

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	418 - 1,388 SF
LEASE RATE:	\$1.30- 1.50 SF/Month [NNN; NN]
LOT SIZE:	45,947 SF
BUILDING SIZE:	25,047 SF
BUILDING CLASS:	A
YEAR BUILT:	1979
RENOVATED:	1998
ZONING:	V-.75
MARKET:	Island Of Hawaii
SUB MARKET:	West Hawaii
CROSS STREETS:	Kuakini Highway & Sarona Street
TRAFFIC COUNT:	30,000

PROPERTY DESCRIPTION

Kuakini Tower is an attractive, two-story Class A office building located 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 \$1.57/sf/month which includes Land Lease, In-office Janitorial Service and Common Area Maintenance. Electricity and Central Air to your unit is \$0.85/sf/month. Kuakini Tower offers on-site property management, is full-air-conditioned, and features carpeted offices and beautiful wood-trimmed enclosed hallways. Tenants include professional offices such as law firms, insurance firms, property management and title companies.

Property Description

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LOCATION OVERVIEW

Kuakini Tower, a premier leasehold office building located in the Kailua-Kona business district, is in close proximity to restaurants, hotels, and visitor and retail centers, and the ocean. The property is located right across from McDonald's on Kuakini Highway and is in easy walking distance from Kailua Pier and bustling Alii Drive. On-site covered parking and surface parking is available for tenants. The property is located at the intersection of Kuakini Highway and Sarona Street, adjacent to the Holiday Inn, and enjoys highly visible street frontage on Kuakini Highway.

PROPERTY HIGHLIGHTS

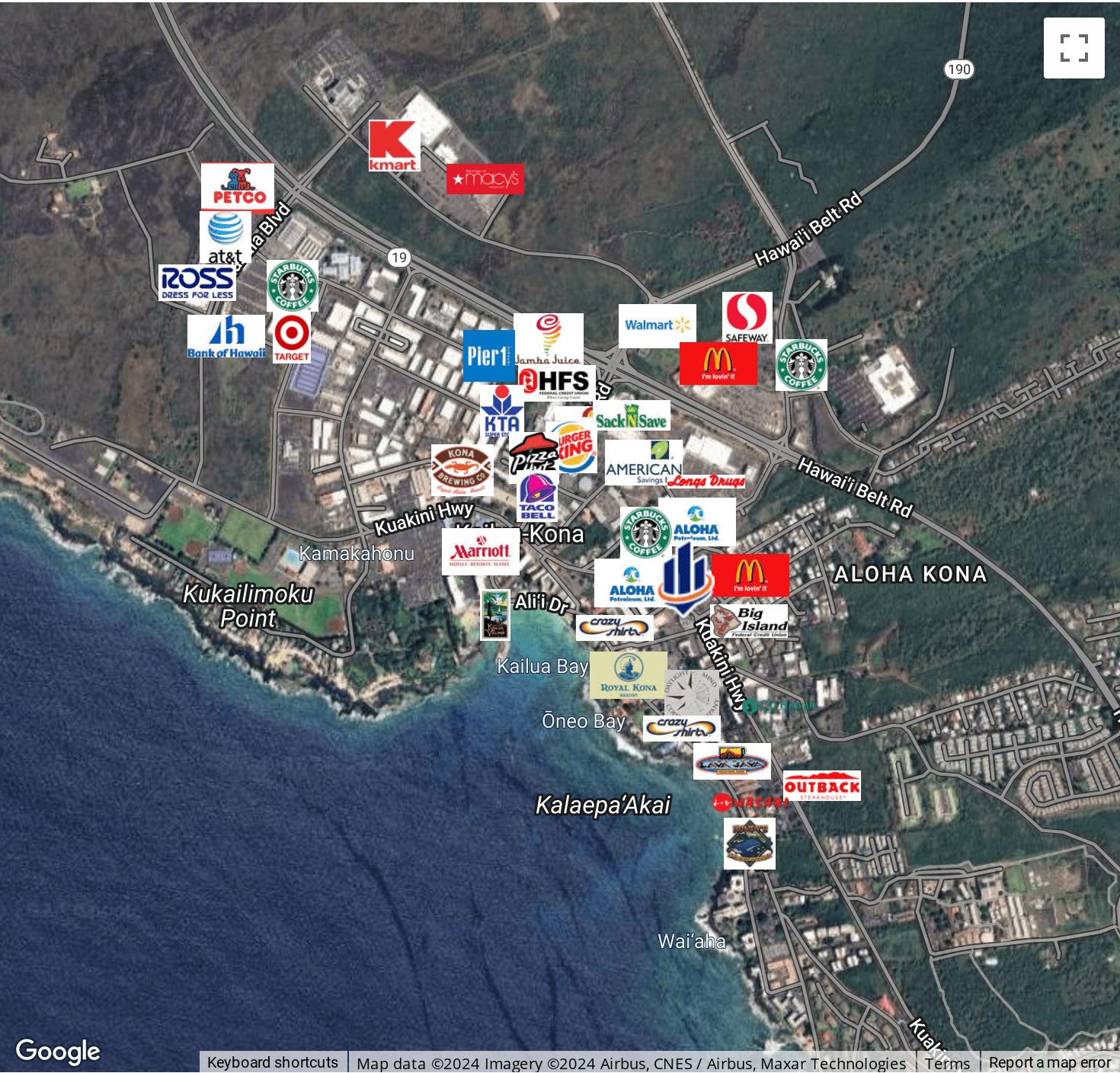
- Prime Kailua-Kona Location
- Cool and Comfortable - centrally air conditioned
- Amenities within easy Walking Distance
- Elevated
- In-office Janitorial Service
- Air Conditioned Interior Hallways
- Ample covered and open parking
- Immediate Occupancy



