-8	776 SF	\$1,293/Month	First floor suite. 1 PO, 1 restroom, and open office area. Contiguous with Suite C-7 for a total of 1,543 SF. Available now.
C 10-12	2,853 SF	\$4,755/Month	Former fitness studio space with open work area, reception area, 2 private rooms, and 2 restrooms. Available now.

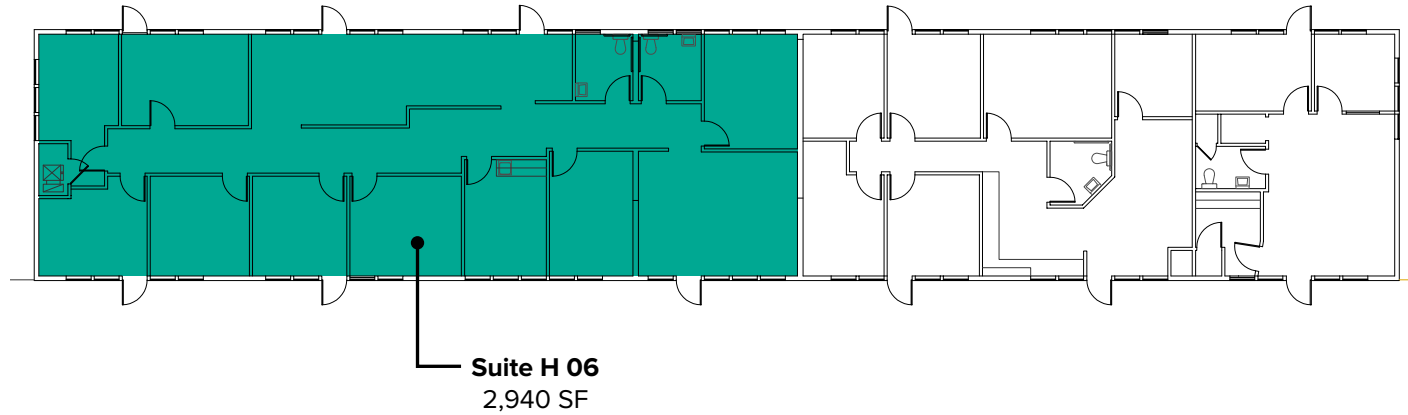


Suite	Square Feet	Rent	Notes
F-05	1,362 SF	\$2,100/Month	Second floor suite. Open area. Suite includes 1 restroom. Available now.

