FOR LEASE | RETAIL

LAU BUILDING

184 Kamehameha Avenue, Hilo, HI 96720

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	245 - 2,115 SF
LEASE RATE:	$1.25 SF/Month (NNN)
LOT SIZE:	0 SF
BUILDING SIZE:	10,696 SF
YEAR BUILT:	1925
ZONING:	CDH
MARKET:	Island Of Hawaii
SUB MARKET:	East Hawaii
CROSS STREETS:	Kamehameha Avenue & Haili Street

PROPERTY DESCRIPTION

Historic Retail/Office Building located in the historic district of Hilo. Fantastic location on Hilo Bayfront. Highly visible and trafficked. CAM is currently estimated at a low $0.30/sf/month. Ease of access off of Kamehameha Avenue.

SVN GO COMMERCIAL

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

HI #RB-16614

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

DISCLAIMER

LAU BUILDING | 10,696 SF | HILO, HI

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ("Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure.If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lesse should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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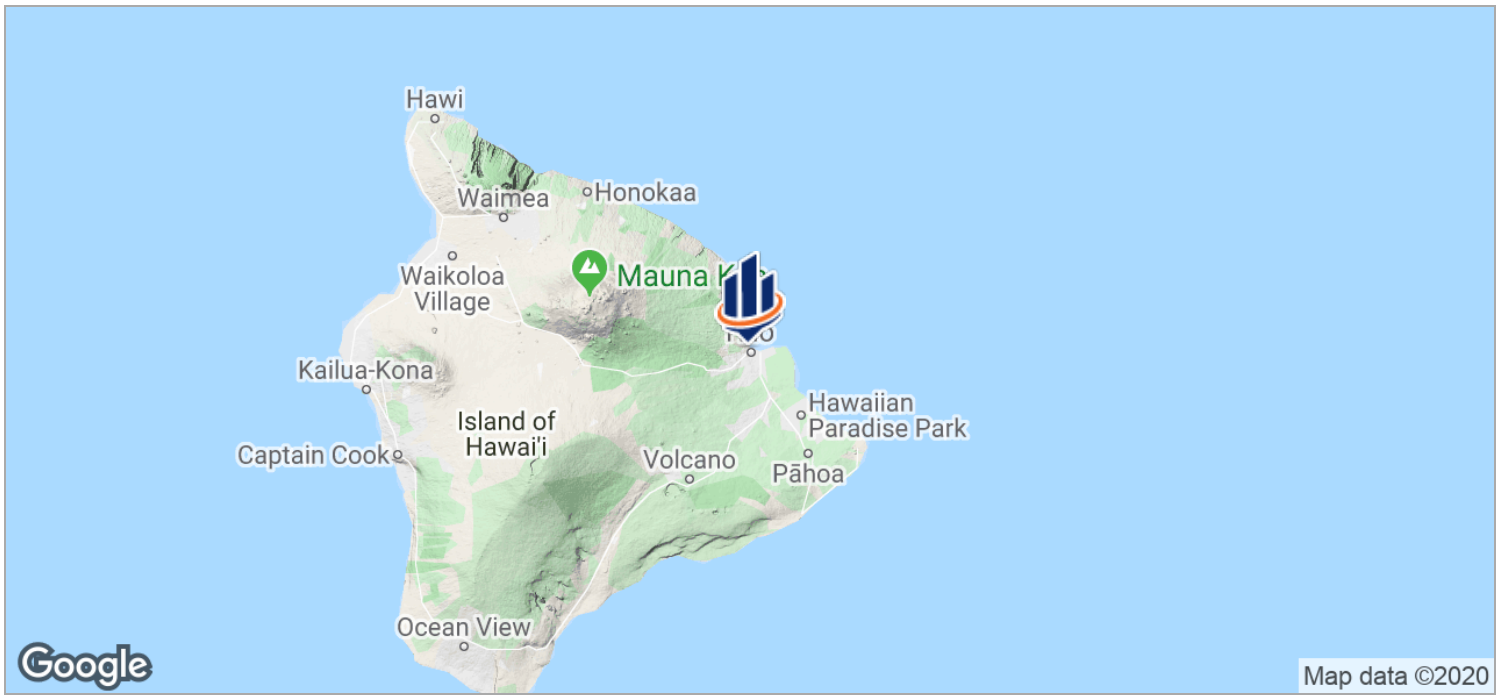
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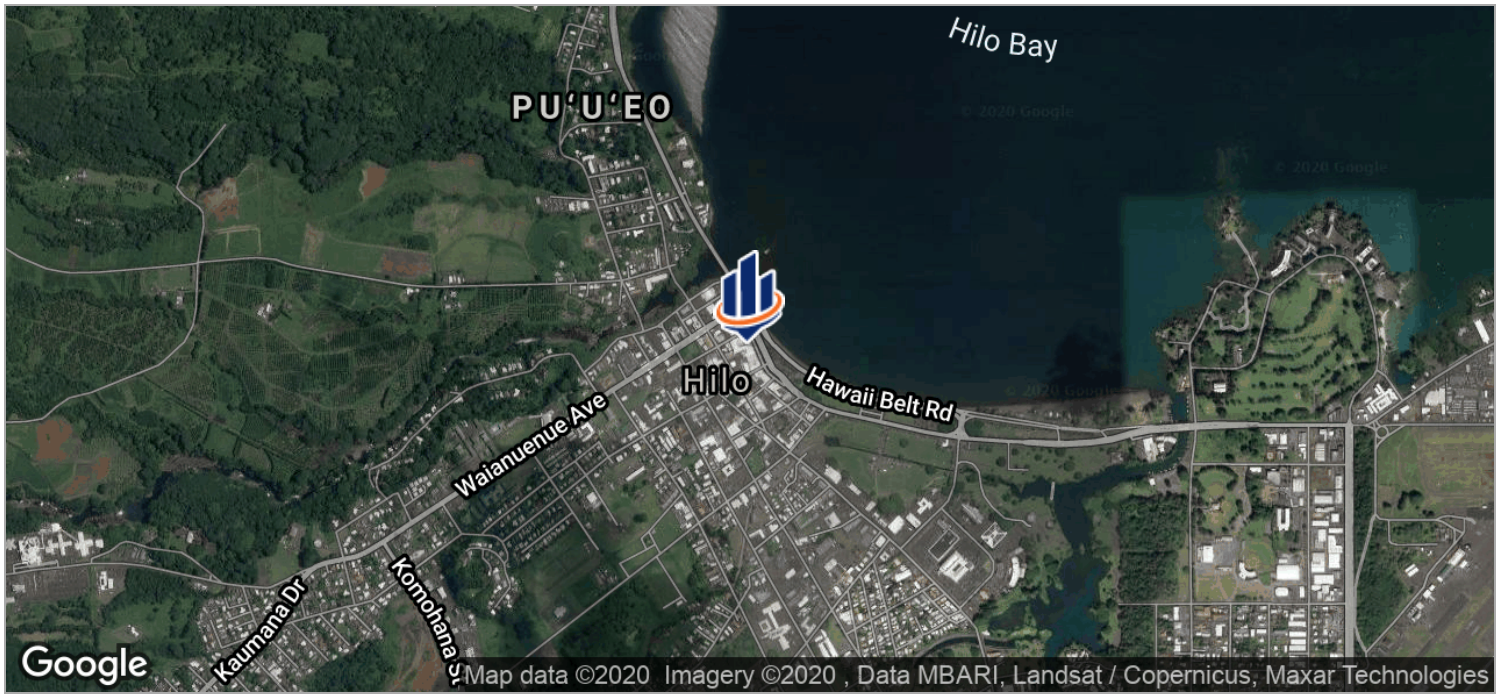
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Location Maps





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Property Description

PROPERTY OVERVIEW

Historic Retail/Office Building located in the historic district of Hilo. Fantastic location on Hilo Bayfront. Most upstairs spaces are suitable for office use; downstairs for retail. Highly visible and trafficked. CAM is currently estimated at a low $0.30/sf/month. Ease of access off of Kamehameha Avenue.

LOCATION OVERVIEW

Fantastic location fronting Hilo Bay. Strong vehicular and pedestrian visibility! Located in the picturesque, historic district of Hilo.

