

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

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SUITE DETAILS

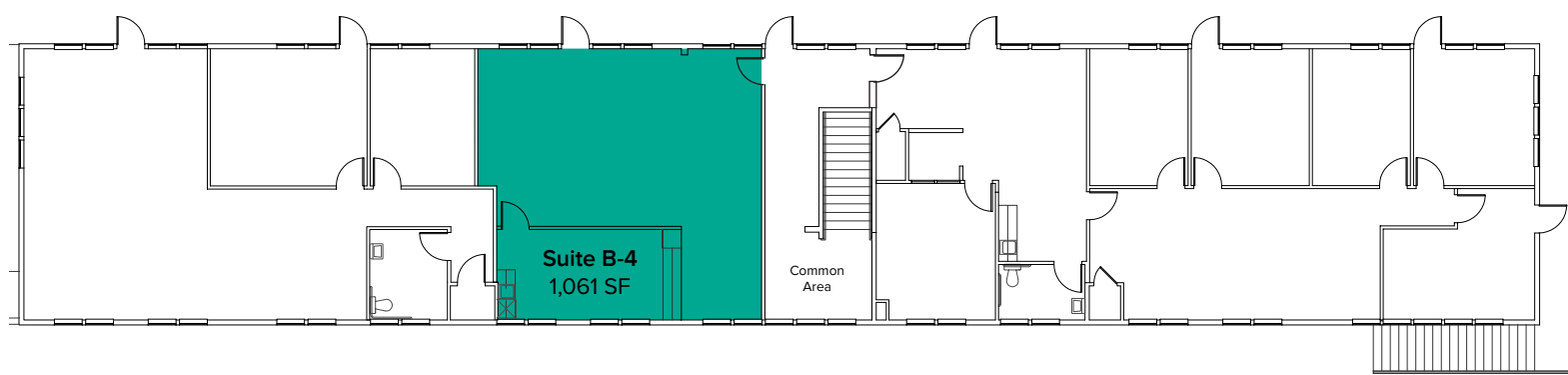
| Suite | Square Feet | Rent |
|--------|----------------------|---------------|
| B-4 | 1,061 SF | \$1,636/Month |
| C-4 | 1,391 SF | \$2,144/Month |
| C-8 | 776 SF | \$1,293/Month |
| D7-9 | 2,279 SF - 5,140 SF | \$3,134/Month |
| D10-12 | 2,861 SF - 5,140 SF | \$3,934/Month |
| F-10 | 1,756 SF | \$2,415/Month |
| G1-6 | 5,268 SF - 10,391 SF | \$8,122/Month |
| G7-12 | 5,123 SF - 10,391 SF | \$7,044/Month |



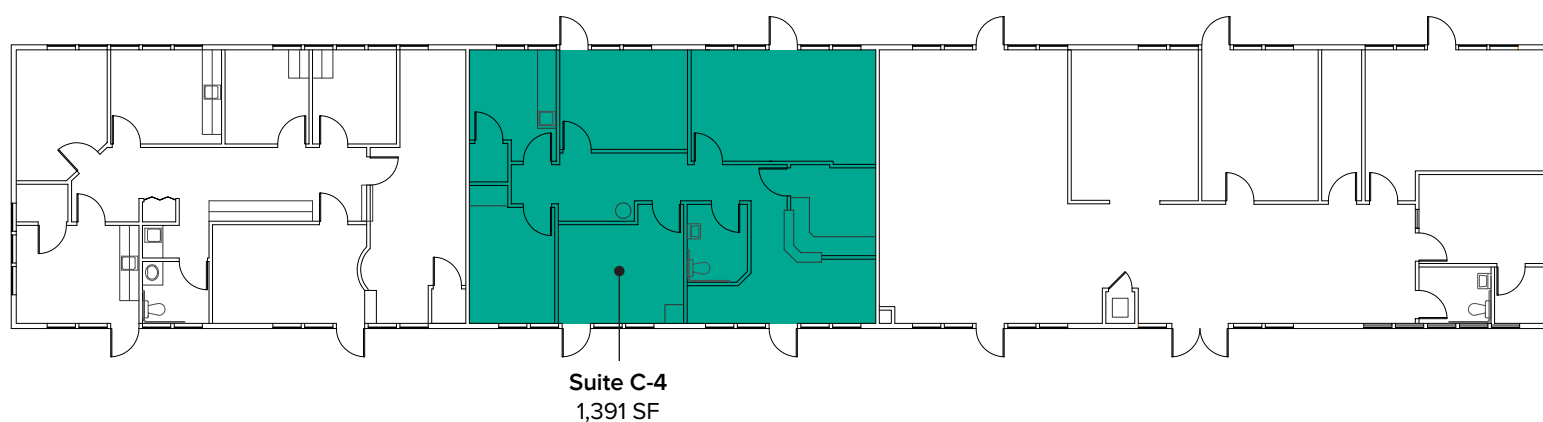
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FLOOR PLAN

