

COLLIERS MONROE FRIEDLANDER

AVAILABLE COMMERCIAL REAL ESTATE

April 2008

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Andrew D. Friedlander, SIOR








Individual Memberships

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Featured Properties

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
For more detailed information on a certain property, please click on the picture **Requires an active internet connection and functioning internet browser**					
	AIEA <i>Investment</i>	99-1374 & 1376 Koaha Place Aiea, Hawaii 96701	Land: 20,800 SF Bldg: 6,446 SF	Warehouse/office complex in Halawa Valley zoned I-2 (Intensive Industrial) for sale. The building is composed of 11,878 square feet of ground floor warehouse/office space, 2,619 square feet of mezzanine space and 6,337 square feet of 2nd floor office space. The building is fully leased.	RCW
	AIRPORT <i>Investment</i>	2613 Waiwai Loop Honolulu, HI 96819	Land: 22,500 SF Bldg: 18,257 SF	Fee simple 18,257 square foot warehouse on 22,500 square feet of I-2 zoned land. Building contains over 9,900 square feet of freezer, cold storage and chilled prep space with up to 20-foot ceilings and over 3,300 square feet of dry storage.	WRF
	CBD <i>Investment</i>	230 N. Beretania Street Honolulu, HI 96817	Land: 62,595 SF	The 230 N. Beretania Street property sits on 62,595 SF of land bordered by N. Beretania Street to the south, Aala Street to the west, and College Walk to the east.	ADF NAF
	HILO, BIG ISLAND <i>Investment</i>	120 Puueo Street Hilo, HI 96720	Land: 83,027 SF Building: 67,663 SF	The Hilo Val Hala Apartments is a 103-unit, two-building apartment complex located in a highly desirable neighborhood in North Hilo.	MDB
	HILO, BIG ISLAND <i>Investment</i>	245 Wai'anaku Street Hilo, HI 96720	Land: 4.37 Acres	Wailuku Village is a unique multi-family development opportunity situated on a 4.37 acre parcel of land near Downtown Hilo on the Big Island of Hawaii. The Property is the perfect venue to deliver Hilo's first new condominium development since the 1970's.	MDB

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
	KAKAAKO <i>Investment</i>	404 Ward Avenue Honolulu, HI 96814	3,648 SF	The restaurant is comprised of a total of 3,648 SF (2,870 SF interior and 778 SF exterior). Recently remodeled, this is an open and operating restaurant with liquor license. Easy access to ample customer parking and positioned on a corner providing great street visibility.	BRG
	KALIHI <i>Investment</i>	411 Puuhale Road Honolulu, HI 96819	Land: 23,324 SF	Rare opportunity to obtain the leased fee interest in a large lot with 18,178 square feet of improvements covering both corners of Hau and Kalani Street on Puuhale Road. Ground lease in place until June 30, 2037 with fixed ground rent income through June 30, 2017. Ground rent renegotiates on July 1, 2017 and July 1, 2027 at no less than 8% of fair market value.	WRF
	KANEOHE <i>Investment</i>	46-178 Kahuhipa Street Kaneohe, HI 96744	Land: 14,100 SF Bulding: 11,410 SF	The property, located at 46-178 Kahuhipa Street in Kaneohe, consists of 14,100 square feet of leasehold land with 11,410 square feet of improvements.	RCW AC
	KANEOHE <i>Investment</i>	46-159 Malina Place Kaneohe, HI 96744	Land: 15,683 SF Bulding: 10,000 SF	This prime industrial warehouse is located in the heart of Kaneohe with ample parking on site and street parking available. The property consists of 15,683 SF of land and 10,000 SF of improvements. Furniture to be negotiated. (Leasehold)	NAF SLM
	KAPIOLANI <i>Investment</i>	1700 Kapiolani Bouelvard Honolulu, HI 96814	Land: 12,750 SF Bulding: 43,683 SF	This four-level commercial building is currently unoccupied. Constructed in 1971, the structure has been demised to shell condition and consists of first and second level commercial spaces and third and fourth level (roof deck) parking areas. (Fee Simple)	MDB

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
	KAPOLEI <i>Investment</i>	2102-2120 Lauwiliwili Street Kapolei, HI 96707	Building: 1,295 - 10,495 SF	Kapolei Spectrum Business Park is a 6 acre development of Business/Industrial Condominiums to be built in Kapolei Business Park, Kapolei, Hawaii. With completion anticipated in the summer of 2006, this master planned project will consist of 10 buildings with over 105,855 square feet of space.	GVK SLM
	LIHUE <i>Investment</i>	On Kolopa, Pahee & Ulu Maika Streets Lihue, HI 96766	4.52 Acres	4.52 acres of prime, fee simple, general commercial zoned land available in Kukui Grove Village West on the island of Kauai. Located just west of central Lihue, the property is situated between Lihue Airport and Nawiliwili Harbor with direct access to the main thoroughfare, Kaunualii Highway.	RCW
	PEARL CITY <i>Investment</i>	1080 Kuala Street Pearl City, HI 96782	1.62 Acres	This commercial development site is located in the heart of the residential population of Pearl City along with the major commercial area on the Manana Spine Road.	NAF ADF
	PEARL CITY <i>Investment</i>	1000 Kamehameha Highway Pearl City, HI 96782	1,515 SF	Unique opportunity available to purchase a baby retail business at a fraction of original cost. Business is located at Pearl Highlands Center which includes Sam's Club, Pier 1 Imports, Ross Dress for Less, and a 12-screen movie theater.	RM
	WAHIAWA <i>Investment</i>	105/141/153 S. Kamehameha Highway Wahiawa, HI 96786	22,273 SF	Rare opportunity to purchase the interest in Servco's Wahiawa properties. The existing warehouse/retail facilities are perfect for an owner/user or a re-development opportunity. The property is located on Kamehameha Highway in the heart of Wahiawa town with easy access to all areas of the island.	RCW
	WAIKIKI <i>Investment</i>	1909 Ala Wai Boulevard Honolulu, HI 96815	2,869 SF	Excellent opportunity to own a Waikiki commercial condominium unit. This ground floor retail/office space at the entrance to Waikiki provides outstanding street visibility along the busy intersection of Ala Wai Boulevard and McCully Street.	RM

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
	WAIKIKI <i>Investment</i>	2057 Kalakaua Avenue	Land: 28,761 SF Bldg: 31,896 SF	This Prime Waikiki location offers a tenant or owner the opportunity to work independently in one of the rare free standing buildings in Waikiki. The interior offers many private rooms for intimate gatherings for any restaurant user.	KFS IK
	WAIKIKI <i>Investment</i>	Restaurant on Lewers Street	5,374 SF	Unique opportunity available. 5,374 square foot, newly constructed restaurant in a new Waikiki development. The restaurant is in operation and has a liquor license.	BRG
	WAIKIKI <i>Investment</i>	2452 Kalakaua Avenue	35,090 SF	A lifetime opportunity to own a beachfront property in Waikiki, with sweeping views of the beach, the bay, and the nightlife that makes this area a tourist mecca. 80-Room, 12-Story Oceanfront Boutique Hotel. Adjacent to world famous Waikiki Beach.	MDB
	WAIPAHU <i>Investment</i>	94-350 Ukee Street Waipahu, HI 96797	Land: 44,867 SF Bldg: 16,547 SF	The Lex Brodie Waipahu site offers an excellent sale/leaseback opportunity with an established local company. Lex Brodie is Hawaii's premier tire sales and auto repair company and has been in business for over 40 years.	ADF
	WAIPAHU <i>Investment</i>	94-035 Leokane Street Waipahu, HI 96797	19,584 SF	Rare opportunity to own a well maintained fee simple warehouse complex in Waipahu industrial area. Building is fully leased and includes five leased warehouse bays ranging from 1,452 to 1,872 square feet with parking and rollup doors.	WRF

