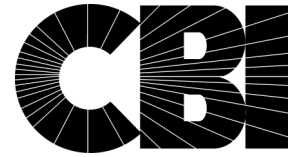


Office Space For Lease Kaimuki Shopping Center

3221 Waiialae Avenue, Honolulu, Hawaii



Fact Sheet



Snapshot

Building Type:	Neighborhood Center
Area:	Kaimuki
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.

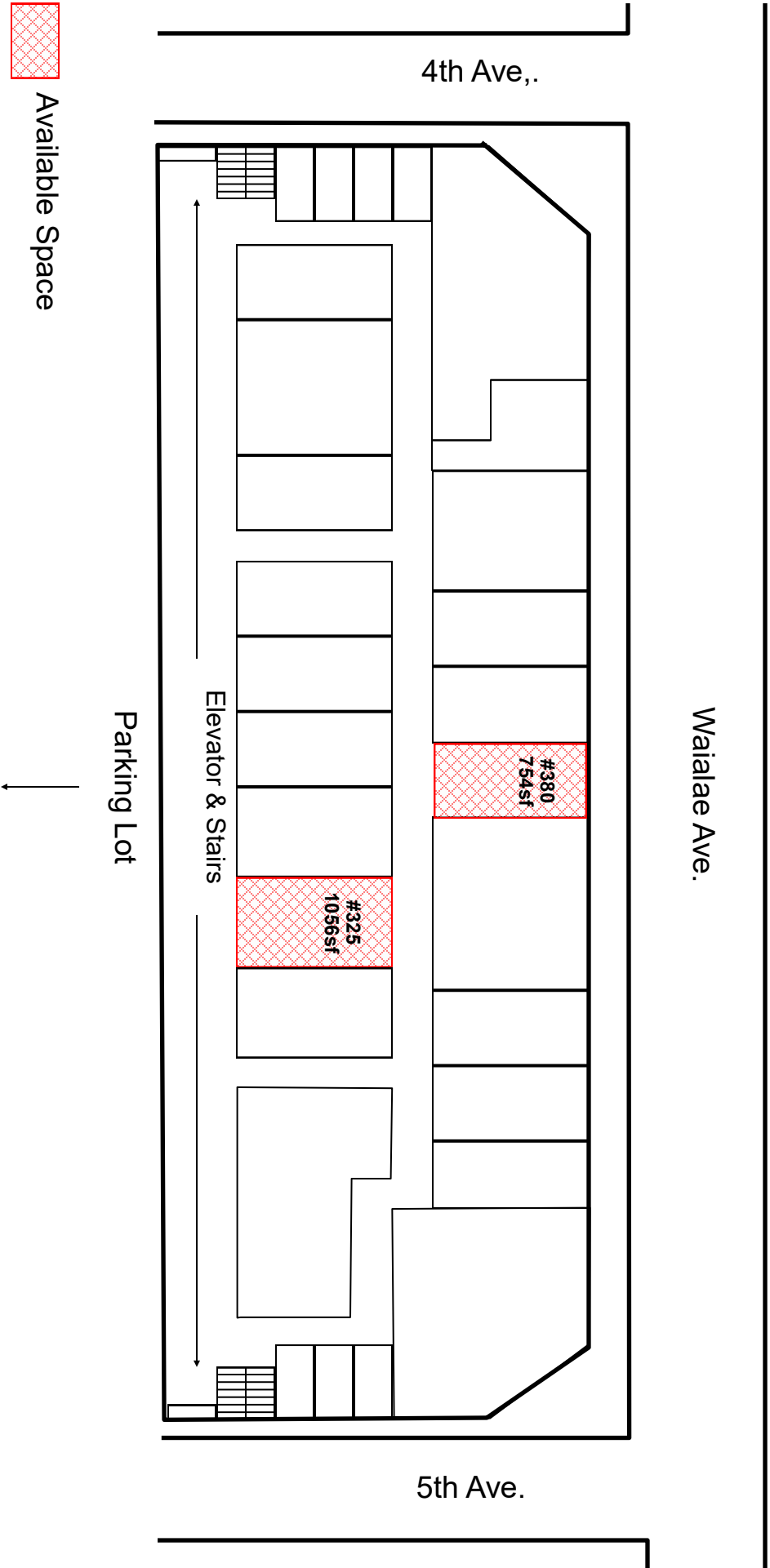
To learn more, please contact:

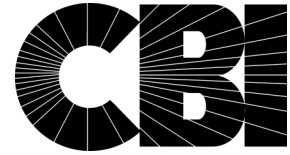
Daniel B. Jarrett III (S)
808.441.0533 direct
dj@cbi-hawaii.com

CBI Inc.
1712 South King Street, Suite 201, Honolulu, Hawaii 96826
808.942.7100 main 808.942.0009 fax www.cbi-hawaii.com



3rd Floor Plan



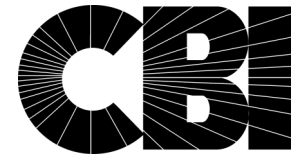


Featured Space - #325

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 their own internet)





Pictures



Exclusively listed by CBI Inc.:

Daniel B. Jarrett III (S)
808.441.0533 direct
dj@cbi-hawaii.com