PROPERTY HIGHLIGHTS

Prime Hilo Bayfront Location
Repainted Facades and New Signage
Historic Building located in the Hilo's historic district
Great Vehicular and Pedestrian Visibility
Very highly trafficked





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Regional Map



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Retailer Map



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Available Spaces

Lease Rate: $1.25 SF/MONTH (NNN) + CAM

Total Space 245 - 2,115 SF

Lease Type: NNN

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Lau Building - 188	Office	$1.25 SF/MONTH	NNN	2,115 SF	59 months	CAM at this property is currently $0.30 PSF/mo.
Lau Building - 190 1-A	Office	$1.25 SF/MONTH	NNN	245 SF	36 months	Great Hilo Bayfront Space!
Lau Building - 190-2	Office	$1.25 SF/MONTH	NNN	676 SF	36 months	
Lau Building - 190-8	Office	$1.25 SF/MONTH	NNN	531 SF	36 months	

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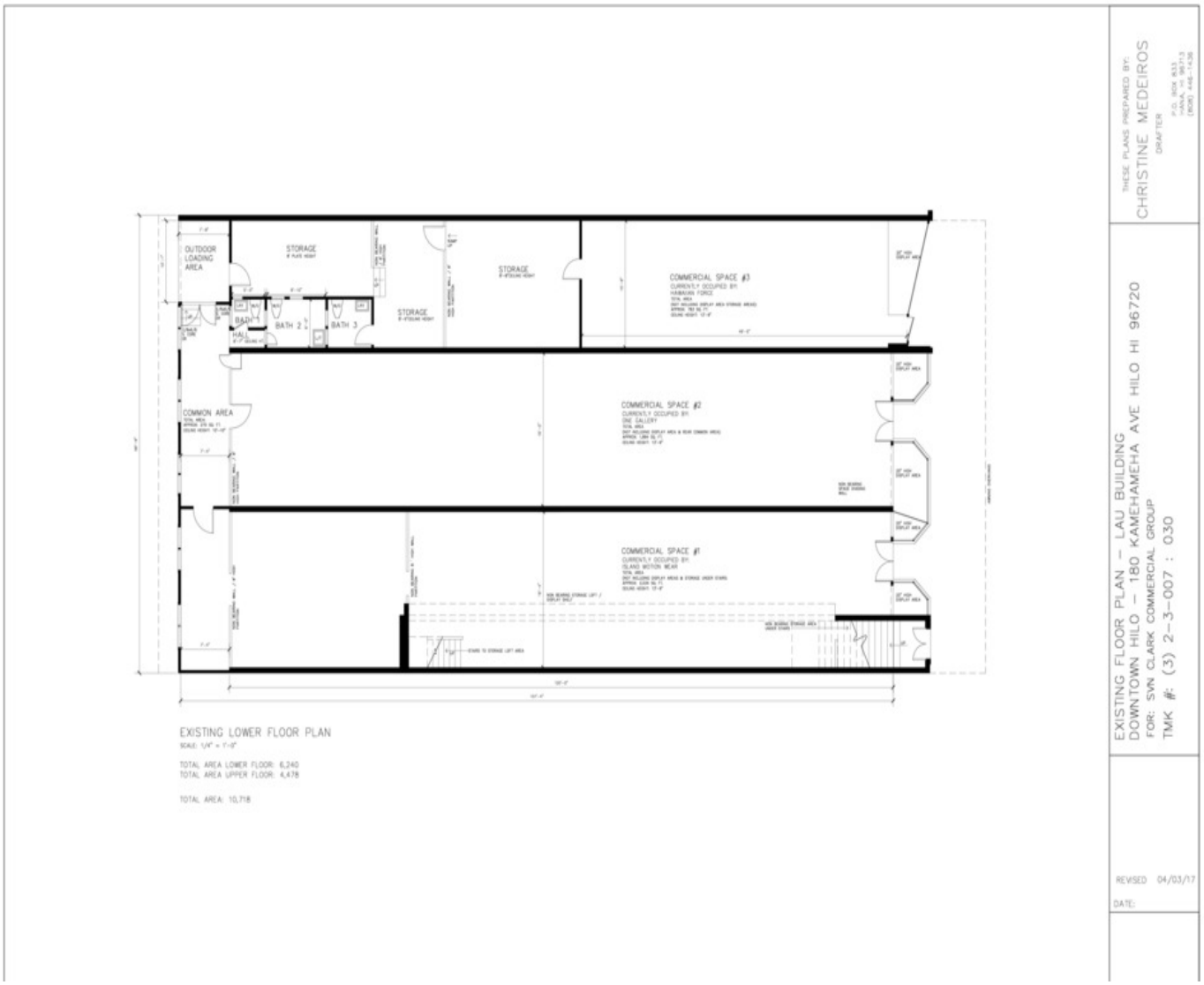
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First Floor Plan