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
	WAIPAHU <i>Investment</i>	94-235 Leoku Street Waipahu, HI 96797	35,556 SF	This great facility is located in the rapidly growing Leeward community on Leoku Street just off of Farrington Highway. This property offers easy access to major thoroughfares and frequently routed by the Oahu Transit System making alternative transportation easy and convenient.	SGT
	WAIPAHU <i>Investment</i>	94-1108 Ka Uka Boulevard Waipahu, HI 96797	40,312 SF	Rare opportunity to own a corner lot in Waipio, Oahu, Hawaii. The property has been cleared and is ready for use. Conveniently located across from Zippy's Waipio, the property is in close proximity to neighborhood retailers and situated within a heavily populated residential community.	RCW

Investment Properties For Sale

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
Hawaii - "The Big Island"						
HILO	120 Puueo Street Hilo, HI 96720 <i>Hilo Val Hala</i> Loopnet ID: 15195145 IFS00161	FS	Land: 83,027 SF Bldg: 67,663 SF	\$7,500,000.00	The Hilo Val Hala Apartments is a 103-unit, two-building apartment complex located in a highly desirable neighborhood in North Hilo. With existing below-market rents, short-term leases, and units in good condition, the Hilo Val Hala Apartments offers a potential buyer the opportunity to either improve the existing income stream or convert the units to condominiums for sale.	MDB
	245 Waianaku Street Hilo, HI 96720 <i>Wailuku Village</i> Loopnet ID: 15521145 IFS00175	FS	Land: 4.37 Acres	\$3,600,000.00	Wailuku Village is a unique multi-family development opportunity situated on a 4.37 acre parcel of land near Downtown Hilo on the Big Island of Hawaii. The Property is the perfect venue to deliver Hilo's first new condominium development since the 1970's. Located on a hill bordering the Pukihae stream, the site affords picturesque mountain and ocean views and is primed for multifamily residential development to serve both affordable and moderate income buyers. Pre-development efforts have yielded preliminary planning and condominium project approvals, working architectural plans, as well as significant condo buyer interest from the community.	MDB
Kauai						
LIHUE	On Kolopa, Pahee & Ulu Maika Streets Loopnet ID: 15642964 IFS00181	FS	Land: 4.52 Acres	\$5,200,000.00	4.52 acres of prime, fee simple, general commercial zoned land available in Kukui Grove Village West on the island of Kauai. Located just west of central Lihue, the property is situated between Lihue Airport and Nawiliwili Harbor with direct access to the main thoroughfare, Kaunualii Highway.	RCW

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Oahu						
AIEA	99-1374 & 1376 Koaha Place Loopnet ID: 14367177 IFS00115	LH	Land: 20,905 SF Bldg: 20,834 SF	\$2,300,000.00	Warehouse/office complex in Halawa Valley zoned I-2 (Intensive Industrial) for sale. The building is composed of 11,878 square feet of ground floor warehouse/office space, 2,619 square feet of mezzanine space and 6,337 square feet of 2nd floor office space. The building is fully leased. Ground lease expires in 2046 with known rents until 2021. (Leasehold)	RCW
AIRPORT	2613 Waiwai Loop Loopnet ID: 15502491 IFS0017	FS	Land: 22,500 SF Bldg: 18,257 SF	\$4,750,000.00	Fee simple 18,257 square foot warehouse on 22,500 square feet of I-2 zoned land. Building contains over 9,900 square feet of freezer, cold storage and chilled prep space with up to 20-foot ceilings and over 3,300 square feet of dry storage. Ground floor also contains bathrooms, locker room, meeting area and small offices. Over 2,500 square feet of second story offices includes two bathrooms, bullpen area, three private offices, and lunchroom. Recent improvements within the last six months include new exterior paint, office AC's, carpet, paint and tile in the foyer and offices, breakroom appliances, restriping of parking lot, cold storage condensor and evaporator, roof recoating, and hot water heater. 1.5% Coop Brokers fee.	WRF
CBD	230 N. Beretania Street Loopnet ID: 15335154 IFS00166	FS	Land: 62,595 SF	N/A	The 230 N. Beretania Street property sits on 62,595 SF of land bordered by N. Beretania Street to the south, Aala Street to the west, and College Walk to the east. Properties in the immediate vicinity include high-rise and low-rise moderate and low-income residential buildings, a city park, and the revitalized Chinatown with its restaurants, open markets, lei stands, and art galleries - Oahu's only area of cultural authenticity! Potential uses include retail, church, financial institution, office building, medical facility, and/or high rise residential.	ADF NAF
KAKAAKO	404 Ward Avenue Loopnet ID: 15515403 / 15515418 IFS00174		3,648 SF	\$350,000.00	The restaurant is comprised of a total of 3,648 SF (2,870 SF interior and 778 SF exterior). Recently remodeled, this is an open and operating restaurant with liquor license. Easy access to ample customer parking and positioned on a corner providing great street visibility.	BRG
KALIHI	411 Puuhale Road Loopnet ID: 15574572 IFS00178		23,324 SF	\$3,200,000.00	Rare opportunity to obtain the leased fee interest in a large lot with 18,178 square feet of improvements covering both corners of Hau and Kalani Street on Puuhale Road. Ground lease in place until June 30, 2037 with fixed ground rent income through June 30, 2017. Ground rent renegotiates on July 1, 2017 and July 1, 2027 at no less than 8% of fair market value. Further adjustments on July 1, 2022 and July 1, 2032.	WRF

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
KANEHOE	46-178 Kahuhipa Street Loopnet ID: 15121677 IFS00159	Leasehold	Land: 14,100 SF Building: 11,410 SF	\$795,000.00	The property, located at 46-178 Kahuhipa Street in Kaneohe, consists of 14,100 square feet of leasehold land with 11,410 square feet of improvements. Situated at the intersection of Kahuhipa Street and Alaloa Street just off Kamehameha Highway, the project is right in the heart of Kaneohe town at one of the busiest intersections in the area. The property is surrounded by a myriad of industrial and commercial businesses, which include Windward Mall, City Mill, Schumann Auto, Windward Auto, Zippy' s, First Hawaiian Bank and American Savings Bank, to name a few. With the lack of available industrial/commercial properties for sale in the Windward area along with its' prime location, the site proves to be an ideal property for an owner/user seeking to operate their business on the Windward side. (Leasehold)	RCW AC
	46-159 Malina Street Loopnet ID: 15412683	Leasehold	Land: 15,683 SF Building: 10,000 SF	\$1,200,000.00	This prime industrial warehouse is located in the heart of Kaneohe with ample parking on site and street parking available. The property consists of 15,683 SF of land and 10,000 SF of improvements. Furniture to be negotiated.	NAF SLM
KAPIOLANI	1700 Kapiolani Loopnet ID: 15473537 IFS00171	FS	Land: 12,750 SF Building: 43,683 SF	\$10,000,000.00	This four-level commercial building is currently unoccupied. Constructed in 1971, the structure has been demised to shell condition and consists of first and second level commercial spaces and third and fourth level (roof deck) parking areas. There is approximately 9,409 SF of interior space on the ground floor and approximately 7,070 SF on the second floor. The parking garage is able to accommodate 58 parking stalls by tandem parking.	MDB
KAPOLEI	Kapolei Spectrum Business Park Loopnet ID: 14287393 IFS00106	FS	Bldg: 1,295 - 10,495 SF	\$350K - \$1.8M	Kapolei Spectrum Business Park is a 6 acre development of Business/Industrial Condominiums to be built in Kapolei Business Park, Kapolei, Hawaii. With completion anticipated in the summer of 2006, this master planned project will consist of 10 buildings with over 105,855 square feet of space. These fee simple commercial/industrial units will range in size from 1,299 square feet to 16,216 square feet. www.KapoleiSpectrum.com	GVK SLM
	91-055 Kaomi Loop <i>Hawaiian Cement Site</i> Loopnet ID: 15527378 / 15566467 IFS00176	FS	Lot 90002 (7.433 Acres) Lot 90003 (14.355 Acres)	\$8,095,000 \$15,633,000	Prime, beachfront industrial land for sale in the city of Kapolei, Oahu. The property is positioned within a heavily populated industrial area and advantageously situated near Kalaeloa Barbers Point Harbor. The owner has subdivided the property and made available for sale, two fee simple parcels totaling 21.788 acres. The sites have access to all major utilities, except sewer and is across the street from the AES co-generating plant.	SLM GVK ADF