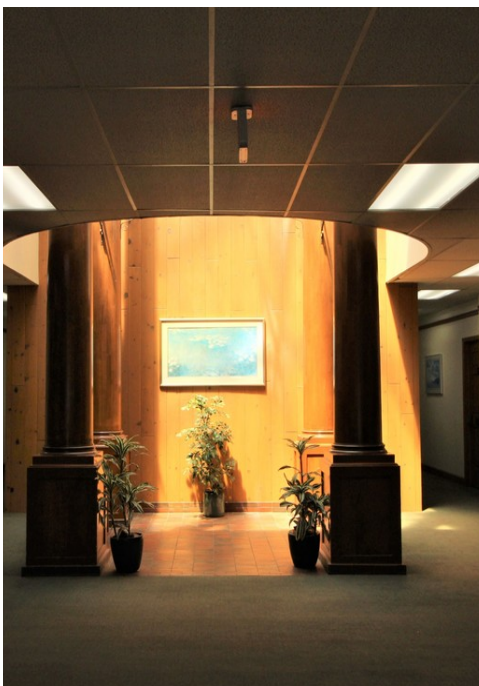
Location Maps



Retailer Map



Additional Photos

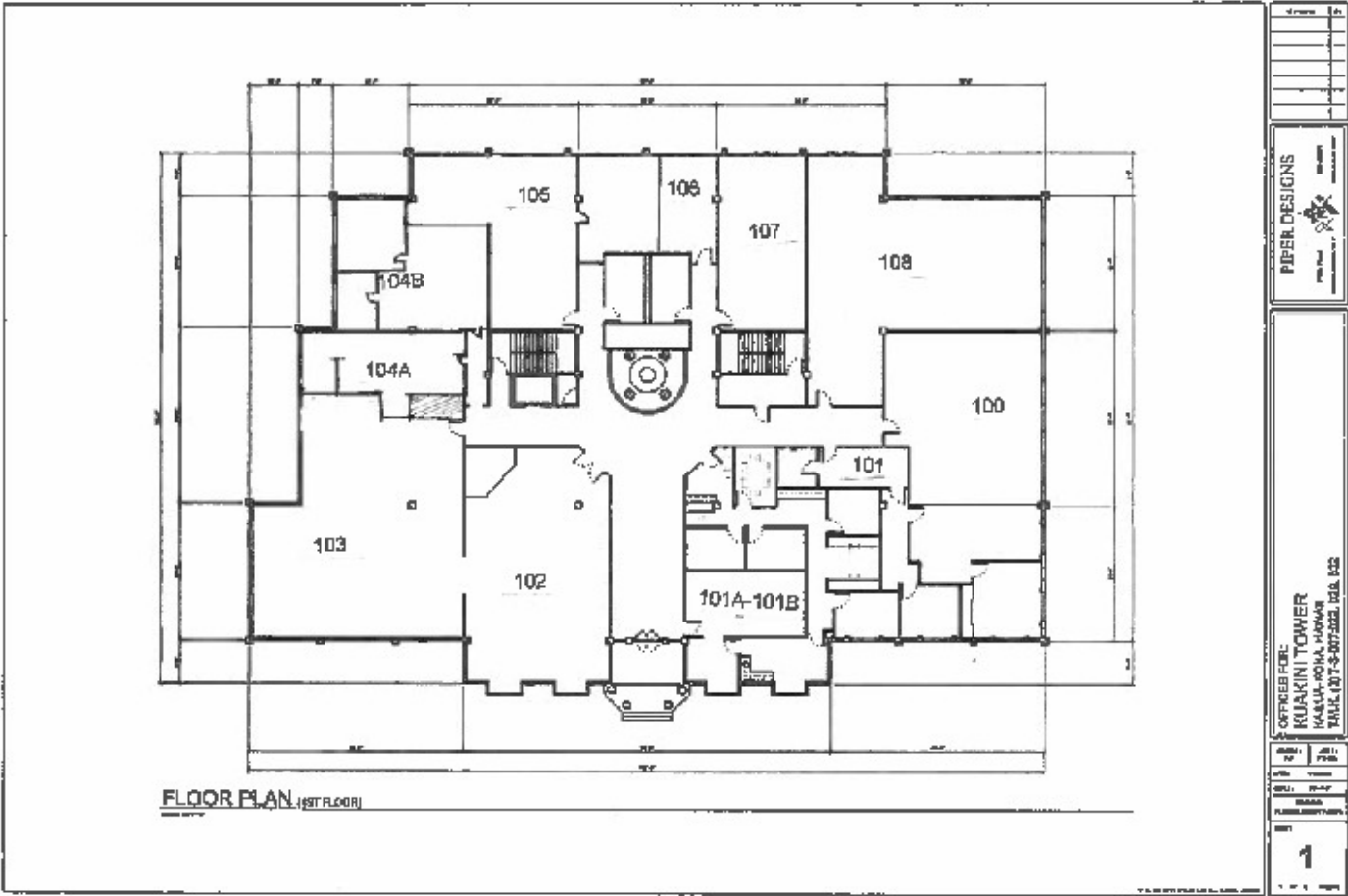


Available Spaces

Lease Rate:	\$1.30-1.50 SF/MONTH (NNN; NN)	Total Space	418 - 1,388 SF
Lease Type:	CAM is \$1.57 PSF/mo. HVAC and Electricity is \$0.85 PSF/mo.	Lease Term:	36 months

SPACE	LEASE RATE	LEASE TYPE	TERM
Kuakini Tower - 101AB	\$1.30 SF/MONTH	NNN	36 months
Kuakini Tower - 102	\$1.40 SF/MONTH	NNN	59 months
Kuakini Tower - 103	\$1.50 SF/MONTH	NNN	59 months
Kuakini Tower - 201 Kuakini Tower - 202 Kuakini Tower - 203-4	\$1.30 SF/MONTH \$1.30 SF/MONTH \$1.30 SF/MONTH	NNN NNN NNN	59 months 36 months 36 months
Kuakini Tower - 202/203/204	\$1.30 SF/MONTH	NNN	36 months
Kuakini Tower - 207	\$1.30 SF/MONTH	NNN	Negotiable
Kuakini Tower - 212A	\$1.30 SF/MONTH	NNN	12 months

