

# Kuakini Tower -- FOR SALE

## Kuakini Tower

75-5722 Kuakini Highway, Kailua Kona, HI 96740



### OFFERING SUMMARY

Sale Price:	\$1,500,000 Leasehold
Cap Rate:	16.02%
NOI:	\$240,272
Lot Size:	45,947 SF
Year Built:	1979
Building Size:	25,047 SF
Renovated:	1998
Zoning:	V-.75
Market:	Island of Hawaii
Submarket:	West Hawaii
Traffic Count:	30,000
Price / SF:	\$59.89

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### PROPERTY OVERVIEW

Kuakini Tower is a well-designed, two-story leasehold office building located on a main business thoroughfare in Kailua-Kona. A landmark building, Kuakini Tower features impressive colonial style columns and a main entry leading to a large, sky lit atrium lobby area. The building's CAM is \$1.57 /sf/month which includes Land Lease, In-office Janitorial Service and Common Area Maintenance. Electricity and Central Air to your unit is an estimated additional \$0.87/sq/month. Kuakini Tower offers on-site property management, is fully air-conditioned and features carpeted offices and beautiful wood-trimmed enclosed hallways. Tenants include professional services such as real estate, title, insurance and law offices. Leasehold ends August 15, 2028. No option to renew.

### PROPERTY HIGHLIGHTS

- Elevated with Under Building Parking
- Highly Trafficked, Strong Street Presence
- In Walking Distance to Visitor, Retail and Business Centers
- Features an Interior Atrium
- Strong Existing Tenants

Great Kailua, Kona Location, Ample Parking, 87,000 sq ft



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