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Investment Properties For Sale

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
PEARL CITY	1080 Kuala Street Loopnet ID: 15308592 IFS00164	FS	1.62 Acres	Undisclosed	This commercial development site is located in the heart of the residential population of Pearl City along with the major commercial area on the Manana Spine Road. Recent and planned commercial developments include Wal-Mart, The Shops at Pearl City (a neighborhood strip center), a self storage facility, Pearl City Gateway (a 150,000 SF shopping center expected to be delivered in 2009), Irrigation Systems Hawaii (a new industrial building with a prospective office component expected to be delivered in 2009), and Manana Village Center (a proposed 100,000 SF shopping center).	NAF ADF
	1000 Kamehameha Highway Loopnet ID: 15637260 IFS00180		1,515 SF	Make Offer	Unique opportunity available to purchase a baby retail business at a fraction of original cost. Business is located at Pearl Highlands Center which includes Sam's Club, Pier 1 Imports, Ross Dress for Less, and a 12-screen movie theater. Average daily traffic count is approximately 85,000 and the estimated population within a 5-mile radius is more than 200,000.	RM
WAHIAWA	105/141/153 South Kamehameha Highway <i>Servco Wahiawa Properties</i> Loopnet ID: 15559200 IFS00177	FS/LH	Land: 69,887 SF Bldg: 22,273 SF	\$4,500,000.00	Rare opportunity to purchase the interest in Servco's Wahiawa properties. The existing warehouse/retail facilities are perfect for an owner/user or a re-development opportunity. The property is located on Kamehameha Highway in the heart of Wahiawa town with easy access to all areas of the island.	RCW
WAIKIKI	1909 Ala Wai Blvd <i>Royal Aloha Condominium</i> Loopnet ID: 14178522 IFS00098	LH	2,869 SF	\$450,000.00	Excellent opportunity to own a Waikiki commercial condominium unit. This ground floor retail/office space at the entrance to Waikiki provides outstanding street visibility along the busy intersection of Ala Wai Boulevard and McCully Street. Five parking stalls at the Waikiki Landmark provide convenience for both employees and customers.	RM
	2057 Kalakaua Avenue <i>Kyoya</i> Loopnet ID: 15507784 IFS00173	FS/LH	Land: 28,761 SF Bldg: 31,896 SF	Undisclosed	This Prime Waikiki location offers a tenant or owner the opportunity to work independently in one of the rare free standing buildings in Waikiki. The interior offers many private rooms for intimate gatherings for any restaurant user. In addition, the eye appealing manicured lawn and Asian influenced architecture make this property a unique find for any tenant. The Kyoya restaurant was frequented by visitors from all around the World and was a highlighted location among many visitor and local publications, making it a well-known landmark in Waikiki.	KFS IK
	Restaurant on Lewers Street Loopnet ID: 15581373 IFS00179		5,374 SF	\$2,000,000.00	Unique opportunity available. 5,374 square foot, newly constructed restaurant in a new Waikiki development. The restaurant is in operation and has a liquor license. Easy access to Waikiki's pedestrian traffic and positioned to provide great street visibility. *Confidential - Do not approach employees or management*	BRG

Investment Properties For Sale

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
	2452 Kalakaua Avenue Waikiki Beachside Hotel Loopnet ID: 15669482 IFS00182	FS	35,090 SF	Undisclosed	A lifetime opportunity to own a beachfront property in Waikiki, with sweeping views of the beach, the bay, and the nightlife that makes this area a tourist mecca. 80-Room, 12-Story Oceanfront Boutique Hotel. Adjacent to world famous Waikiki Beach. Directly located on Kalakaua Avenue, in the heart of Waikiki. World-class dining, recreational activities, and shopping are just steps away Hawaii's only fee simple beachfront boutique hotel. Offering a European style of elegance and service combined with the features and benefits of some of the finest boutique hotels worldwide.	MDB
WAIPAHU	94-169 Farrington Hwy Loopnet ID: 15404838 IFS00167	Sale / Leaseback	Land: 44,867 SF Bldg: 16,547 SF	Make Offer	The Lex Brodie Waipahu site offers an excellent sale/leaseback opportunity with an established local company. Lex Brodie is Hawaii's premier tire sales and auto repair company and has been in business for over 40 years. The subject property is situated in one of the major commercial areas of Leeward Oahu. Improvements include a multi-car service and warehouse building with office, a small concrete warehouse building, and a gas station.	ADF
	94-035 Leokane Street Loopnet ID: 15502475 IFS00147	FS	19,584 SF	\$3,600,000.00	Rare opportunity to own a well maintained fee simple warehouse complex in Waipahu industrial area. Building is fully leased and includes five leased warehouse bays ranging from 1,452 to 1,872 square feet with parking and rollup doors. Three of the warehouse bays have separate upstairs offices. One large 9,792 square foot warehouse with 20-foot ceiling, mezzanine, and separate ground floor office. Separate paved storage area adjacent to the large warehouse allows for extra storage or parking. New roof recently installed.	WRF
	94-235 Leoku Street Loopnet ID: 15420444 IFS00169	LH	35,556 SF	\$3,150,000.00	This great facility is located in the rapidly growing Leeward community on Leoku Street just off of Farrington Highway. This property offers easy access to major thoroughfares and frequently routed by the Oahu Transit System making alternative transportation easy and convenient. Existing space offers great flexibility with an open layout to private offices. (Leasehold)	SGT
	94-1108 Ka Uka Blvd Loopnet ID: 14654359 IFS00136	FS	40,312 SF	\$2,620,280.00	This great facility is located in the rapidly growing Leeward community on Leoku Street just off of Farrington Highway. This property offers easy access to major thoroughfares and frequently routed by the Oahu Transit System making alternative transportation easy and convenient. Existing space offers great flexibility with an open layout to private offices. (Leasehold)	RCW