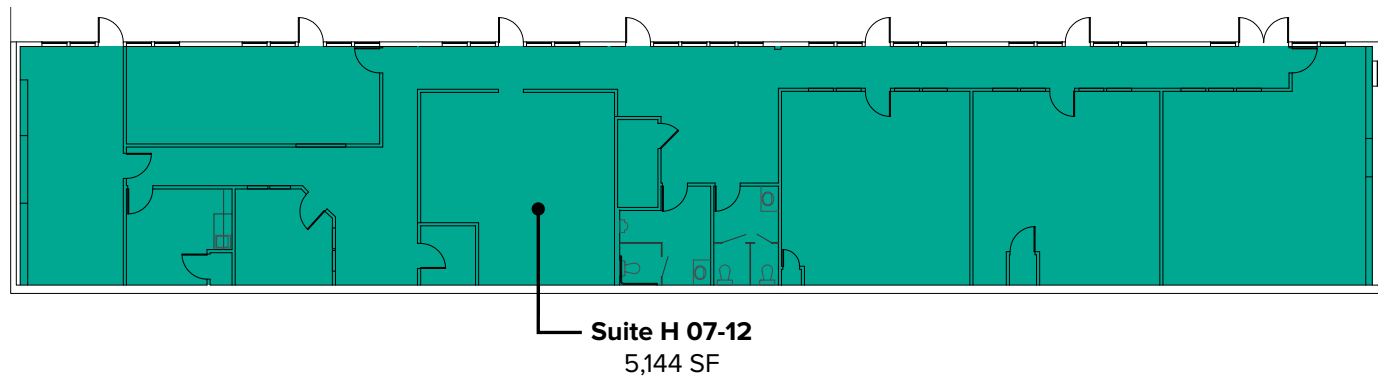


FLOOR PLAN

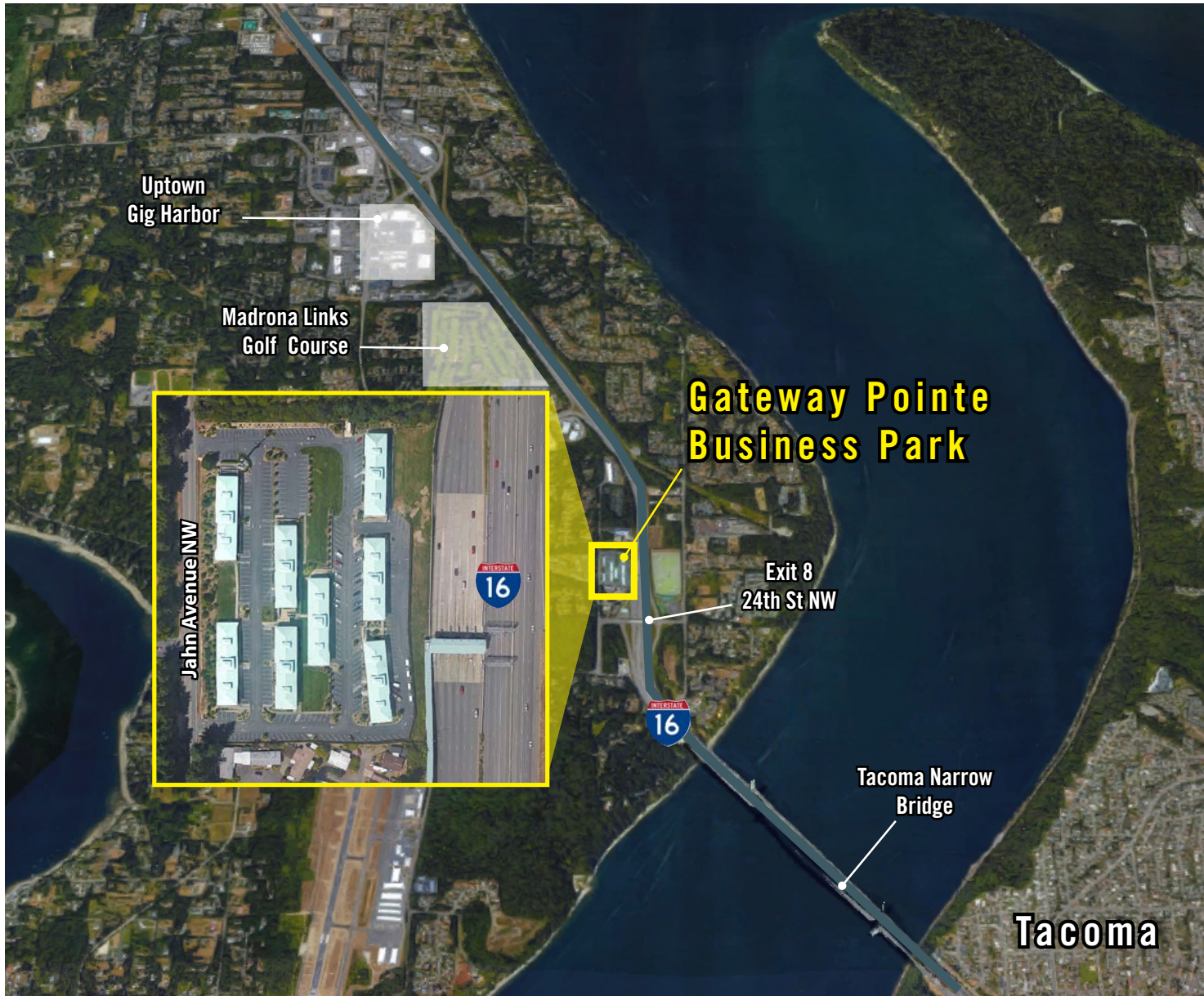
Suite	Square Feet	Rate	Notes
H 06	2,940 SF - 8,084 SF	Call Agent	Second floor suite. Currently a pre-school. Suite includes break room and two restrooms.



Suite	Square Feet	Rate	Notes
H 07-12	5,144 SF - 8,084 SF	Call Agent	First floor suite. Currently a pre-school. Suite includes break room and two restrooms.



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