FOR LEASE | OFFICE

KUAKINI TOWER

75-5722 Kuakini Highway, Kailua Kona, HI 96740

Executive Summary

LEASE OVERVIEW

AVAILABLE SF:	418 - 944 SF
LEASE RATE:	$1.25 SF/Month (NN)
LOT SIZE:	0.99 Acres
BUILDING SIZE:	25,728 SF
BUILDING CLASS:	A
YEAR BUILT:	1979
RENOVATED:	1998
ZONING:	CV-7.5
MARKET:	Island Of Hawaii
SUB MARKET:	West Hawaii
CROSS STREETS:	Kuakini Highway & Sarona Street

PROPERTY DESCRIPTION

Kuakini Tower is an attractive, two-story Class A office building on a main business thoroughfare in Kailua-Kona. A landmark building, it features impressive colonial style columns and a main entry leading to a large, skylit atrium lobby area. The building's CAM is $1.13/sf/month which inludes Land Lease $0.41, Janitorial $0.08, Common Area $0.64. Electricity and Central Air is $0.60/sq/month. Kuakini Tower offers on-site property management and mainteance, is full-air-conditioned, and features carpeted offices and beautiful wood-trimmed enclosed hallways. Anchor tenants include Clark Realty Corporation, Jewell & Krueger, Old Republic Title & Escrow of Hawaii, Mokulele Airlines and Jung a Vassar.

Sperry Van Ness
Clark Commercial Group

HI #RB-16614

GREGORY G. OGIN, CCIM, CPM
Managing Director
808.329.6446
gogin@svn.com
HI #RB-16053

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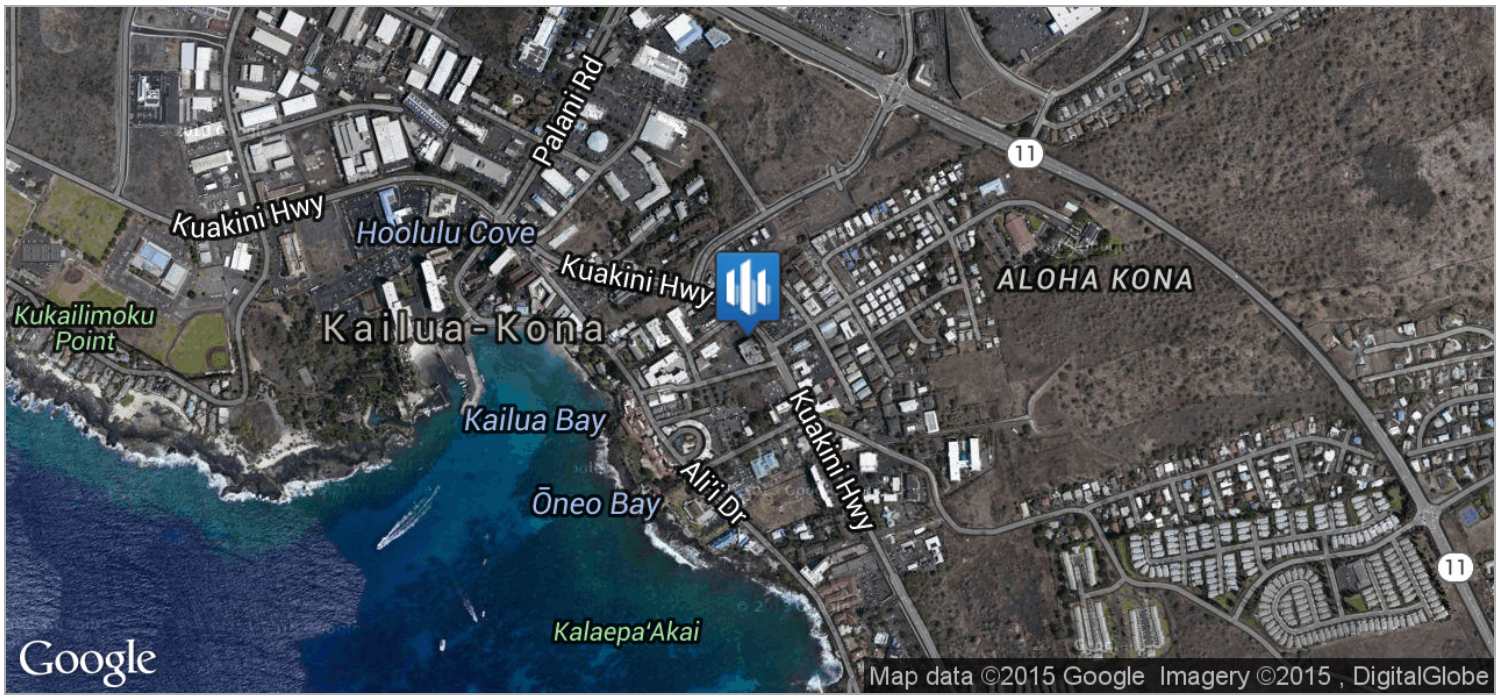
Location Maps