Industrial Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
AIEA	98-780 Oihana Place 98-781 Oihana Place <i>Newtown Business Park</i> Loopnet ID: 14589547	C-1 F-1	18,000 16,200	\$1.35 \$1.35	\$0.31 \$0.30	Prime, I-2 zoned space available at Newtown Business Park. The Park, a 13+ acre industrial center, is located at Kaahumanu Street and Moanalua Road, one of the busiest intersections in Aiea. This centrally located property provides convenient access to neighboring Pearlridge Shopping Center, as well as numerous other area shopping centers and restaurants in the surrounding area. The property is also in close proximity to Pearl Harbor and Pearl City Industrial Park. With a residential community nearby, Aiea is a great community to live and work with convenient access to freeways, H-1, H-2 and H-3, enabling you and your clients to easily commute to downtown Honolulu, the airport and Windward Oahu.	GVK
	98-810 Moanalua Road <i>Newtown Business Park</i> Loopnet ID: 15223811	H-3 H-4	6,000 SF 3,000 SF	\$1.75 \$1.75	\$0.41 \$0.41	Prime warehouse space available in Newtown Business Park in Aiea. Currently occupied, the approximate 3,000 s.f. and 6,000 s.f. spaces are highly desirable and seldom available locations. The Park, a 13+ acre industrial center located at the corner of Kaahumanu Street and Moanalua Road is highly visible and centrally and conveniently located with excellent access to freeways and highways.	GVK
	98-810 Moanalua Road <i>Newtown Business Park</i> Loopnet ID: 15643558	H-7	3,000 SF	\$1.60	\$0.34	Prime warehouse space available in Newtown Business Park in Aiea. Currently occupied, the 3,000 square feet warehouse space is a highly desirable and seldom available location.	GVK
	99-1374 Koaha Place Loopnet ID: 15210893	Warehouse/Office	7,693 SF	\$1.15	\$0.37	Centrally located in Halawa, this warehouse / office facility offers 3,949 square feet of high-cube warehouse, 2,619 square feet of mezzanine, and 1,125 square feet of newly improved office reception area. This space comes with five reserved parking stalls, and room to stage a 40-foot container at the warehouse door.	WRF AC
	99-1376 Koaha Place Loopnet ID: 15665346	Warehouse/Office	3,920 SF	\$0.90	\$0.37	Centrally located in the Halawa Industrial Park, this facility offers 3,920 square feet of highly secure second level warehouse/office space. This unique space is equipped with air-conditioned offices and provides two parking stalls, and an access door for loading into the second level.	WRF AC

Industrial Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
AIRPORT	759 Puuloa Road Sublease Loopnet ID: 15586876	Lot	11,235	\$0.50 (G)	Included	Paved and fenced 11,235 square foot square lot on the corner of Mapunapuna Street and Puuloa Road. Enclosed with large sliding gate. Excellent site for storage of vehicles or materials. Property is available immediately.	WRF
	3223 N Nimitz Highway Sublease Loopnet ID: 15607491 / 15656260 IFL00102	Warehouse Office Space Paved Yard Area	6,100 2,800 16,800	\$1.70 (G) \$1.80 (G) \$0.60 (G)	Included Included Included	Opportunity to lease warehouse, office and large parking area with great visibility fronting Nimitz Highway. Office space is in excellent condition with private restroom and kitchen. Entire site has great ingress and egress with 16,800 sq. ft. of paved yard area for parking or storage. Easy access on and off H-1 Freeway. Available 7/1/08 with possible lease term through 12/31/12.	WRF
KAILUA-KONA (Big Island)	74-5484 Kaiwi Street Loopnet ID: 15487441 15487427	Bay	1,656 - 1,800	\$0.90 - \$.125	\$0.60	With a combined 104,988 square feet of rentable area, the Gold Coast Centers is an integral part of West Hawaii's retail and light industrial market. The project houses retail, industrial and office tenants and is spread throughout 3 locations in eight separate buildings.	BB
KAKAAKO	683 Auahi Street Sublease Loopnet ID: 15613714 IFL00105	Bay	5,600	\$1.25	TBD	Excellent opportunity to lease rarely available 5,600 SF high cubed warehouse in the heart of Kakaako. Space is serviced with two roll-up doors with convenient ingress and egress from Nimitz Highway and Auahi Street. Includes 500 SF office and private restroom.	AC
KALIHI	240 Puuhale Road Loopnet ID: 15664757	Warehouse/Office Space	1,305 SF	\$1.20	\$0.34	Rarely available, 1,305 square feet of 2nd level warehouse space with office and restroom in Kalihi. The space, located at 240 Puuhale Road consists of 2 buildings on 1.14 acres of industrial land. The space has a large roll-up door, split system air conditioning, interior restroom/shower, two office spaces and a large mezzanine space.	RCW
	1818 Kananui Street Loopnet ID: 15150920	Bay	7,230 SF	\$1.20	TBD	The building is a two story hollow tile warehouse/distribution facility with a small office. The first floor contains 2,831 square feet of packaging/warehouse area, including temperature controlled space, and 640 square feet of office. The second floor contains 3,759 square feet of work/warehouse space, including freezer space, a lunch room and bathrooms. Fronting Kananui Street is 2,600 square feet of gated loading/parking area.	RCW AC

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KANEOHE	46-178 Kahuhipa Street Loopnet ID: 15264349	Unit C	5,591	\$0.50	\$0.38	This rare piece of industrial space is located in the heart of Kaneohe. Located at the intersection of Kahuhipa Street and Alaloa Street, one of the busiest intersections in the area, the property is highly visible. The property is situated near Kamehameha Highway and the H1 and H3 freeways providing easy access to docks and ports.	RCW AC
KAPOLEI	91-150 Hanua Street Loopnet ID: 15173712 IFL00084	Industrial Lot	9.49 Acres	\$0.17	TBD	The property which consists of two parcels is located in James Campbell Industrial Park. The park is located in the city of Kapolei, the fastest growing region in the state. The 7.09 acre and 2.49 acre lots are graded and ready for immediate occupancy. The properties are accessible to all freeways and highways.	SLM GVK
	Komohana & Malakole Streets Loopnet ID: 15635972 IFL00106	Lot Building	23.93 Acres 36,880 SF	\$0.15	TBD	The property consists of 23.93 acres of yard and 36,880 s.f. of warehouse space in multiple buildings and sheds.	SLM GVK
	91-329 Kauhi Street Loopnet ID: 15105341	Bay F	4,200 SF	\$0.85	TBD	Property has one high-cube 4,200 SF bay available. Building offers common restrooms, container access and ample parking. Bay F has 3-phase power, pedestrian and roll-up doors and ready for immediate occupancy.	WRF
	91-489C Komohana Street Loopnet ID: 15236017	Bay	14,625 SF	\$0.95	\$0.12	This approximate 14,625 s.f. high cube warehouse with interior office, restroom and container loading docks is located on the corner of Komohana and Malakole Streets in Komohana Park. The Park is a 35-acre industrial park located in James Campbell Industrial Park in Kapolei, Hawaii. The Park is within the vicinity of Kalaeloa Barbers Point Harbor, the 2nd busiest harbor in the State and is situated near the City of Kapolei, the fastest growing region on the island.	SLM GVK

