# Office Space For Lease Kaimuki Shopping Center

3221 Waialae Avenue, Honolulu, Hawaii



**Fact Sheet** 



### Snapshot

Building Type: Area:	Neighborhood Center Kailmuki
Lease Term:	3-5 years
Lease Type:	NNN
Gross Rent:	\$3.40sf/mo (Agent to
	provide NNN breakdown)
Available Sizes:	Ste. 380 : 754sf
	Ste. 325: 1,056sf
Parking:	Free customer
A/C:	Central system
Elevators:	2

### **Property Information**

•	Three story building with elevators on both ends of property.
•	Common men's and women's restroom on both ends of the property.
•	1st 2 floors are retail. 3rd floor is office.
•	2 levels of customer parking.
•	On-site building manager.
•	B-2 Zoning

- Solid mix consisting of a wide variety of retail and office Tenants.
- 2 most notable Tenants are Times Supermarket and Longs.
- Free tenant parking. 1 stall per unit. Free street parking in Palolo Valley.
- After hour A/C service.
- Popular neighborhood center.
- 24/7 access.

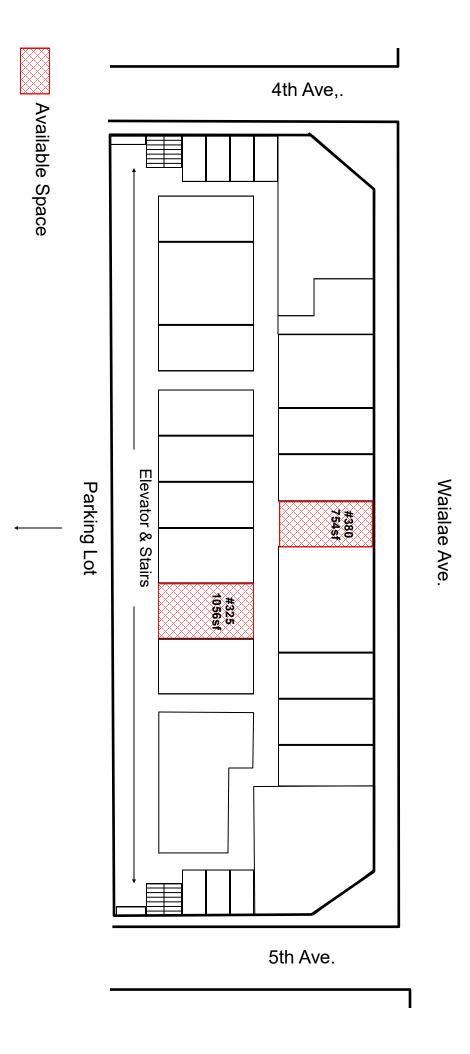
#### **Location Features**

- Located across Sacred Heart Academy.
- Easy on/off freeway access.

To learn more, please contact:

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**3rd Floor Plan** 



#### Featured Space - #325

## **Space Details**

Space Type:	Office
Floor:	3rd
Size:	1,056sf
Available:	Now
Lease Term:	3-5 years
	(Will consider shorter term)
Lease Type:	NNN (Tenant pays for its
	prorated share of expenses)
Asking Gross	
Rent:	\$3,379 + GE tax (\$3.20sf/mo)
	(Agent to provide NNN break-
	down)
Rent Increases:	3% per year
Rent Concessions:	Negotiable (For qualified
	tenants)
Employee Parking:	1 free stall located at Makai end
	of 2nd level parking area.
Customer Parking:	Free
Restrooms:	No private restroom.
Water:	Not included in space.
A/C:	Central system
Access:	24/7
View:	Parking lot
Layout:	Open floor plan with one private
	office
Lighting:	Fluorescent
Flooring:	Commercial grade carpet.
	Good condition
Internet:	Oceanic and Hawaii Tel
	available. (Tenant to pay for thei
	own internet)







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#### **Pictures**









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