| 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. |



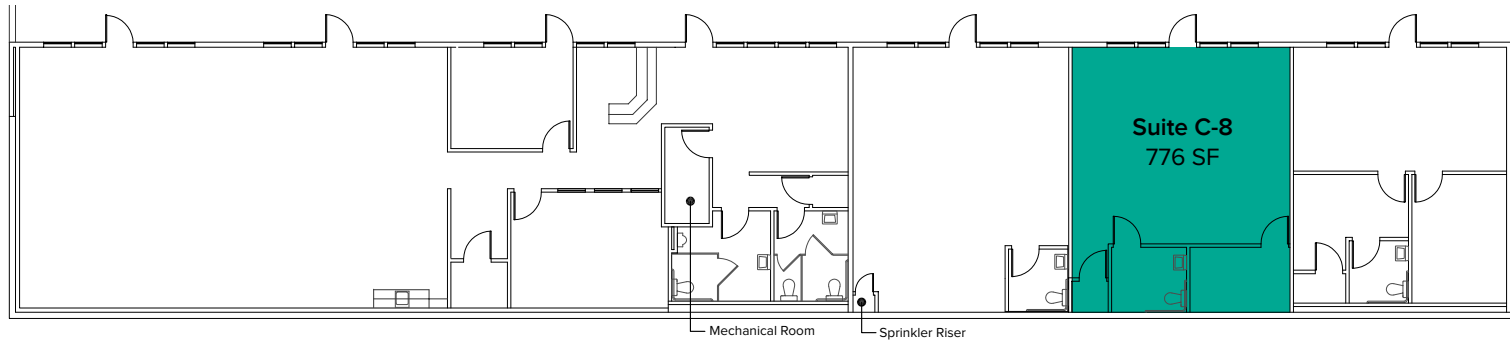
| Suite | Square Feet | Rent | Notes |
|-------|-------------|---------------|--|
| C-4 | 1,391 SF | \$2,144/Month | Second floor suite with private offices, kitchenette, and restroom. Available with 60 days' notice. |



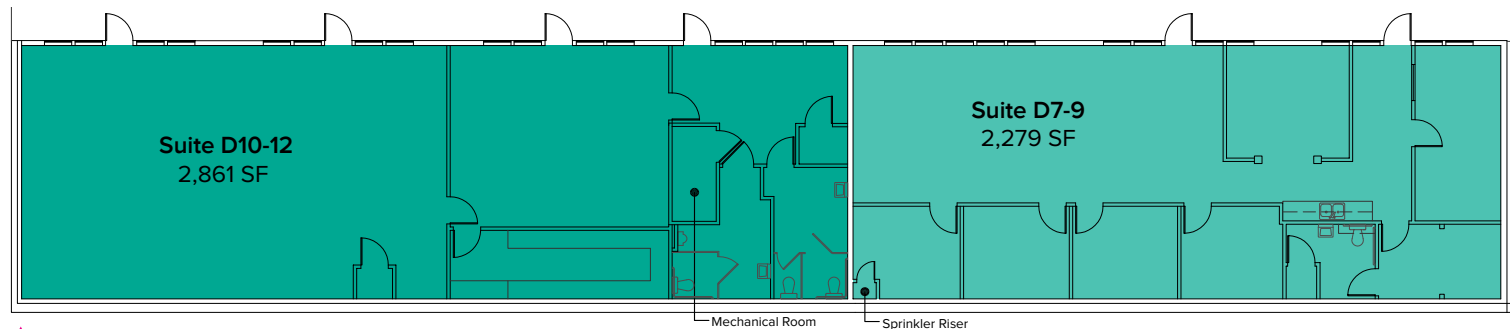
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FLOOR PLAN

| Suite | Square Feet | Rate | Notes |
|-------|-------------|---------------|--|
| C-8 | 776 SF | \$1,293/Month | First floor suite with private office and restroom. Available for Sublease now. |



| 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 2/1/2022. |
| 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 2/1/2022. |