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Property Description

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LOCATION OVERVIEW

Kuakini Tower, a premier office building located in the Kailua-Kona business district, is in close proximity to restaurants, hotels, visitor and retail centers, and the ocean. The property is right across from McDonald's on Kuakini Highway. On-site covered parking is available for tenants. Ample surface parking is also available. The property is located at the intersection of Kuakini Highway and Sarona Street with highly visible frontage on Kuakini Highway.

PROPERTY HIGHLIGHTS

Prime Kailua-Kona Location
Cool and Comfortable - centrally air conditioned
Amenities within Walking Distance
Elevator Serviced
Interior and Air Conditioned Hallway
Covered and Uncovered Parking
Immediate Occupancy!

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Aerial Map

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Additional Photos

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Available Spaces

Lease Rate: $1.25 SF/MONTH (NN)

Lease Type: NNN

Total Space 418 - 944 SF

Lease Term: 36 Months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Kuakini Tower - 104A	Office Building	$1.25 SF/MONTH	Modified Net	418 SF	36 months	
Kuakini Tower - 104B	Office Building	$1.25 SF/MONTH	Modified Net	676 SF	36 months	
Kuakini Tower - 202	Office Building	$1.25 SF/MONTH	Modified Net	490 SF	36 months	
Kuakini Tower - 216	Office Building	$1.25 SF/MONTH	Modified Net	709 SF	36 months	
Kuakini Tower - 210	Office Building	$1.25 SF/MONTH	Modified Net	944 SF	36 months	
Kuakini Tower - 215	Office Building	$1.25 SF/MONTH	Modified Net	805 SF	36 months	Great location at the end of the hallway, north side of the second floor