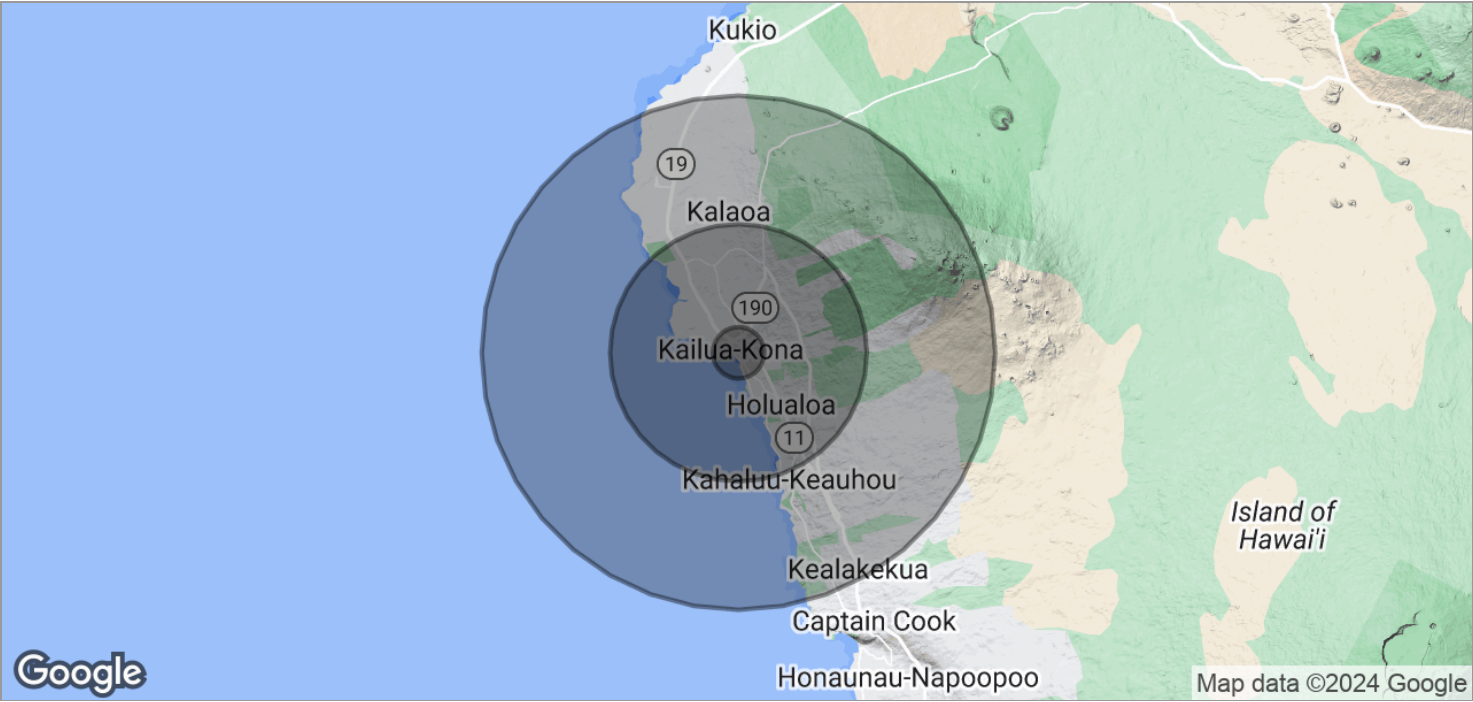
Floor Plans



FLOOR PLAN (2ND FLOOR)

SPR L 48-0-0

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



DISCLAIMER

KUAKINI TOWER | 25,047 SF | KAILUA KONA, HI

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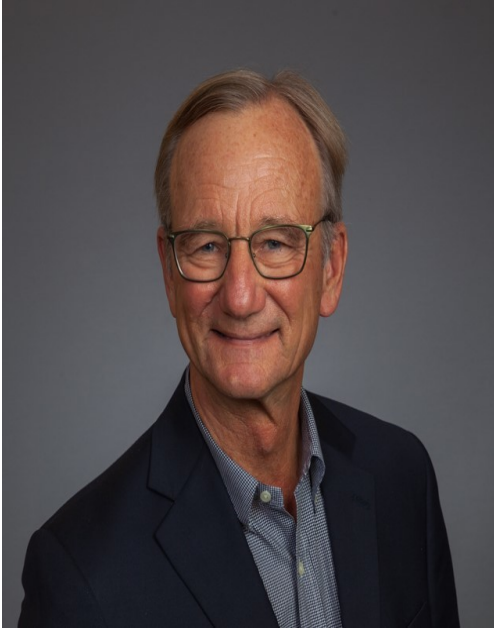
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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property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



Advisor Bio & Contact



Gregory G. Ogin

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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