

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

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

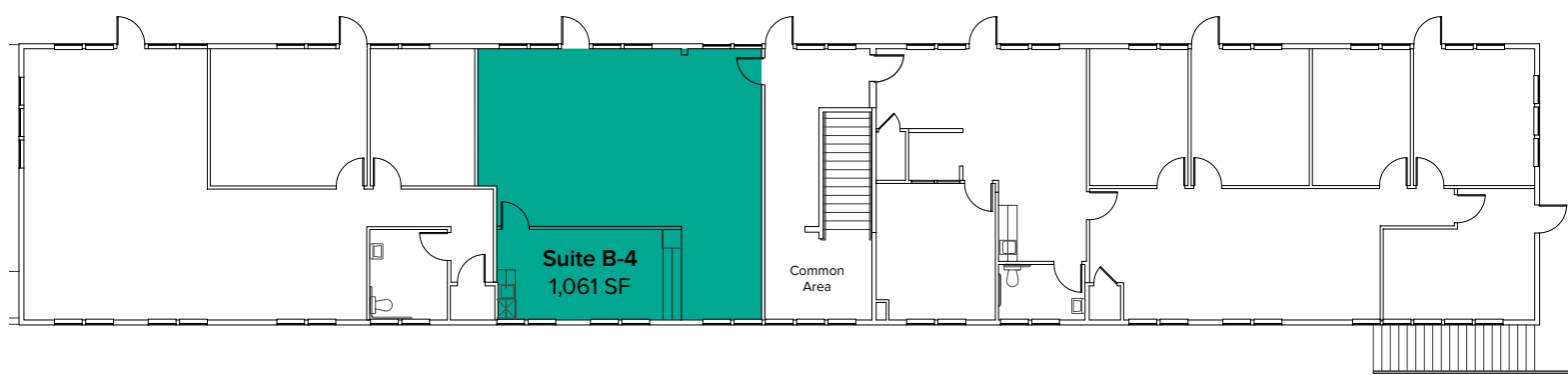
| Suite | Square Feet | Rent |
|--------|----------------------|---------------|
| B-4 | 1,061 SF | \$1,636/Month |
| C-4 | 1,391 SF | \$2,144/Month |
| C-8 | 776 SF | \$1,293/Month |
| D7-9 | 2,279 SF - 5,140 SF | \$3,134/Month |
| D10-12 | 2,861 SF - 5,140 SF | \$3,934/Month |
| G1-6 | 5,268 SF - 10,391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



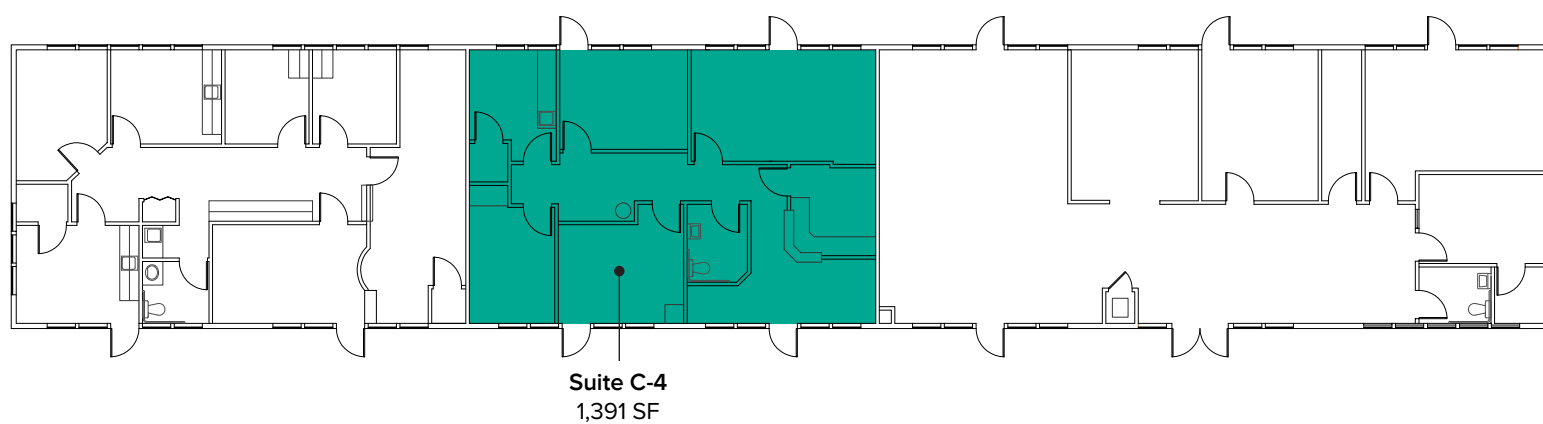
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FLOOR PLAN

