

LEASE



GATEWAY POINTE BUSINESS PARK

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SERENE OFFICE SPACE WITH VIEW

1,395 SF - 2,940 SF Available

IDEAL USES:

- Cafe/Restaurant
- Office/Medical
- Showroom
- Fitness Center/Recreation Uses
- Education/Training
- Boutique Store/Salon

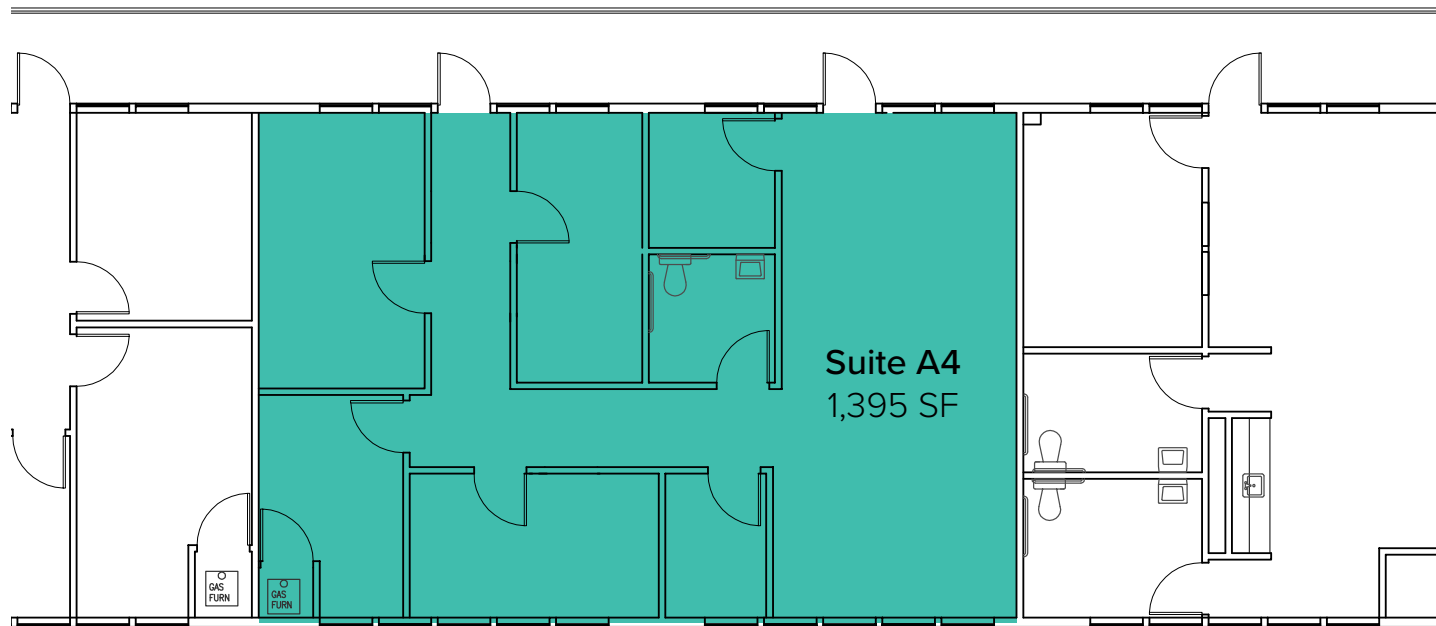
FEATURES:

- 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.

