

OFFICE/RETAIL
LEASE



GATEWAY POINTE BUSINESS PARK

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LOW PRICES IN GIG HARBOR

774 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

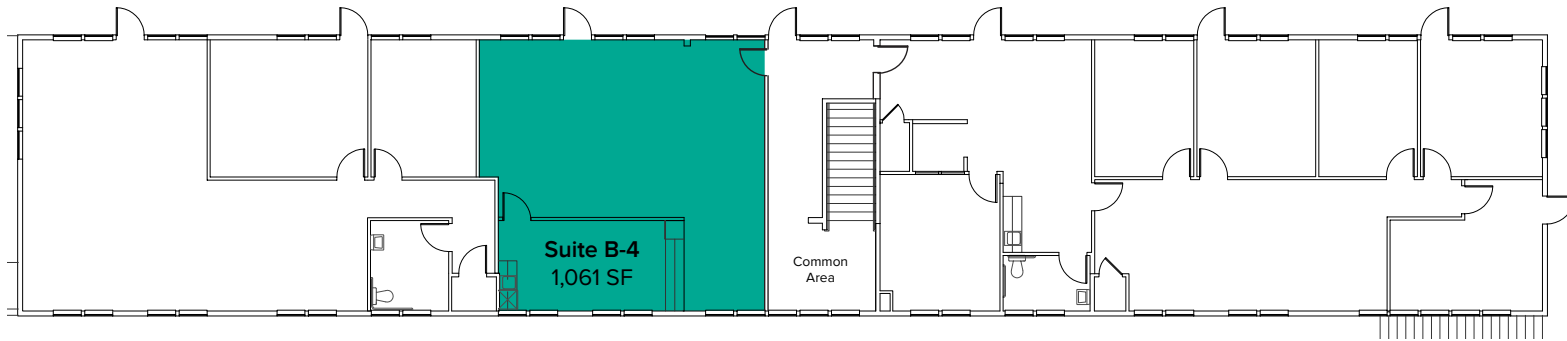
Suite	Square Feet	Rent
B-4	1,061 SF	\$1,636/Month
B 10-12	2,537 SF	\$3,488/Month
E-3	774 SF	\$1,395/Month
F-05	1,362 SF	\$2,100/Month
G1-6	5,268 SF - 10,391 SF	\$8,122/Month
G7-12	5,123 SF - 10,391 SF	\$7,044/Month



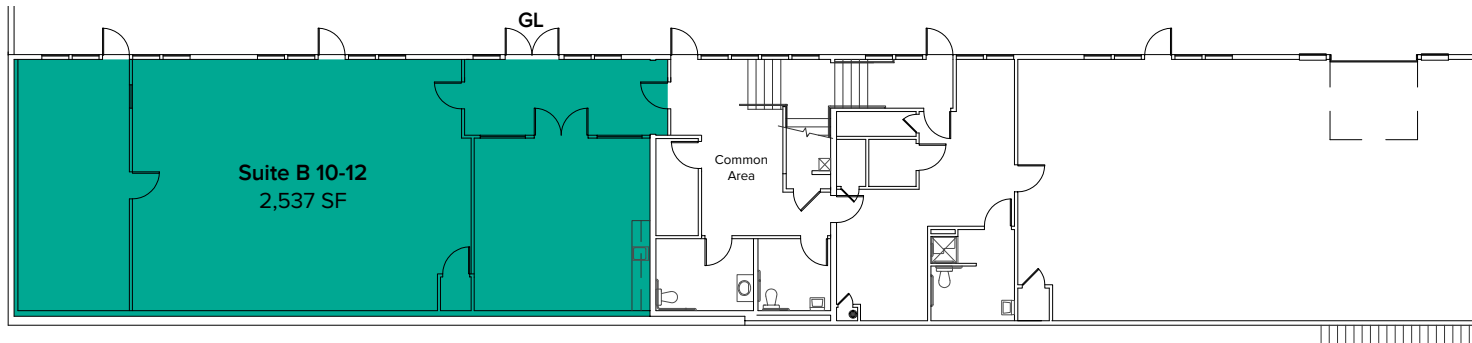
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FLOOR PLAN

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.



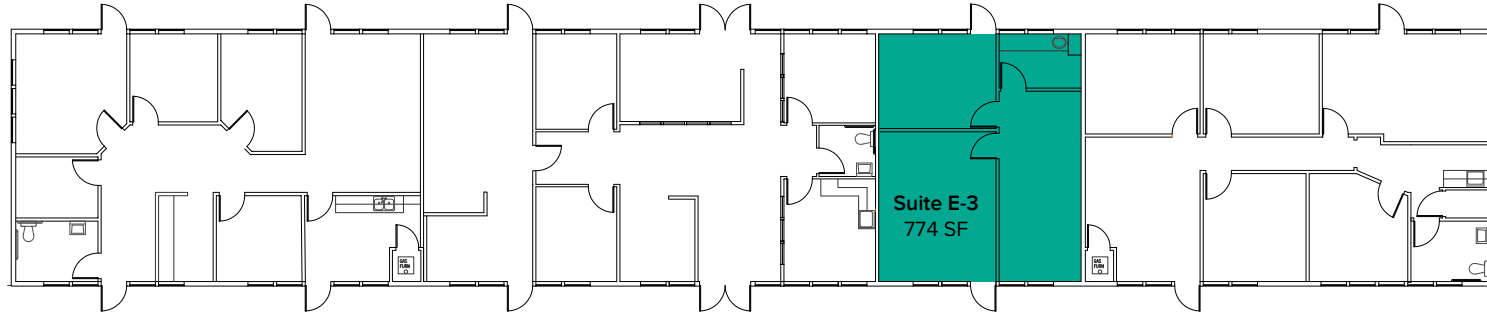
Suite	Square Feet	Rate	Notes
B 10-12	2,537 SF	\$3,488/Month	First floor suite includes break room, open work area, and GL loading. Available Now.