| 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. |



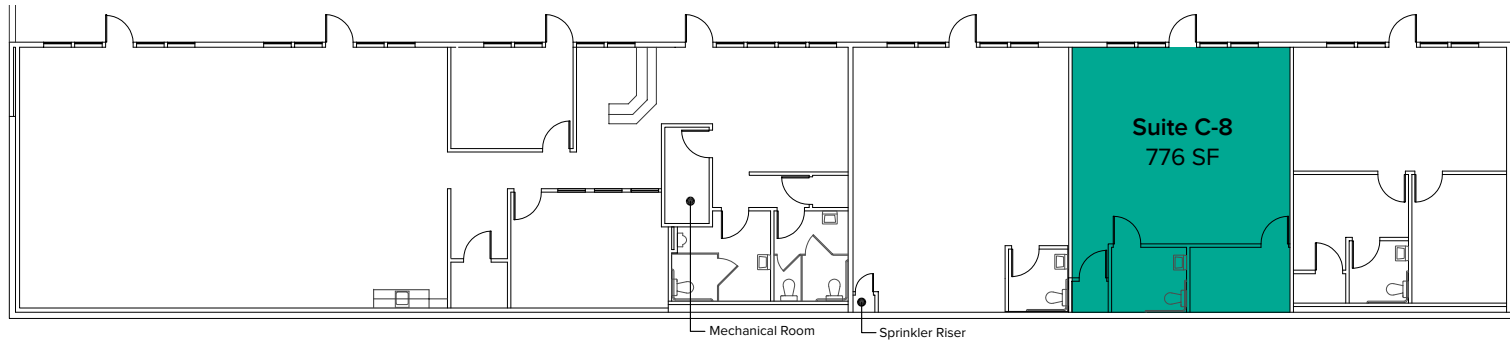
| Suite | Square Feet | Rent | Notes |
|-------|-------------|---------------|--|
| C-4 | 1,391 SF | \$2,144/Month | Second floor suite with private offices, kitchenette, and restroom. Available with 60 days' notice. |



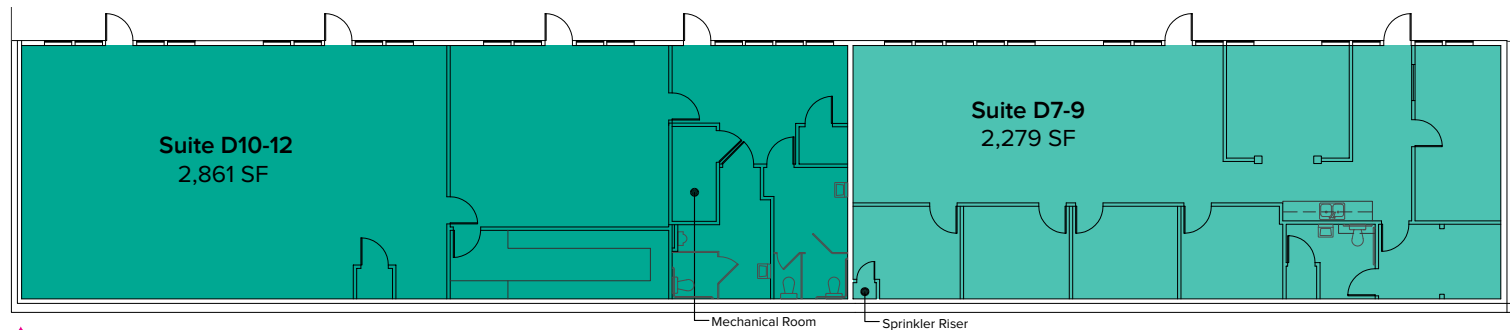
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FLOOR PLAN