Industrial Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	1042 Munu Street Kapolei Spectrum Business Park II Loopnet ID: 15331425 IFL00100		1,571-21,944 SF	\$1.55	\$0.24	Kapolei Spectrum Business Park II is the second phase of Low & Archibald's business/industrial development within Kapolei Business Park, Kapolei, Hawaii. Slated for completion in early 2008, this project represents the most contemporary industrial product to exist in Hawaii's industrial marketplace. Unique to the Park is the ability to lease either a single unit, an entire building or multiple buildings based on an individual company's space requirements. The 11.871 acre development will include 17 one-story, concrete and glass buildings totaling 218,822 square feet. The project will be comprised of 93 units ranging in size from 1,571 square feet to 21,944 square feet and will include wide roadways and extensive perimeter landscaping, access to sewer and underground utilities and ample on-site parking.	SLM GVK
	2106 Lauwiliwili Street <i>KSBP (Bldg J)</i> Loopnet ID: 14949350	101J 102J 103J 104J 105J	1,448 SF 1,487 SF 1,601 SF 1,653 SF 2,547 SF	\$1.55 \$1.55 \$1.55 \$1.55 \$1.55	\$0.23 \$0.23 \$0.23 \$0.23 \$0.23	Kapolei Spectrum Business Park is a new development of business and industrial buildings located on Oahu's second city, Kapolei. There are 11 units available for lease in Buildings J and H, which range in size from 1,404 square feet to 11,115 square feet. The Park is a master-planned area and is a 6-acre development with over 105,855 square feet of space and is well positioned in the fastest growing region in the state.	SLM GVK
	2110 Lauwiliwili Street <i>KSBP (Bldg H)</i> Loopnet ID: 14949029	101H 102H 103H 104H 105H 106H	1,295 SF 1,334 SF 1,458 SF 1,486 SF 1,604 SF 3,318 SF	\$1.55 \$1.55 \$1.55 \$1.55 \$1.55 \$1.55	\$0.23 \$0.23 \$0.23 \$0.23 \$0.23 \$0.23	Kapolei Spectrum Business Park is a new development of business and industrial buildings located on Oahu's second city, Kapolei. There are 11 units available for lease in Buildings J and H, which range in size from 1,404 square feet to 11,115 square feet. The Park is a master-planned area and is a 6-acre development with over 105,855 square feet of space and is well positioned in the fastest growing region in the state.	SLM GVK
	2112 Lauwiliwili Street <i>KSBP (Bldg G106-G108)</i> Loopnet ID: 15611430	Bay	5,424 SF	\$1.50 (G)	Included	This master-planned Industrial Park is well positioned in the fastest growing region in the state. With a limited number of small warehouses available for lease in Central Oahu, this project provides much needed space for small to mid-size businesses.	AC

Industrial Properties For Lease

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	TMK: 1-9-1-26: 46 & 47 Kaomi Loop Lots For Sublease Loopnet ID: 15180398 IFL00082	Vacant Lots	9,276 Acres	\$0.16	n/a	The property, which consists of 2 beachfront parcels located on Kaomi Loop along the western border of James Campbell Industrial Park, is situated along the Ewa coast in Kapolei, Oahu, Hawaii. The total land area is ±9.276 acres (approximately 404,063 square feet) with a buildable/usable area of about 6.919 acres (approximately 301,392 square feet).	RCW
	B4-14 Building Loopnet ID: 15261180 IFL00096	B-14A B-14B	3,720 SF 2,400 SF	\$0.36	TBD	Rarely available warehouse space for lease in Kalaeloa/Barbers Point N.A.S. The site consists of 2 warehouses; B-14A includes a 3,720 s.f. warehouse situated on 12.60 acres and B-14B includes a 2,400 s.f. warehouse situated on 5.69 acres of land. Both properties are available for lease through December 31, 2009. Utility service is available on-site. Ready for immediate occupancy.	SLM GVK
WAIPAHU	94-311 Waipahu Street Sublease Loopnet ID: 15235362	Bay	14,427 SF	\$0.50	TBD	94-311 Waipahu Street is located on Waipahu Street between Pupukahi and Leowahine Streets. The property consists of 40,209 s.f. of land with 14,427 s.f. of building and covered garage space. The site includes a CMU constructed building comprised of office, storage and locker room space with an attached 5,500 s.f. of open, covered garage area and an additional separate 6,500 s.f. open, covered garage, both of which can be utilized as covered yard area, outdoor storage or as extra parking. The property includes ample on-site parking, is a gated and secure site with a motion sensor security system in place. The property also includes an up-to-date leak detection system underground fuel tank. The site is centrally located and easily accessed via Waipahu Street or Farrington Highway. It is well situated within a residential and business community with convenient access to freeways, H-1, H-2 and H-3, with an easy commute to the airport, downtown Honolulu, West Oahu, the North Shore and Windward Oahu.	RCW AC
WAIPIO	94-479 Ukee Street Sublease Loopnet ID: 15611324	Bay	7,980	1.30 (G)	Included	Single story metal-construction warehouse with CMU offices attached. Space consists of approx. 5,700 SF of furnished air conditioned offices and 3,420 SF of high cube warehouse with roll up door access. High speed telecommunication systems are available. 14 stalls dedicated to building.	AC KB

Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
CBD	1111 Bishop Street <i>Remington College Building</i> Loopnet ID: 13400499	551 2,218	\$3.25 \$2.25	RPT \$0.17	Remington College Building is located in Downtown Honolulu with great visibility on busy Bishop Street. The building is centrally located in the Central Business District and within close walking distance to Municipal parking locations. Vacant retail spaces are located on the ground floor and the lower arcade, and one vacant office space is located on the 5th floor. Property enjoys on-site property management.	BRG
	12 South King Street Loopnet ID: 14614195	884 - 2,296	\$3.50 \$1.50 (courtyard) 8%	\$0.78	Beautifully renovated building with original brick and loft ceilings. Available retail and office spaces ready for occupancy. Office has full bathroom and hood ups for kitchen and natural light with hardwood floors and French windows. Retail spaces are ready to finish; tenants only need to install flooring, paint walls and install lighting fixtures (no permits necessary!). Located in the heart of the arts district and along one of Downtown Honolulu's main thoroughfares, this is the perfect location for a new boutique, art gallery, wine bar or brew pub (two publicly subsidized parking lots are within walking distance (with one on the same block). Join the synergy of exciting retailers such as Indigo Restaurant, InTo, Bar 35, Red Elephant, Detail's Gallery, Art's at Mark's Garage, Hawaii Theatre, 39 Hotel, Next Door, Cinema Paradise, Little Village, Grand Cafe & Bakery... and more.	JGF
EWA BEACH	91-902 Fort Weaver Road <i>Ewa Beach Professional Center</i> Loopnet ID: 13745947	750 - 1,200	\$2.50	\$0.52	Ewa Beach Professional Center is located on Fort Weaver Road in the heart of Ewa Beach across the street from Ewa Beach Shopping Center. This two-story neighborhood retail and office center is anchored by a Burger King restaurant.	NAF
KANEHOE	45-620 Kamehameha Highway Loopnet ID: 14748849	1,150	\$3.00	TBD	This property is located on the windward side of Oahu with the beautiful Koolau mountain range serving as its backdrop. Individual office and retail buildings allow tenants to separate their daily office tasks from retail activity. The property also offers tenants ample parking for customers and is within walking distance of many industrial and retail establishments.	KFS
	45-934 Kamehameha Highway <i>Kaneohe Shopping Center</i> Loopnet ID: 13804081	1,000 - 2,000	\$2.75	\$0.59	This space is one of the smaller retail opportunities within the windward market area. The space is located between Quizno's Subs and the UPS Store. Parking fronts the space, making it easily accessible to customers. Great visibility from Kamehameha Highway.	NAF
KAPAHULU	909 Kapahulu Avenue Loopnet ID: 15170763	1,722	\$4.00	\$1.03	Highly visible retail space situated on busy Kapahulu Avenue. Currently occupied by Central Pacific Bank, this site has ample customer parking and an open floor layout. Signage and location available through this opportunity remains hard to find within this high density area.	NAF
KAPIOLANI	909 Kapiolani Boulevard Loopnet ID: 15620694	909	\$5.00	\$1.00	Prime location and visibility! Enjoy high vehicle traffic along Kapiolani Boulevard and Ward Avenue. Residents have already moved into the 236 condominiums directly above the premises and the 492 unit Moana Vista is to be completed in early 2009. Eleven free customer parking stalls make this location convenient to access. Lease also includes two parking spaces for employee use.	RM

