

OFFICE/RETAIL
LEASE



GATEWAY POINTE BUSINESS PARK

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LOW PRICES IN GIG HARBOR

776 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.

SUITE DETAILS

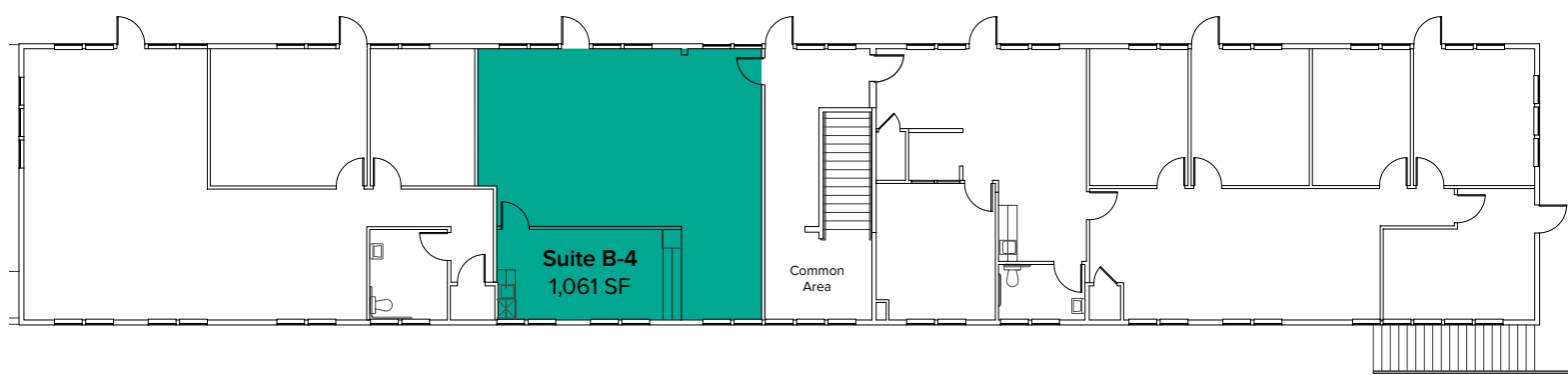
Suite	Square Feet	Rent
B-4	1,061 SF	\$1,636/Month
C-4	1,391 SF	\$2,144/Month
C-9	776 SF	\$1,423/Month
D7-9	2,279 SF - 5,140 SF	\$3,134/Month
D10-12	2,861 SF - 5,140 SF	\$3,934/Month
G1-6	5,268 SF - 10,391 SF	\$8,122/Month
G7-12	5,123 SF - 10,391 SF	\$7,044/Month



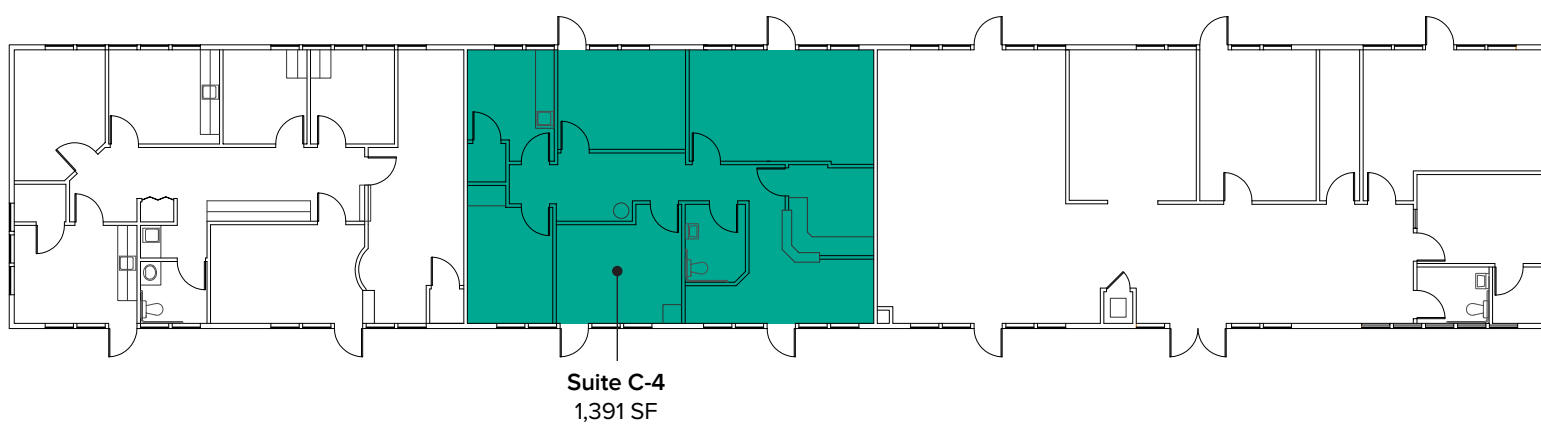
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FLOOR PLAN