| 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. |

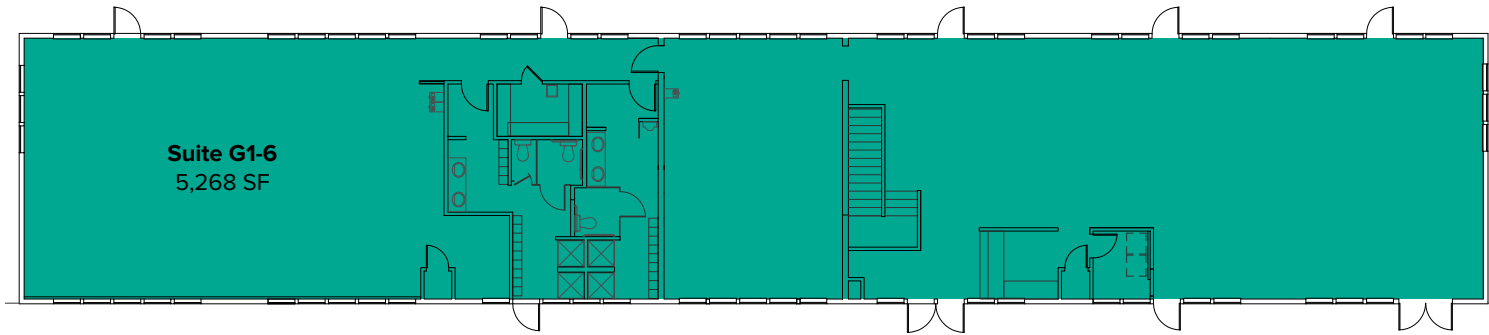


Contiguous: 5,140 SF

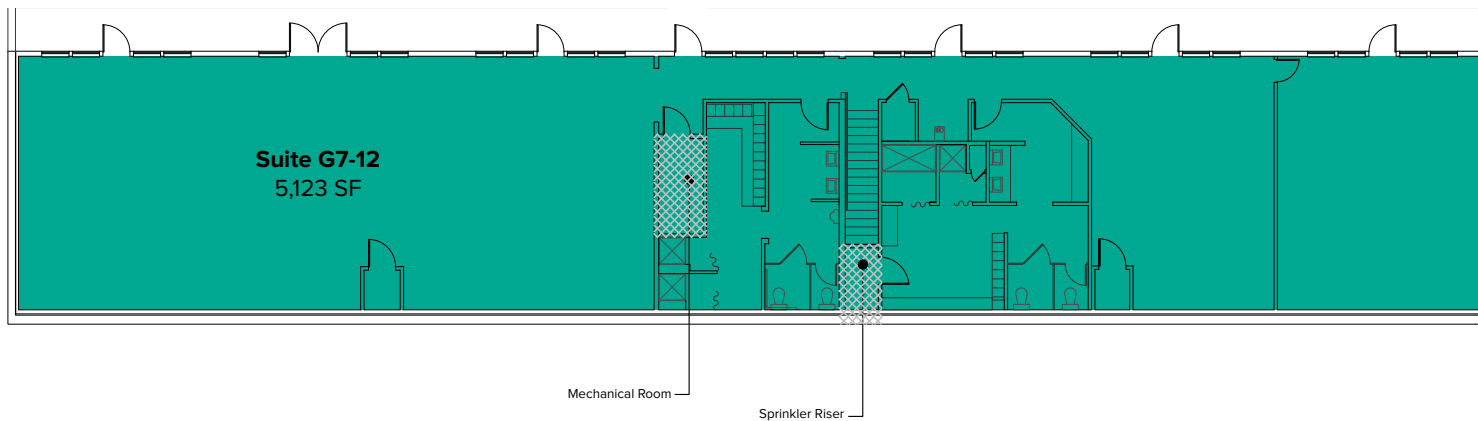
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FLOOR PLAN

| Suite | Square Feet | Rate | Notes |
|-------|----------------------|---------------|--|
| 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
- AT&T
- Lunchbox Laboratory
- Marshalls
- Michaels
- Galaxy Theater

DRIVE TIME:

- Uptown Gig Harbor: 4 Minutes
- Downtown Gig Harbor: 8 Minutes
- Downtown Tacoma: 15 Minutes