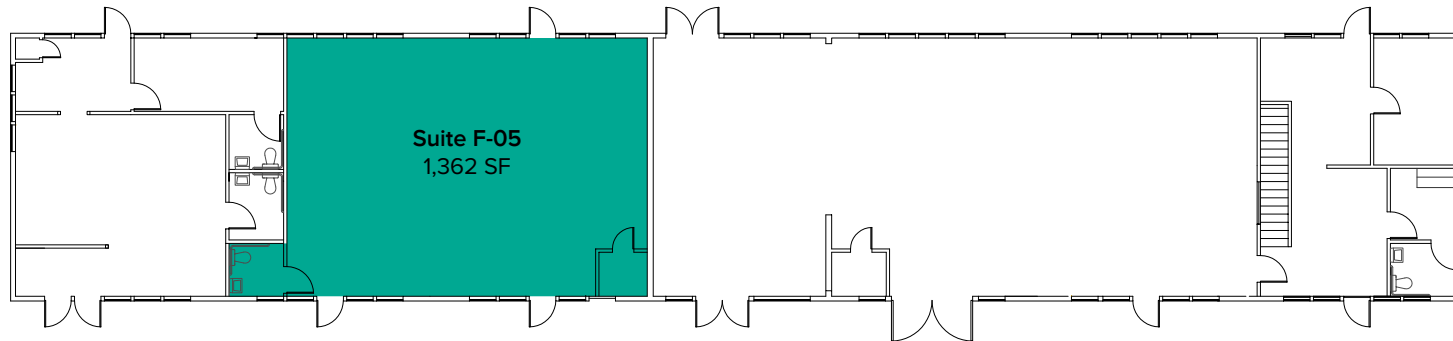
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FLOOR PLAN

Suite	Square Feet	Rate	Notes
E-3	774 SF	\$1,395/Month	Second floor suite with private office and restroom. Available for Sublease now.



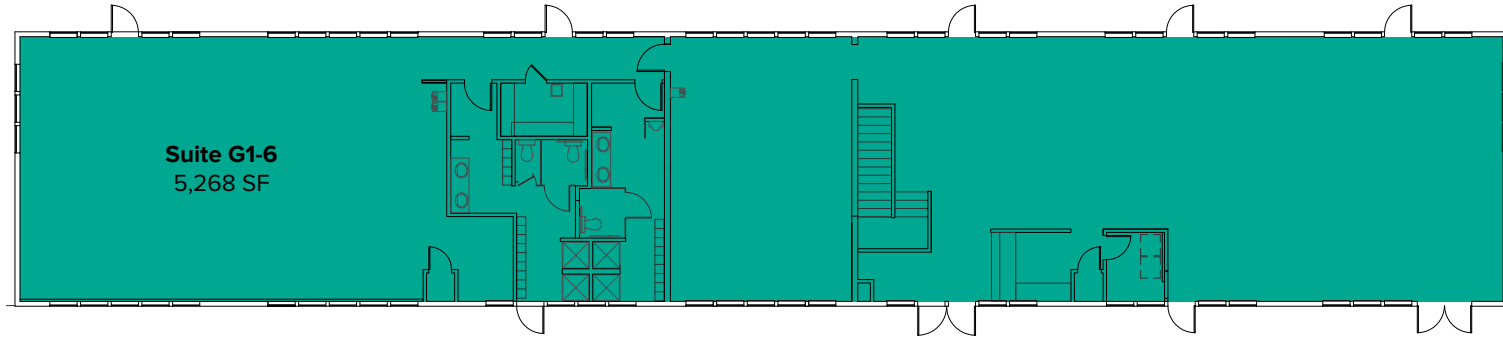
Suite	Square Feet	Rate	Notes
F-05	1,362 SF	\$2,100/Month	Second floor suite. Open area. Suite includes 1 restroom. Available now.



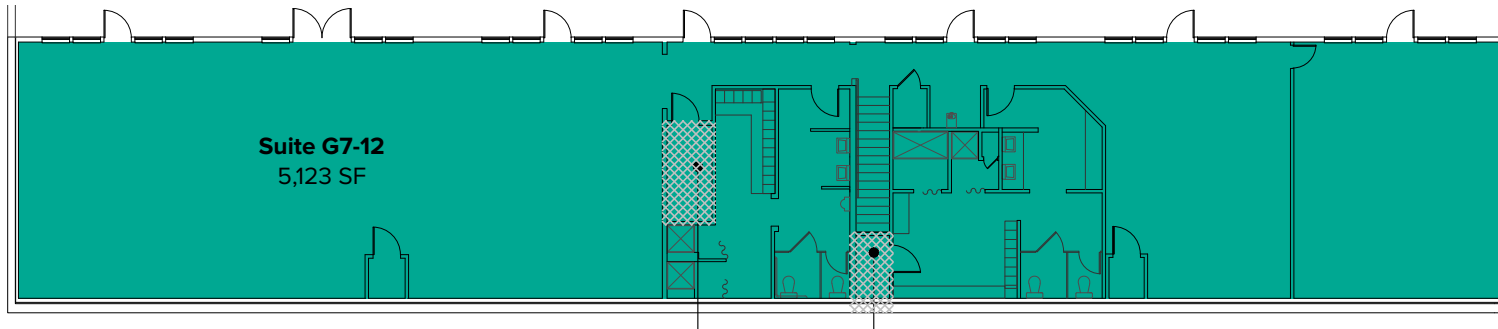
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FLOOR PLAN

Suite	Square Feet	Rent	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	Rent	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