BUILDING A FLOOR PLAN

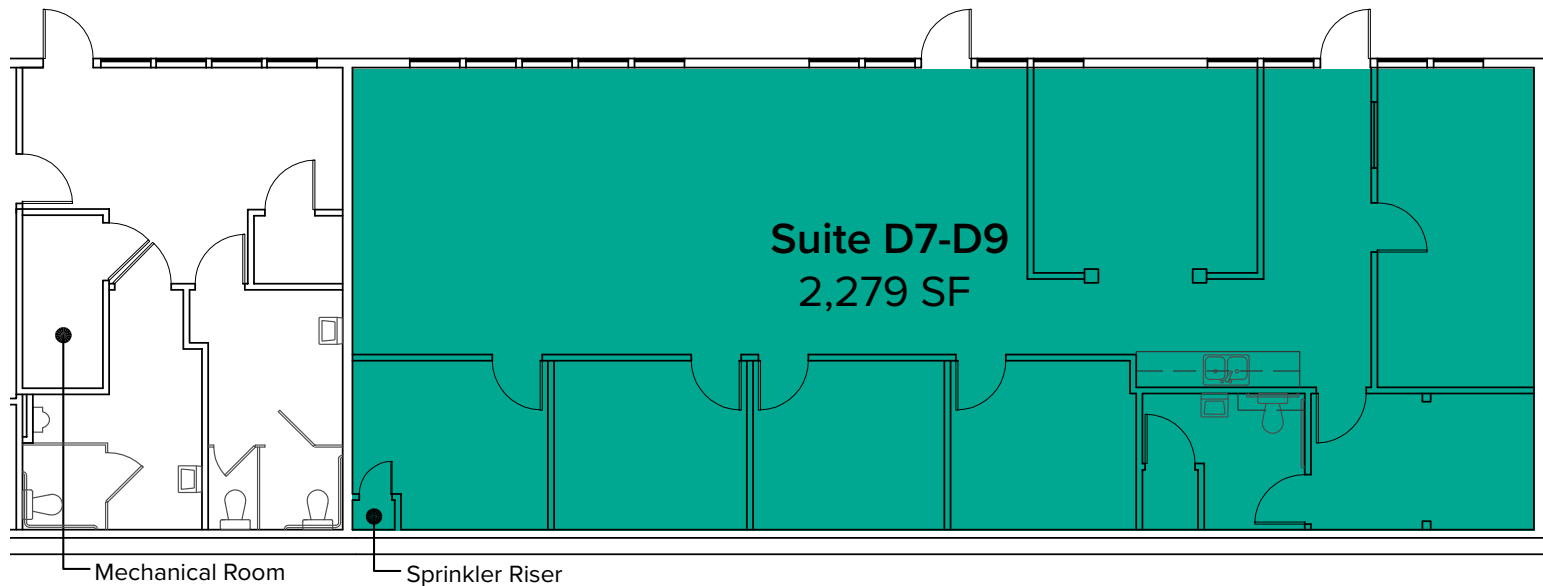
Suite	Square Feet	Rent	Notes
A4	1,395 SF	\$24.00/SF, Modified Gross	Second floor suite with private offices, 1 restroom, and open work area. Available Now.



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BUILDING D FLOOR PLAN

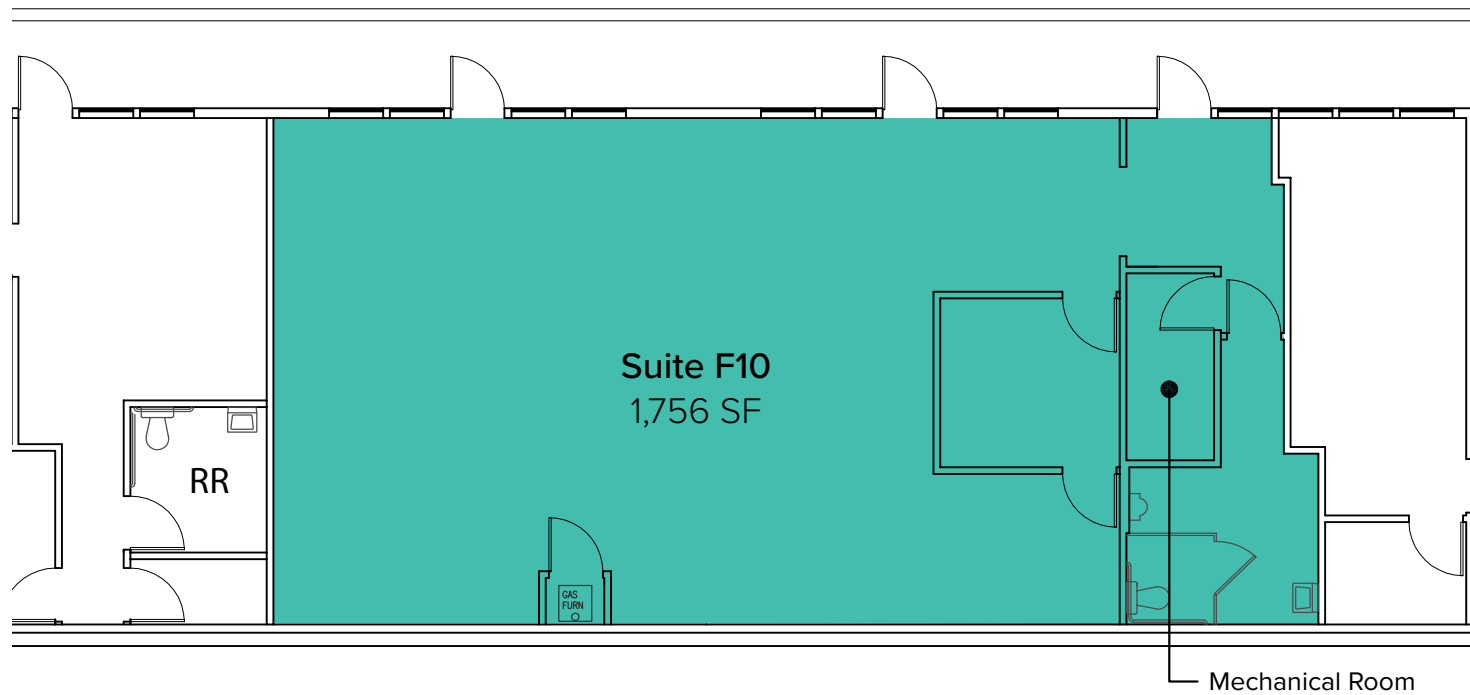
Suite	Square Feet	Rent	Notes
D7-D9	2,279 SF	\$23.00/SF, Modified Gross	First floor office space with 6 private offices, conference room, kitchenette, and open work area. Available Now.