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
	1700 Kapiolani Boulevard Loopnet ID: 15660170	9,409 SF (rtl) 7,070 SF (ofc)	\$4.00 \$2.00	\$1.00 \$1.00	Well positioned building along busy Kapiolani Boulevard available for lease. The building, boasting 74 feet of Kapiolani Boulevard frontage, consists of first and second floor commercial space and third and fourth floor (roof deck) parking. Great location and unique opportunity for owner-users or flag ship store. Open floor plan allows design flexibility.	MDB SGT
KAPOLEI	590 Farrington Highway <i>Kapolei Shopping Center</i> Loopnet ID: 13840702	1,000 - 2,000	\$4.50 - \$5.00	\$0.96	Kapolei Shopping Center is anchored by Safeway Supermarket and Longs Drug Store. There is a strong existing tenant mix providing great synergy for the center. The center is well maintained with 24-hour security provided. There is also ample parking for customers.	NAF
	590 Farrington Highway <i>The Marketplace at Kapolei</i> Loopnet ID: 14141635	1,000 - 1,200	\$4.00 Percentage Rent: 8%	n/a	The area of Kapolei continues to be the fastest growing area within the State of Hawaii. The Marketplace at Kapolei is the most recent shopping center to be developed in Kapolei comprising of approximately 64,000 square feet of retail. This center is located in the heart of Kapolei directly fronting Kamokila Boulevard. Existing tenants include: Blockbuster Video, Fun Factory, Regis Salon, Supercuts, The UPS Store, Quiznos Subs, Tokyo Noodle House, Kapolei Korea BBQ, L & L, En Fuego Grill, H&R Block, and many others.	NAF
	Main Street (Leihano Village) Loopnet ID: 15160555	1,000 - 5,000	\$4.75	\$0.25	The village of Leihano is Hawaii's premier wellness community, to be located on 40-acres in Kapolei on the island of Oahu. A joint venture between Brookfield Homes Hawaii and Kisco Senior Living, Leihano is Hawaii's first combined age-restricted active adult and continuing care community. Built upon the pillars of connectivity, rediscovery and new experience as well as the Hawaiian philosophies of kokua (support, cooperate) and malama (to care for), Leihano will feature a mix of independent living and CCRC accommodations, a 20,000 square foot state of the art Clubhouse and fitness hale (house), two community parks, walking trails, a "Main Street" commercial area and wide variety of amenities dedicated to the concept of wellness. It will also offer convenient access to nearby parks, golf courses, shops and restaurants.	NAF RM
	889 Kamokila Boulevard <i>Crossroads at Kapolei</i> Loopnet ID: 15656618	1,000 - 8,000	\$4.00 - \$4.50	\$0.70	This property is unparalleled in its unique position to have strong visibility along the retail corridor in Kapolei and close proximity to the business heart of Kapolei. This is the last opportunity for a new store with Kamokila Boulevard frontage and visibility with more than ample parking for customers and easy rear door loading. With time and the further development of Kapolei, this property is well positioned to take advantage of the new H-1 interchange being built on the side street of this property, Wakea Street, and the growing business district with new office space being built nearby along Haumea Street.	JGF
KING	950 Ward Avenue <i>Honolulu Club Building</i> Loopnet ID: 14133322	8,287	\$23,700.82 per month (G)	Included	The premises was formerly occupied by TGIF Friday's and is ideal for a restaurant or retail user. Located across the street is the Blaisdell Center, Honolulu's only large format venue for trade shows, concerts and events with 200 parking spaces. This is an ideal location for before and after concert dinner-goers.	JGF

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KUNIA	94-673 Kupuohi Street <i>Kunia Shopping Center</i> Loopnet ID: 13799733	1,475	\$3.50	\$0.75	Kunia Shopping Center is one of the newest additions to central Oahu consisting of approximately 66,000 square feet of gross leasable area. Available spaces range in size from approximately 1,000 square feet to 2,000 square feet. Included in the leasable area is three pad sites planned averaging approximately 16,500 square feet in land size. There are approximately 273 total parking stalls and the location offers easy access to both H1 and H2 freeways. Average traffic count is 17,000 cars within a 24 hour period. Demographics (5 mile radius): 169,600 residents, \$64,500 median household income, median age 34, projected growth is 9% over the next 5 years.	NAF
MANOA	2851 East Manoa Road <i>Manoa Marketplace</i> Loopnet ID: 15471601 SUBLEASE	1,500	\$5.00	\$1.30	Manoa Marketplace is a neighborhood retail center whose current tenants include Safeway, Longs, McDonald's and many other retail stores and restaurants. This restaurant space is a great opportunity for a business looking to benefit from the heavy local traffic that this center offers. The space has an existing grease trap.	RM NAF
MILILANI	95-221 Kipapa Drive <i>Mililani Shopping Center</i> Loopnet ID: 13748108	304 716 1,023	\$1,064.00/month \$2,148.00/month \$3,580.00/month	\$179.46/mth \$422.44/mth \$603.57/mth	Mililani Shopping Center is the second largest shopping center in this market drawing customers for its variety of tenants, which include Ross Dress For Less, 24-Hour Fitness, Foodland, Starbucks, Maui Tacos, Blockbuster, Jack in the Box, Goodyear Tires, The Shack Restaurant, and more! The professional center has dentists and even Roy Sakuma's Ukelele School. The Center is undergoing a variety of improvements which are to take place throughout the next 5 years. First major project is a master sign plan. Come be a part of this exciting neighborhood shopping center!	NAF
	95-221 Kipapa Drive <i>Mililani Shopping Center</i> Loopnet ID: 15059290 SUBLEASE	1,966	\$6,074.94 /month	\$1,270.82 /month	Mililani Shopping Center is the second largest shopping center in this market drawing customers for its variety of tenants, which include Ross Dress For Less, 24-Hour Fitness, Foodland, Starbucks, Maui Tacos, Blockbuster, Jack in the Box, Goodyear Tires, The Shack Restaurant, and more! The professional center has dentists and even Roy Sakuma's Ukelele School. The Center is undergoing a variety of improvements which are to take place throughout the next 5 years. First major project is a master sign plan. Come be a part of this exciting neighborhood shopping center!	RM
	95-1249 Meheula Parkway <i>Town Center of Mililani</i> Loopnet ID: 14474527	900 - 3,000	\$4.00 - \$5.00	\$0.65	Anchored by tenants such as Wal-Mart, Long's Drugs, Star Market, and Consolidated Theaters, the Town Center of Mililani has something for everyone. Town Center of Mililani is also home to many quality restaurants such as Ruby Tuesday's and Assagio's.	NAF
PEARL CITY	1000 Kamehameha Highway <i>Pearl Highlands Center</i> Loopnet ID: 8541692	<i>Inline</i> 1,000-4,000 <i>Food Court</i> 1,100	\$4.00-\$5.00 \$4.00	n/a n/a	Join Sam's Club, Signature Theaters, Ross Dress for Less & Old Navy. Over 1,900 parking stalls, located across from Home Depot. Also Food Court space is currently available. High foot traffic and great exposure.	NAF
	1000 Kamehameha Highway <i>Pearl Highlands Center - CompUSA</i> Loopnet ID: 14503763	12,635	\$2.25	\$0.66	This 12,635 square foot retail space is located on the street level directly across from Sam's Club and fronts CompUSA. With parking located directly in front of the space, access for customers is both convenient and attractive.	NAF