Suite	Square Feet	Rent	Notes
B-4	1,061 SF	\$1,636/Month	Second floor suite includes open work area and break room with kitchenette. Available Now.



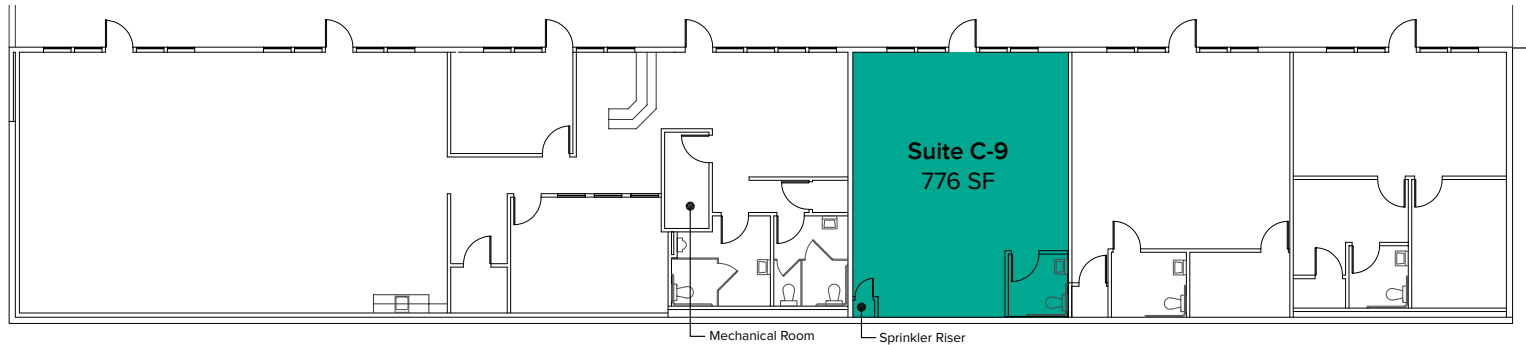
Suite	Square Feet	Rent	Notes
C-4	1,391 SF	\$2,144/Month	Second floor suite with private offices, kitchenette, and restroom. Available with 60 days' notice.



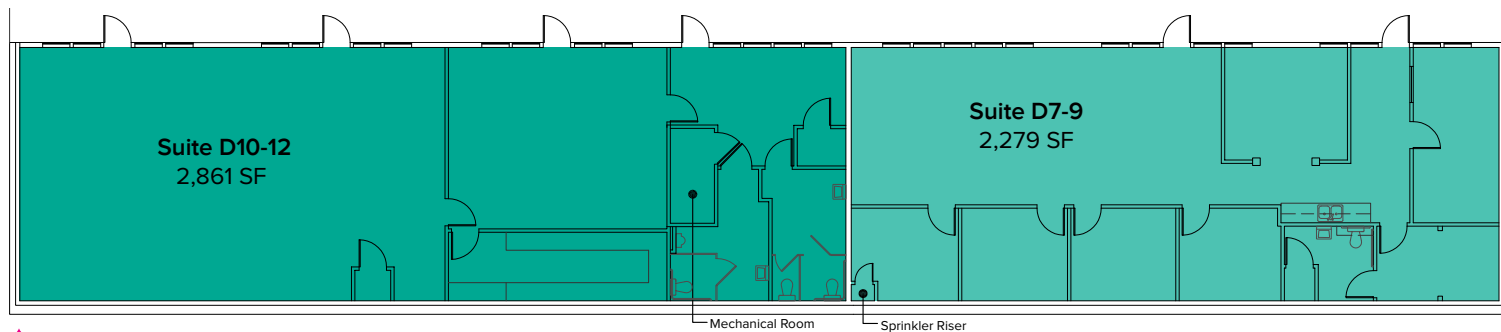
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FLOOR PLAN

Suite	Square Feet	Rate	Notes
C-9	776 SF	\$1,423/Month	First floor office/retail space with 1 restrooms and open work area. Available 1/1/2023.



