

FEE SIMPLE INVESTMENT PROPERTY

Current well qualified tenant has a lease from 3/1/16 - 2/28/26



PREMIER MEDICAL OFFICE SPACE | New Parking Structure - 409 Stalls

MARY SAVIO MEDICAL PLAZA

98-1247 Kaahumanu Street, Aiea

- Direct access from the parking facility to the office floors
- Ample tenant and visitor parking at competitive rates
- Parking lot owned by all owners/AOOU
- Convenient visitor drop-off area
- Convenient, high-visibility location on main thoroughfare
- Existing clinical spaces present flexible layouts for various types of physicians
- Diverse mix of medical practitioners provide great referral opportunities
- Imaging, lab, and pharmacy services
- On-Site Security
- Professional management
- Proactive condominium association
- Comfortable elevator lobby with common waiting area and seating

Current CAP Rate 5.0% - Base rent will increase by 3% annually

Suite	SF	Price	Price/SF
109/111	1,448	\$760,200	\$525

Visitor Validations

\$3.00/2 Hrs | 15 Minute Grace Period

Parking	Unreserved	\$125/MO
	Rooftop	\$60/MO

Tenure	FEE Simple
Bldg Area	60,775 SF
Land Area	2.87 Acres
Zoning	B-2
A/C Hours	Monday-Friday: 6:30 am - 5:00 pm Saturday: 7:00 am - 2:00 pm Sunday: No A/C



Posted 08/31/2016. Please note: the information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.