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Floor Plans

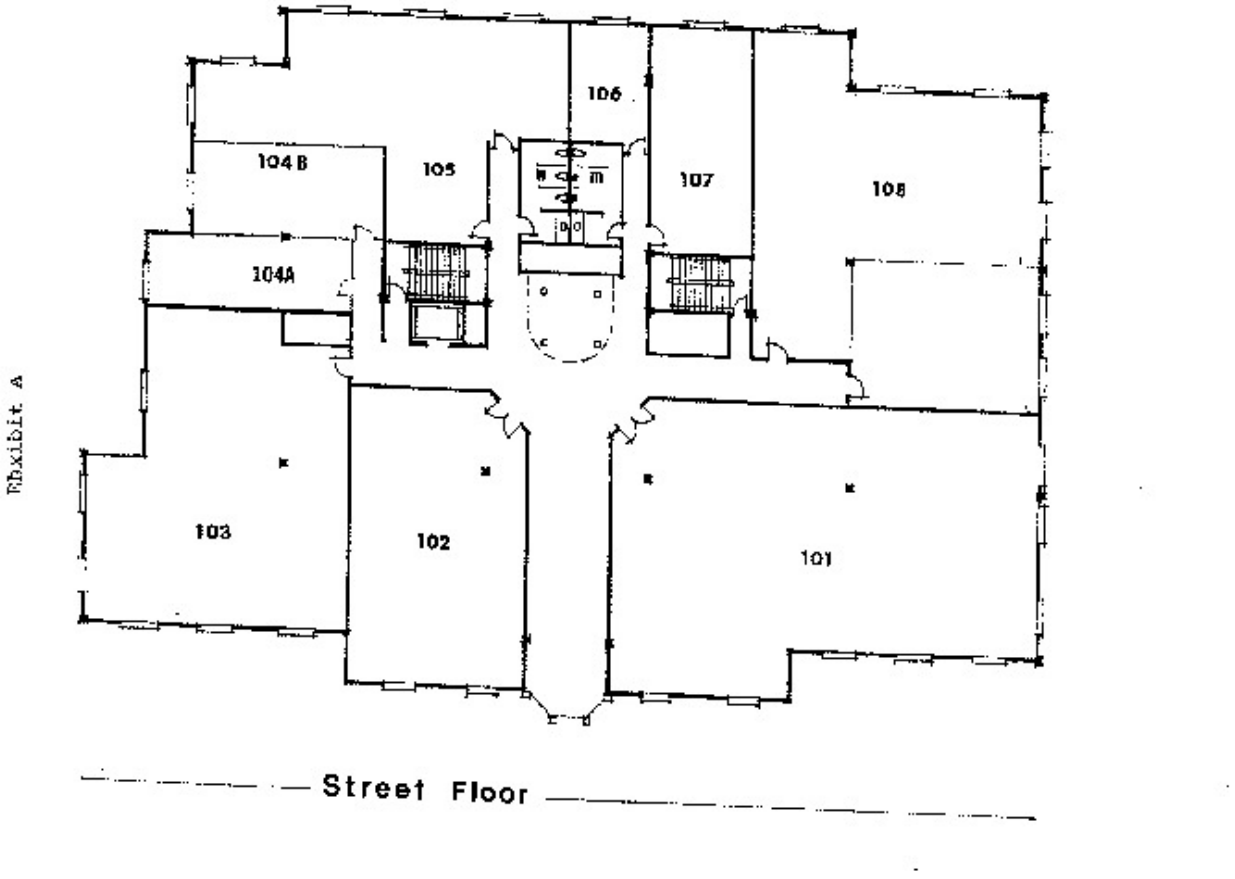

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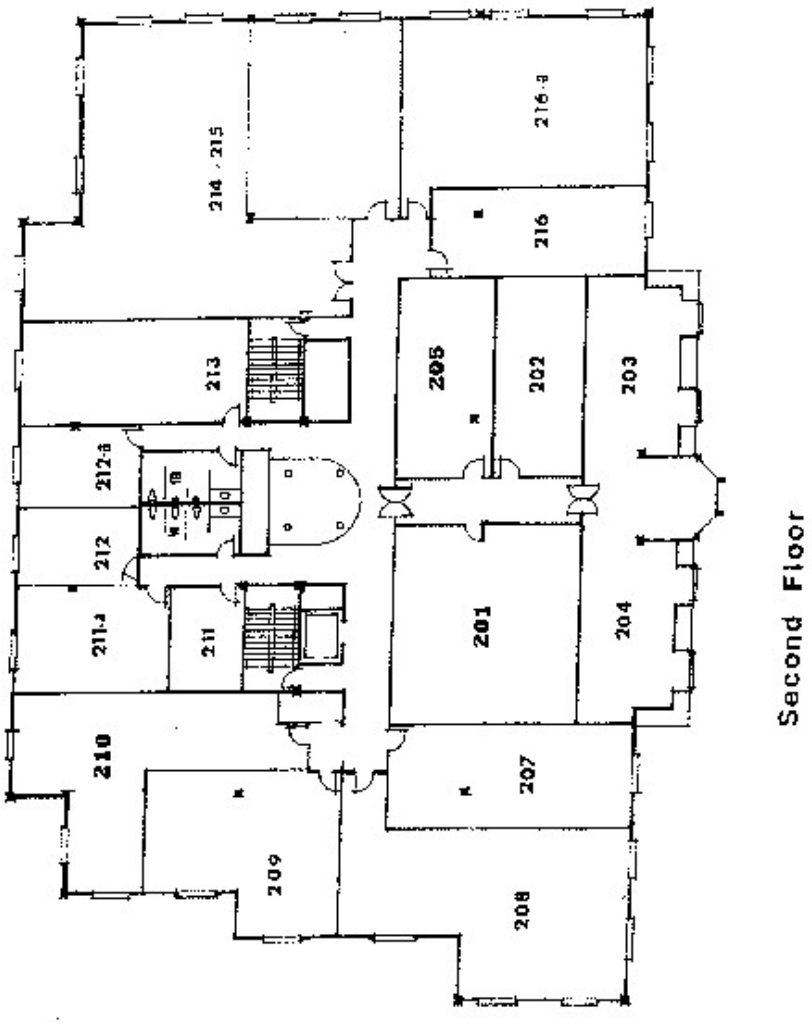
EXHIBIT A