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BUILDING F FLOOR PLAN

Suite	Square Feet	Rent	Notes
F10	1,756 SF	\$23.00/SF, Modified Gross	First floor office/retail space with 1 private office, 1 restroom, and open work area. Available Now.

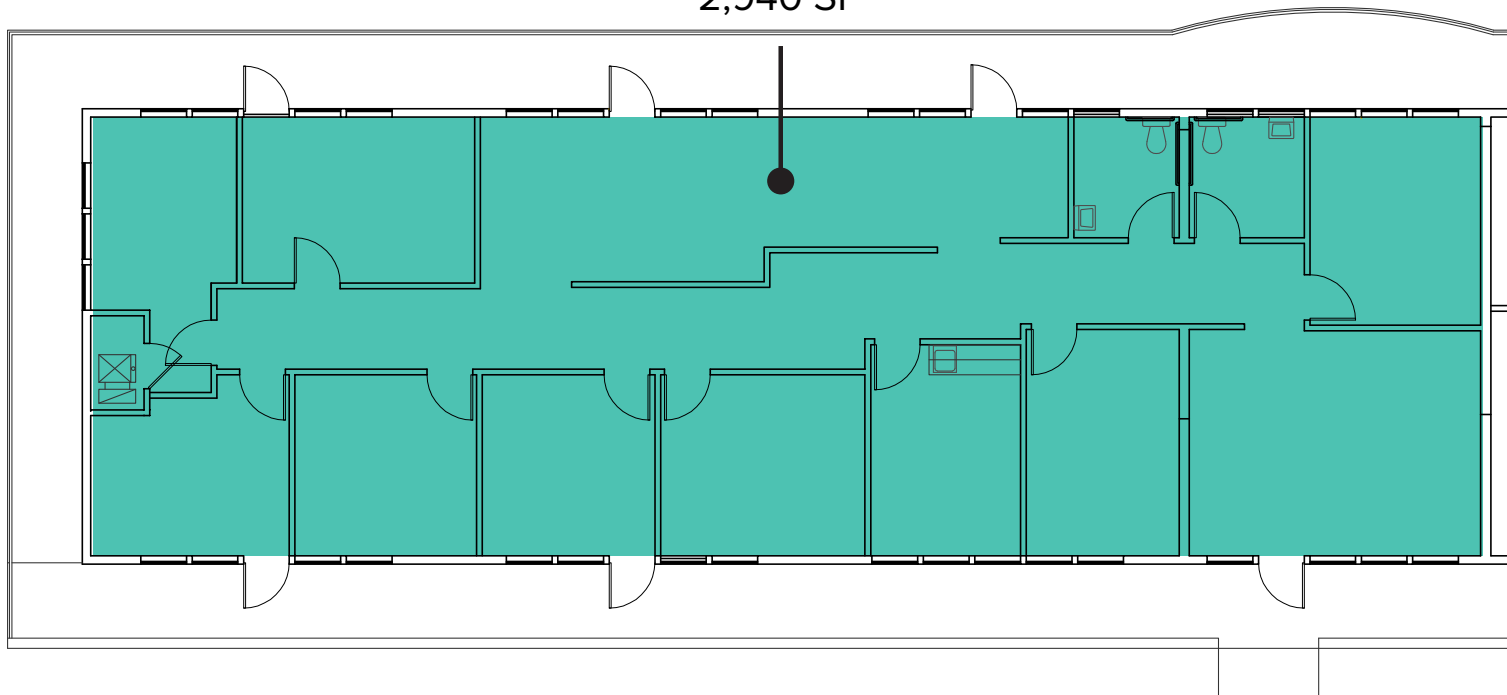


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BUILDING H FLOOR PLAN