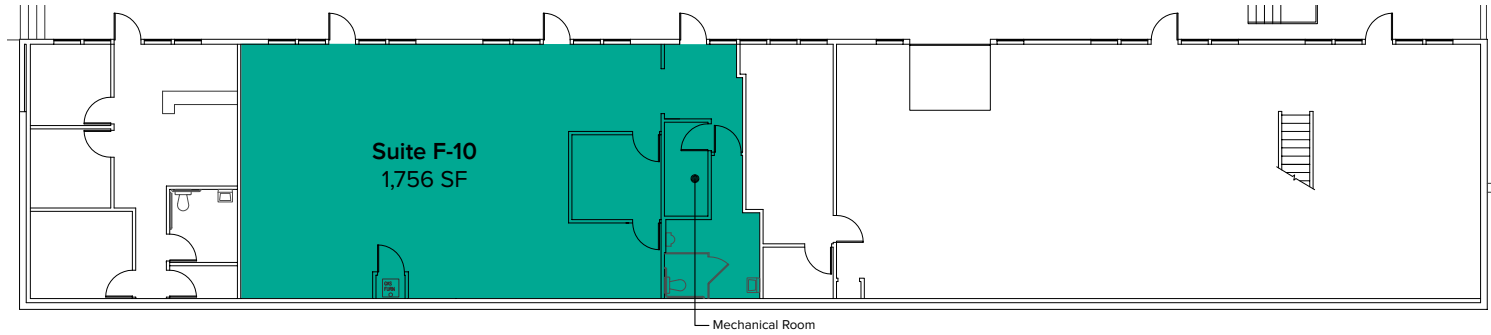


Contiguous: 5,140 SF

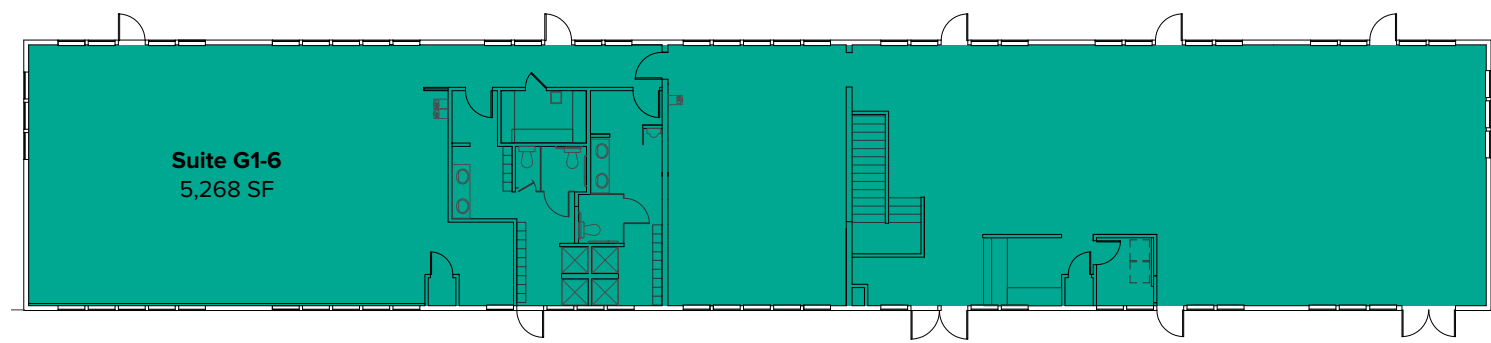
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FLOOR PLAN

| Suite | Square Feet | Rate | Notes |
|-------|-------------|---------------|--|
| F-10 | 1,756 SF | \$2,415/Month | First floor retail/office space with 1 private office, 1 restroom, and open work area. Available now. |



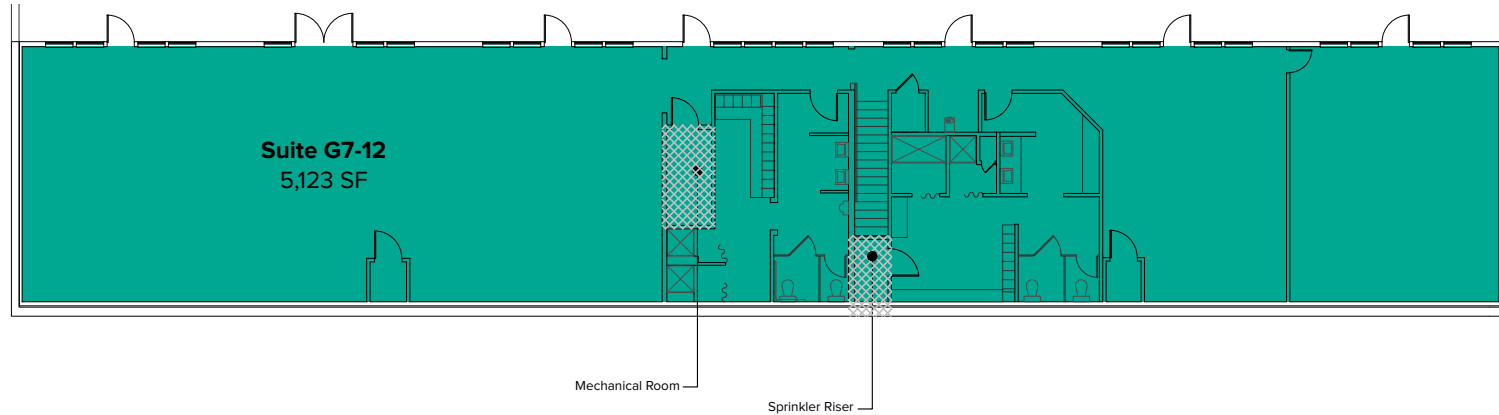
| Suite | Square Feet | Rate | Notes |
|-------|----------------------|---------------|--|
| G1-6 | 5,268 SF - 10,391 SF | \$8,122/Month | Full building, former gym space. Second floor includes open area, locker rooms, and restrooms. Available now. |



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FLOOR PLAN

| 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

AT&T

Lunchbox Laboratory

Marshalls

Michaels

Galaxy Theater

DRIVE TIME:

Uptown Gig Harbor: 4 Minutes

Downtown Gig Harbor: 8 Minutes

Downtown Tacoma: 15 Minutes