Suite	Square Feet	Rate	Notes
D7-9	2,279 SF - 5,140 SF	\$3,134/Month	First floor office space with 4 private offices, 1 conference room, 1 restroom, kitchenette, and open work area. Contiguous with Suite D10-12 for a total of 5,140 SF. Available now.
D10-12	2,861 SF - 5,140 SF	\$3,934/Month	First floor office space with 2 restrooms and open work area. Contiguous with Suite D7-9 for a total of 5,140 SF. Available now.

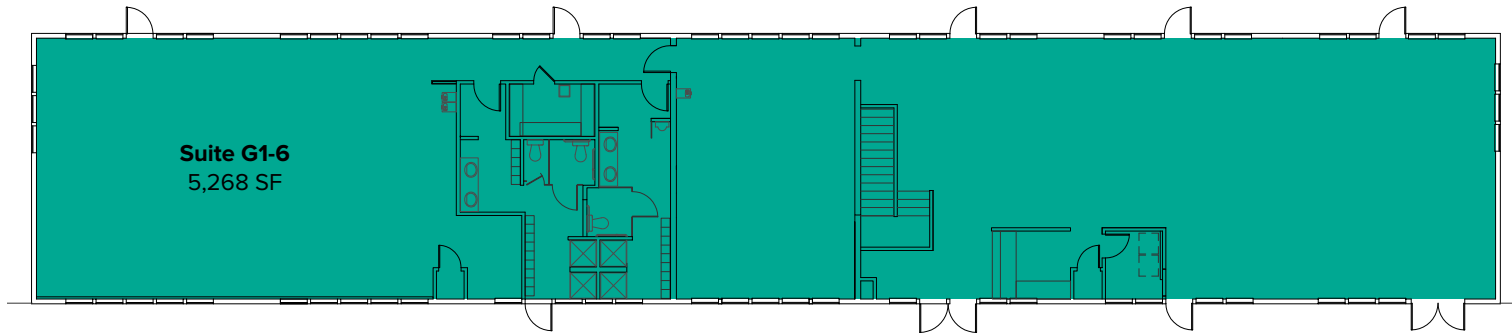


Contiguous: 5,140 SF

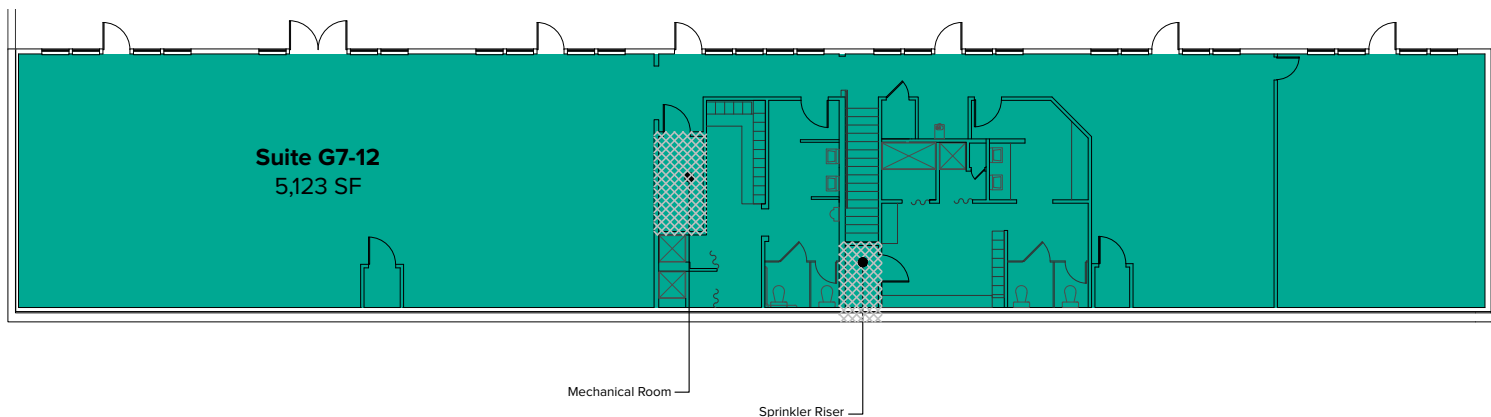
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FLOOR PLAN

Suite	Square Feet	Rate	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	Rate	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.



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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