1 GROUND FLOOR PLAN

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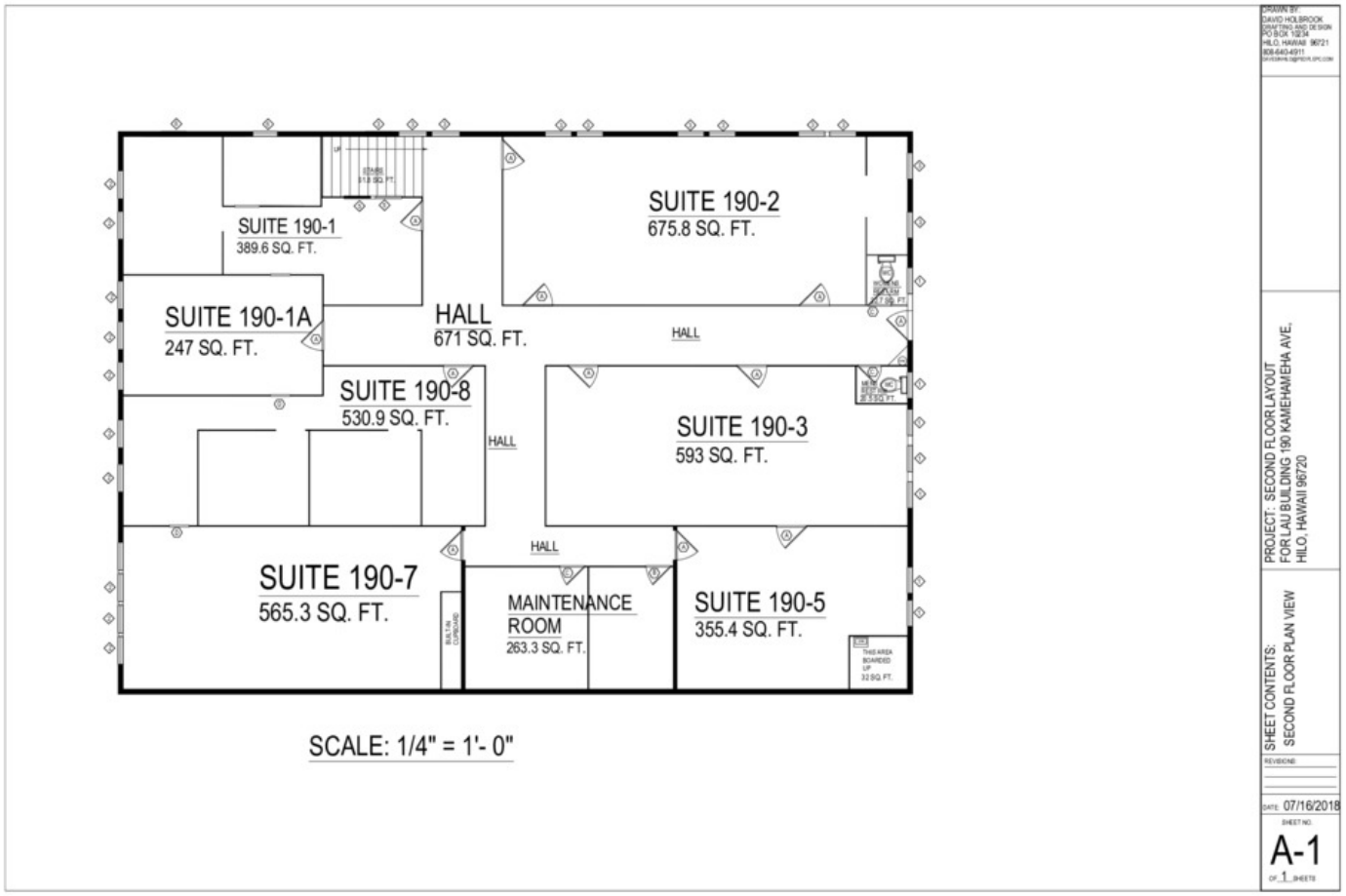
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Second Floor Plan