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	1000 Kamehameha Highway Pearl Highlands Center Loopnet ID: 15492896 SUBLEASE	1,515	\$4,821.79 per month	\$0.66	Pearl Highlands Center consists of approximately 409,822 square feet of gross leasable area and is located on the West side of Oahu. The approximately 1,947 parking stalls make customer access easy and convenient. Major anchors include Sam's Club, Pier 1 Imports, Ross Dress for Less, and a 12-screen movie theater. Average daily traffic count is approximately 85,000 and the estimated population within a 5-mile radius is more than 200,000.	RM
	1029 Makolu Street Pearl City Shops Loopnet ID: 14186999	1,200	\$5.50	\$1.11	One 1,200 square foot space is available. Come join other tenants in the shopping center such as Starbucks Coffee, Panda Express, Kozo Sushi, Quiznos Subs and Pacific Endoscopy. Wal-Mart is the major anchor for the shops and is located across the street from the proposed Sam's Club gas station.	MDB KFS
	98-1025 Moanalua Road Pearlridge Center Uptown II Loopnet ID: 14045297	1,300 - 8,000	\$3.75 - \$5.50	\$1.63	Uptown II is the newest expansion to the Pearlridge Center, the largest enclosed shopping center in the State of Hawaii, which consists of 1,250,000 square feet of gross leaseable area. Uptown II consists of approximately 102,911 square feet of gross leaseable area with available spaces ranging from 1,300 to 8,000 square feet. Home to the island's only monorail, customers can enjoy a scenic ride between what is known as Pearlridge Center's "Uptown" and "Downtown" while enjoying views of historic Pearl Harbor and the Arizona Memorial. The center is anchored by Borders, Starbucks, Price Busters, Up and Riding, Prototype, Mobi PCS, Cingular and is also home to more than 170 stores, restaurants and services. Pearlridge boasts 2 food courts, 12 full-service restaurants, a miniature golf course, 2 arcades, 16 movie theaters, an emergency clinic, and an 8-story office complex.	JGF NAF
	Pearl City Gateway Loopnet ID: 14543020	1,000 - 30,000	\$4.17 - \$5.00	n/a	Pearl City Gateway is a retail development of approximately 150,000 sf, which is proposed to be anchored by Babies R' Us, PETCO, Checker Auto Supply and Long's Drugs. The center is located across the street from Wal-Mart and the Pearl City Highland Shopping Center, which houses tenants such as Sam's Club, Ross Dress for Less, Pier 1 Imports, Signature Theatres and Comp USA, all of which create tremendous synergy. Available for lease are an anchor space, and inline and pad site spaces (ranging from 1,000 - 25,000 square feet). Two restaurant pads are available for ground lease (an approximate 6,000 sf sit-down restaurant pad and an approximate 3,500 sf fast food pad). Estimated delivery date is spring 2009.	BB
	98-1254 Kaahumanu Street Times Square Shopping Center Loopnet ID: 14373274	840 - 3,625	\$3.70	\$1.08	Times Square Shopping Center is located in Pearl City and enjoys high visibility from Kaahumanu Street. Approximately 375 parking stalls adjoin this center and tenants include Blockbuster Video, Stewart Anderson's, IHOP restaurant, Hawaii National Bank, Quizno's Subs, Baskin & Robbins, Papa John's Pizza and more.	BRG

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WAIKIKI	1778 Ala Moana Blvd <i>Discovery Bay Shopping Center</i> Loopnet ID: 14145429	1,249 1,830 1247 381 6,573	\$2.75 \$2.50 \$3.00 \$4.00 \$4.00	\$1.48 \$1.48 \$1.48 \$1.48	Rare retail/restaurant opportunity at the gateway to Waikiki. A parking validation program is in place for the 211 stall garage. Discovery Bay Center is located at the busy intersection of Ala Moana Boulevard and Hobron Lane opposite Crazy Shirts, ABC Stores, Red Lobster and Outback Steakhouse.	RM
	2057 Kalakaua Avenue <i>Kyoya</i> Loopnet ID: 15507807	28,761 SF lot 31,896 SF bldg	\$2.50	n/a	This Prime Waikiki location offers a tenant or owner the opportunity to work independently in one of the rare free standing buildings in Waikiki. The interior offers many private rooms for intimate gatherings for any restaurant user. In addition, the eye appealing manicured lawn and Asian influenced architecture make this property a unique find for any tenant. The Kyoya restaurant was frequented by visitors from all around the World and was a highlighted location among many visitor and local publications, making it a well-known landmark in Waikiki.	KFS IK
	2131 Kalakaua Avenue <i>Polynesian Plaza</i> Loopnet ID: 15051715	2,000-4,702	\$14 - \$16 10-12% Rent	\$0.87	Rare 4,702 square foot 2nd generation retail space on Kalakaua Avenue. Space can be subdivided into two bays of +/-2,000 square feet each for long term tenants. Hard Rock Restaurant, Lucky Brand Jeans, Sunglass Hot, and Fossil to open on opposite ends of the block enhancing the block's co-tenancy for years to come.	JGF
	2201 Kalakaua Avenue <i>Royal Hawaiian Shopping Center</i>	500-13,000	\$3.75 - \$30.00	\$1.72	Several restaurant opportunities available 2,500-10,000 SF. Two level flagship location available on Kalakaua Avenue 3,000 - 10,000 SF. Infill small space.	MDB KFS
	2211 Kuhio Avenue <i>Ohana Waikiki Malia Hotel</i> Loopnet ID: 15482529	1,324	\$4.00 - \$6.00	\$0.62	Located on Kuhio Avenue, Waikiki's second busiest street, the OHANA Waikiki Malia is well located in the heart of this tourist destination. Within one city block, you will find international retailers such as Louis Vuitton, Dior, Fendi, Hermes, Ferragamo and many more. The OHANA Waikiki Malia offers a space for lease with the potential for a garden setting. This space is perfect for an entrepreneur looking to establish the must visit destination bar in the middle of Waikiki.	JGF IK
	2464 Kalakaua Avenue <i>ResortQuest Waikiki Circle Hotel</i> Loopnet ID: 14857900	Approximately 1,550 SF	\$25,000 per month	n/a	Just steps away from world renown Waikiki beach, this restaurant is on Kalakaua Avenue on the ground floor of the ResortQuest Waikiki Circle Hotel. A new restaurant shall expand the premises to include access to patrons on Kalakaua Avenue as well as outdoor terraced seating, allowing patrons to enjoy bistro style dining while overlooking surfers, shoppers and Diamond Head. This property has over 7,000 rooms within a five minute walk with almost 15,000 people per day walking in the vicinity.	JGF
	Lewers Street <i>Restaurant on Lewers Street</i> Loopnet ID: 15581373	5,374	\$4.25	\$2.38	Unique opportunity available. 5,374 square foot, newly constructed restaurant in a new Waikiki development. The restaurant is in operation and has a liquor license. Easy access to Waikiki's pedestrian traffic and positioned to provide great street visibility. *Confidential - Do not approach employees or management*	BRG