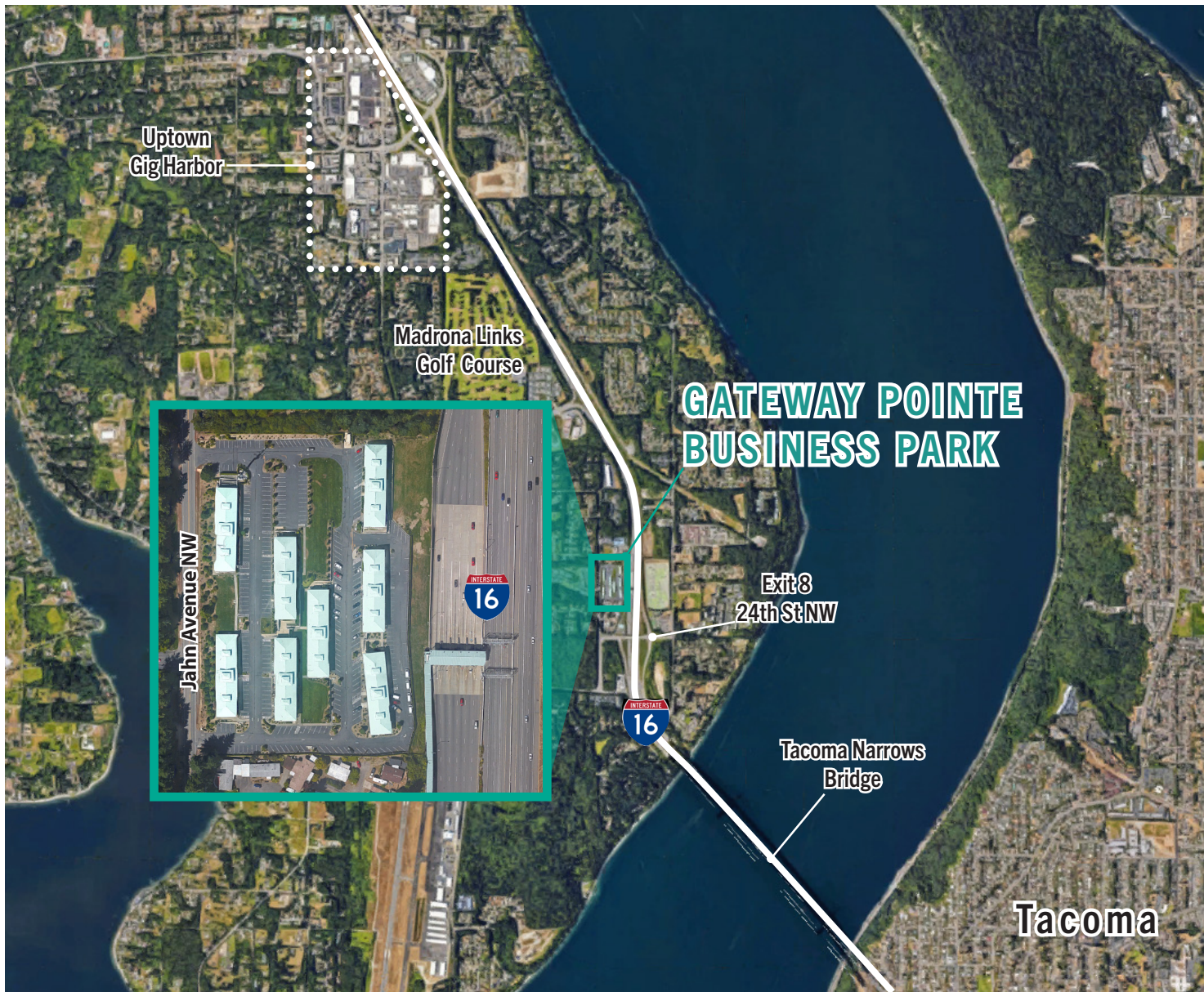
Suite	Square Feet	Rent	Notes
H4-H6	2,940 SF	\$24.00/SF, Modified Gross	Second floor office with mountain and water view, 8+ private offices, conference room, 2 restrooms, and kitchenette. Available 5/1/2026.

Suite H4-H6
2,940 SF



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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