

SPACE FOR LEASE

2nd Floor KALIHI Office

ADDRESS: 2312 Kamehameha Hwy, Unit B3, Honolulu, Hawaii 96819

TMK: (1)1-2-17:002 (portion)

ZONING: IMX-1 Mixed Use- Industrial

IMPROVEMENTS:	<u>Approx. Size</u>	<u>RENT psf</u>	<u>MONTHLY</u>
Office- walk up (may sub-divide)	5,250 sq. ft. 1,500-2,000 sf	80¢/mo. negotiable	\$4,200NNN

NNN EXPENSES: Currently estimated to be \$0.50 per square foot monthly

LEASE TERM: 2-5 years with 3% annual increases

PARKING: Up to ten (10) exclusive stalls at @\$65/each

OCCUPANCY: Immediate upon lease execution

Electrical use is currently on a common meter and use will be allocated by Landlord and billed to Tenant as additional rent each month.

All Rent, RPT & NNN are subject to 4.712% GET.

FEATURES

- Central Air Conditioning
- 10 parking @ \$65 mo. each
- Several Private Offices
- Located in the Bamboo Building across from GAS Pro on Kam Hwy.
- Full sprinkler system/Security system
- Separate Restrooms

BENEFITS

- Cool Employee and Customer comfort
- Ample inexpensive parking
- Office Division Flexibility
- Easy Access to Town/Airport/Shipping
- Two Street access to Town or Waikiki
- Fire safety/Possible rate savings
- Employee/Customer privacy

Ambard &
Company
Commercial Real Estate

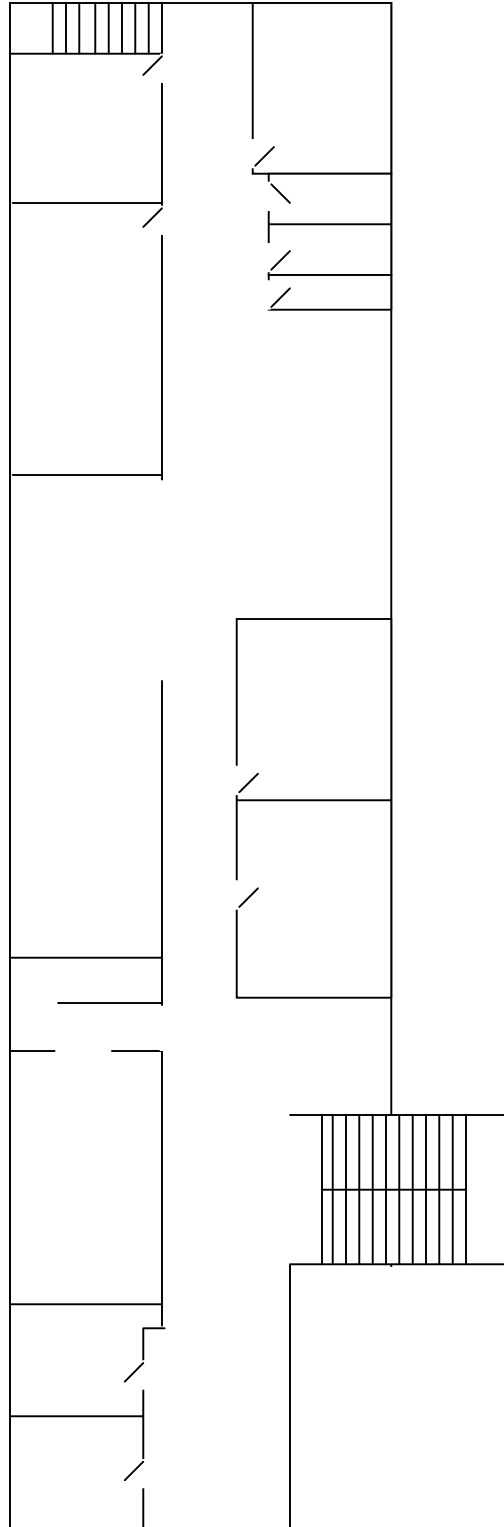
FOR MORE INFORMATION
REGARDING THIS PROPERTY
PLEASE CONTACT:
C. Mark Ambard (R)

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Office Layout

2312 Kamehameha Highway, Unit B3



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