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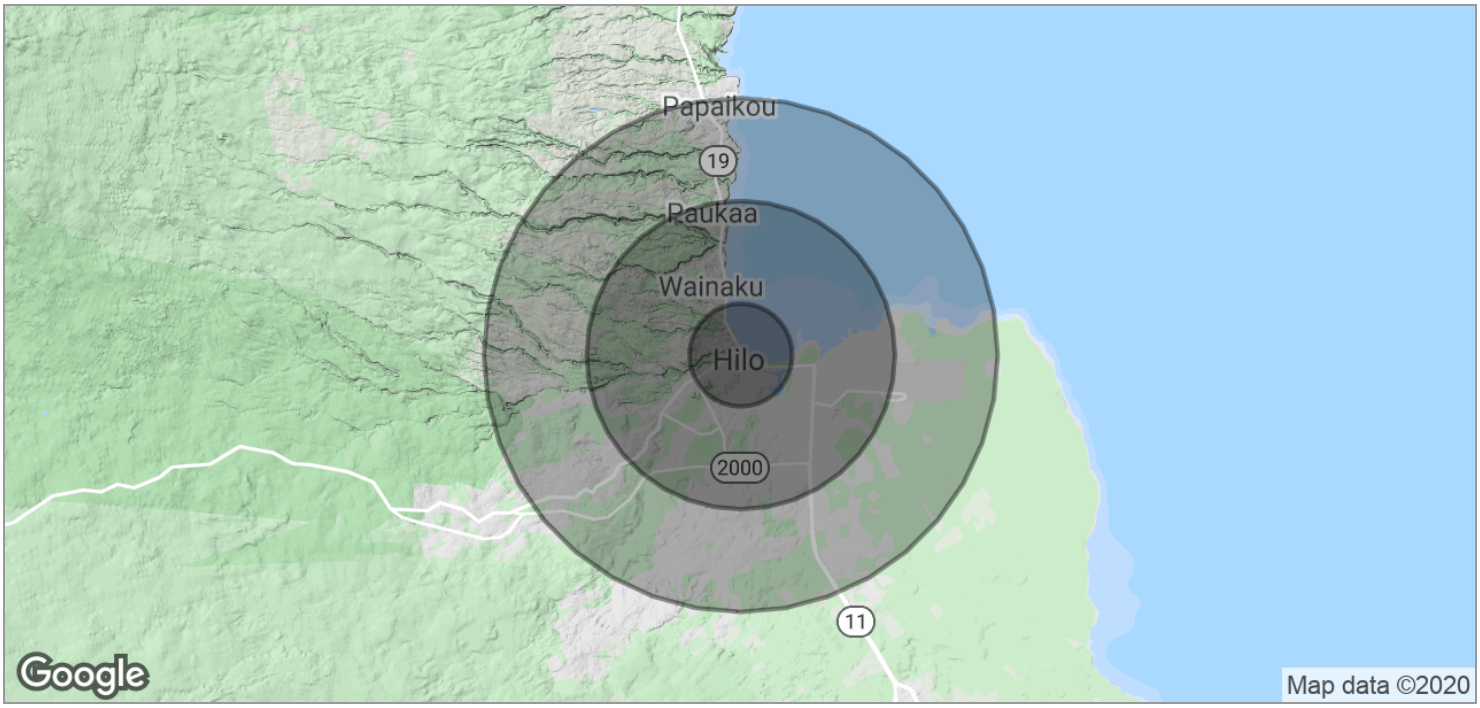
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,599	25,263	42,790
MEDIAN AGE	34.8	34.4	38.6
MEDIAN AGE (MALE)	32.5	33.2	37.5
MEDIAN AGE (FEMALE)	38.5	35.7	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,784	8,776	14,919
# OF PERSONS PER HH	2.6	2.9	2.9
AVERAGE HH INCOME	$48,296	$58,250	$66,195
AVERAGE HOUSE VALUE	$330,890	$371,535	$368,847

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Advisor Bio & Contact



Gregory G. Ogin, CCIM, CPM

Principal & Managing Director
SVN | GO Commercial

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates.

Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board (Hawaii BAR). He serves as President of Amfac Community Council, Rotary Club – Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

Memberships & Affiliations

CCIM, CPM

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