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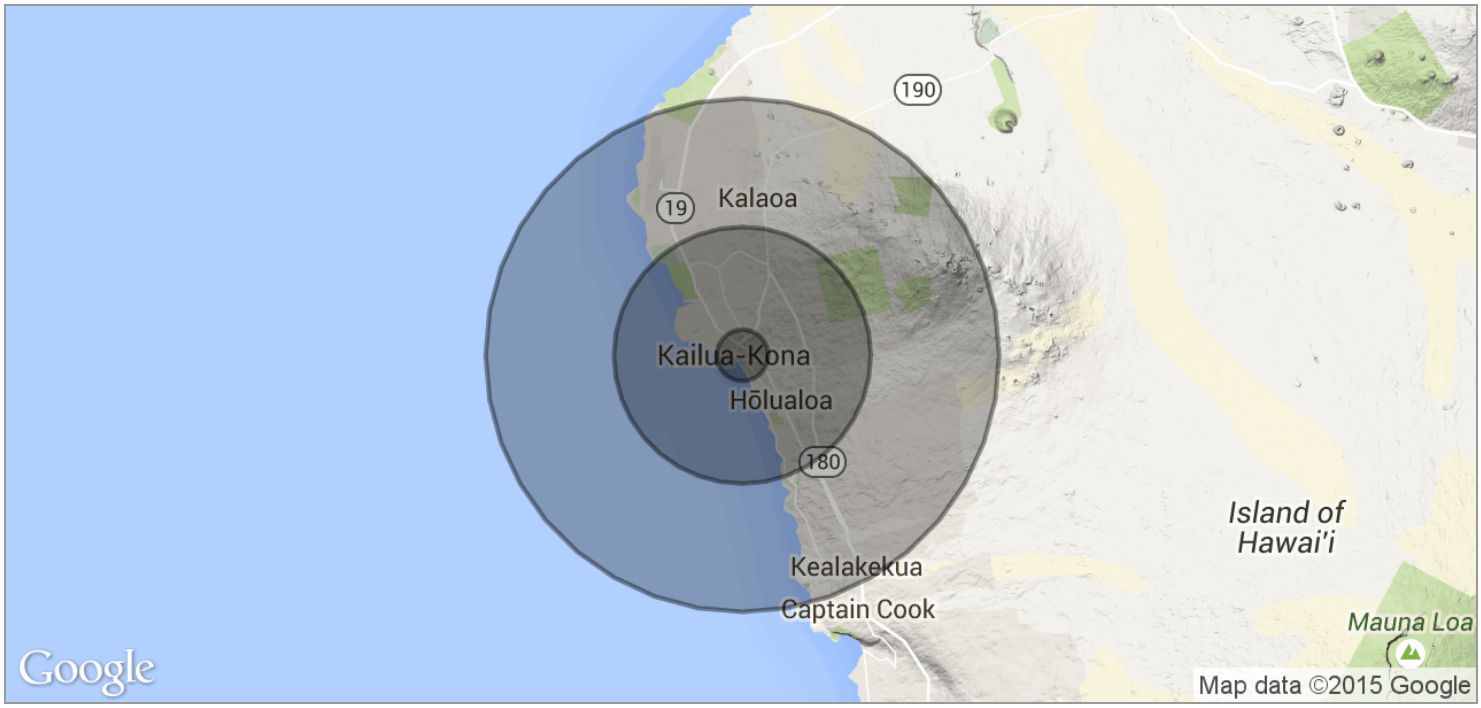
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,704	18,527	23,584
MEDIAN AGE	44.5	42.6	44.1
MEDIAN AGE (MALE)	43.3	41.9	43.5
MEDIAN AGE (FEMALE)	44.5	42.7	44.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	643	6,782	8,844
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	$70,239	$76,916	$77,076
AVERAGE HOUSE VALUE	$530,525	$574,703	$574,809

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Advisor Bio & Contact 1

Gregory G. Ogin, CCIM, CPM

Managing Director
Sperry Van Ness/Clark Commercial Group

EXPERIENCE PRESIDENT CLARK COMMERCIAL GROUP
1996 - PRESENT
Brought the division from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

OWNER KONA KOHALA COMMERCIAL
1992 - 1996
Small independent commercial real estate firm. Started as a division of Gerry Rott and Associates.

DEPUTY MANAGING DIRECTOR COUNTY OF HAWAII
1990 - 1992
Appointed by the mayor to be in charge of County operations in West Hawaii.
GROUP MANAGER LIBERTY HOUSE OF HAWAII ISLAND OF HAWAII
1981 - 1990
Supervised and managed five resort stores plus one 10,000 square foot resort department store.

EDUCATION UNIVERSITY OF HAWAII, ISLAND OF OAHU, HI

NORTH HENNEPIN COMMUNITY COLLEGE, BROOKLYN PARK, MN

Memberships & Affiliations

CCIM, CPM,

HI #RB-16053

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Cell: 808.987.6446

Email: gogin@svn.com

Address: 75-5722 Kuakini Highway
Suite 214
Kailua Kona, HI 96740

LEADERSHIP Chair, Kona Community Development Plan
Chair, Hokulia Parks and Cultural Services Association
Board Member, Lai Opua 2020
Past President, Kauai Road Runners
March of Dimes Director, Island of Kauai, HI
Jaycees, Island of Kauai, HI
President, Amfac Community Council
President, Rotary Club, Kailua-Kona, HI
President, Kona Kohala Chamber of Commerce
Chair, Kailua Village Improvement Plan
Board Member and past Chair, Kona Family YMCA
Board Member, Hawaii Disciplinary Board (Hawaii BAR)
Board Member, Hawaii Island United Way
Founding President, Children's Advocacy Center

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