Retail Properties For Lease

April 2008

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
<p style="text-align: center;">WAIPIO</p>	<p>94-1024 Waipio Uka Street Waipio Center Loopnet ID: 14318740</p>	<p style="text-align: center;">1,000 - 3,000</p>	<p style="text-align: center;">\$3.00</p>	<p>Ofc: \$0.85 Rtl: \$1.01</p>	<p>Waipio Center is a neighborhood center consisting of approximately 87,000 square feet of mixed retail and office use. The center is anchored by Foodland super market. Some of the other quality co-tenants include: Blockbuster Video, Outback Steakhouse, Taco Bell, Pizza Hut, Jack in the Box, Big City Diner, Loco Moco, and Dave's Ice Cream.</p>	<p style="text-align: center;">NAF</p>

Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
NEIGHBOR ISLANDS						
BIG ISLAND Kailua-Kona	74-5543 Kaiwi Street <i>Gold Coast Business Center III</i> Loopnet ID: 15487427	1,920	\$0.90 - \$1.25	\$0.60	With a combined 104,988 square feet of rentable area, the Gold Coast Centers is an integral part of West Hawaii's retail and light industrial market. The project houses retail, industrial and office tenants and is spread throughout 3 locations in eight separate buildings.	BB
	74-5586 Palani Road <i>Kona Coast Shopping Center</i> Loopnet ID: 15553784	1,280 2,560	Negotiable Negotiable	Negotiable Negotiable	Rarely available retail space in one of the most centrally located shopping centers in Kona. The space will be completed to new shell condition and is planned to be available for occupancy in early April.	BB
	75-5629 Kuakini Highway <i>Ilima Court</i> Loopnet ID: 15658806	310 - 6,200	Negotiable	Negotiable	The Ilima Court at the intersection of Palani Drive and Kuakini Highway is superbly located in the heart of Kailua-Kona. One block from the King Kamehameha Hotel and the Kailua-Kona pier, the center benefits from both visitor and local traffic. Renovation of the center is just being completed (new elevation, parking lots, central air, etc). A rare 6,200 SF restaurant space is ready for immediate occupancy.	BB
	75-5706 Hanama Place <i>Kailua Trade Center (office space)</i> Loopnet ID: 15553920	220 - 1,458	Negotiable	Negotiable	Professional office building located in the heart of Kailua-Kona and next to City Hall. Direct access to Ali'i Drive.	BB
KAUAI Kapaa	650 Aleka Loop <i>ResortQuest Kauai Beach at Makaiwa</i> Loopnet ID: 14959380	950	\$3.00 gross Percentage Rent: 8%	n/a	This 950 SF retail space in the beautiful Coconut Plantation area is ideally suited for resort retail related users. With over 2,000 hotel rooms in the Kapa'a area, this space provides a business with an excellent opportunity to reach the entire region. Enjoy the benefits of the resort's multi-million dollar renovation and central location.	KFS
	4-831 Kuhio Highway <i>Kauai Village Shopping Center</i> Loopnet ID: 15064556	375 - 6,822	\$4.00 - \$6.00	\$0.96	The Kauai Village Shopping Center boasts Plantation style architecture with an open air court and beautifully manicured ponds and streams. Anchored by Safeway and Longs Drugs, the Center allows customers to easily stroll through many shops.	KFS
MAUI Kihei	2463 S. Kihei Rd. <i>Kamaole Shopping Center</i> Loopnet ID: 14067834	5,100	\$2.50 Percentage Rent: 8%	\$0.88	Kamaole Shopping Center is a high traffic, high visibility Center with an ample field of parking in the front of the property. With Denny's located on the second floor the Center attracts tourists and locals alike with a yen for dining and shopping.	MK Maui
	375 Huku Lii Place <i>Kihei Gateway Center</i> Loopnet ID: 14066960	1,764	\$2.10	\$0.73	Kihei Gateway Center is an efficient, attractive and well-designed multi-tenant commercial building located on Maui in the expanding Kihei market. This 2-story masonry building was built in 1992 with second floor office space that includes medical use and ground floor service retail uses with storage.	MK Maui
	41 East Lipoa Street <i>Lipoa Center</i> Loopnet ID: 13778772	3,840	\$2.00	\$0.72	Lipoa Center is centrally located in Kihei Town with ample customer parking. Current tenants include First Hawaiian Bank, Gold's Gym, and Liquids Night Club and Grill.	MK Maui
MAUI Kahului	270 Dairy Road <i>Maui Marketplace</i> Loopnet ID: 13389311	2,400 2,919	\$3.25 \$3.25	\$0.68	Maui Marketplace is strategically located in central Kahului, Maui. The shopping center has an ambient regional draw with such desirable national tenants as Lowe's Home Improvement Center, Borders, Office Max, Sports Authority, Pier 1 Imports, and Starbucks as their tenants.	MK Maui

Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
MAUI Lahaina	840 Wainee Street <i>Lahaina Square</i> Loopnet ID: 15605474	644	\$2.50 - \$4.00	\$0.80	Lahaina Square is located near the corner of Wainee Street and Papalaua Street in the Historic District of Lahaina. Anchored by ACE Hardware Store, Lahaina Square provides local residents and visitors alike with goods and services not readily available in other sections of West Maui. The Center is undergoing a major renovation that will add to its curb appeal, convenience and tenant mix of stores, including food court and office space.	MK Maui
		1,818	\$2.50 - \$4.00	\$0.80		
		4,970	\$2.50 - \$4.00	\$0.80		
		1,004	\$2.50 - \$4.00	\$0.80		
		993	\$2.50 - \$4.00	\$0.80		
		3,195	\$2.50 - \$4.00	\$0.80		
	5095 Napili Hau Street <i>Napili Plaza</i> Loopnet ID: 15654767	600-5,000	\$4.00 - \$6.00	TBD	Napili Plaza is ideally situated in the residential community of Napili and on the door step of the Kapalua Resort on the island of Maui. The Property is located at the Western intersection of Honoapiilani Highway and Napili Hau Street within Napili's commercial area. The Property boasts the area's only full service grocery store, video store, coffee shop, florist and several local eateries.	KFS MK
MAUI Wailuku	790 Eha Street <i>Wailuku Town Center</i> Loopnet ID: 14303146	600	\$3.00	\$0.66	This 52,406 square foot neighborhood center has Sack 'N Save and McDonald's as anchor tenants. Co-tenants include a video store, Pizza Hut, and a nail salon. The 1,600 square foot space is built out and ready for occupancy.	MK Maui
		1,600	\$2.60	\$0.66		

Office Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
AIEA	99-115 Aiea Heights Drive Loopnet ID: 15412794	107	2,522	\$2.65	\$1.16	This rarely available retail/office space is located on the street level of busy Aiea Shopping Center. High profile neighbors (including Times Supermarket, McDonald's, Starbucks and Jamba Juice) bring in lots of foot traffic. Take advantage of free and ample customer parking at your door. Improved for office space or enjoy retail use at office rents!	MC
	99-193 Aiea Heights Drive Loopnet ID: 15582221	DryWet Lab Office	6,352 2,074	TBD TBD	\$1.58 \$1.58	The Hawaii Agriculture Research Center Building (HARC Building) is a unique 4-story building specifically designed, constructed and tenanted to service the need for wet and dry lab space with supporting offices for bio-technology, pharmaceutical and other research businesses and organizations. Lab space in the building is improved and equipped, with separate HVAC systems from the office area. Plumbing and ventilation in place.	SGT MC
AIRPORT	3049 Ualena Street Loopnet ID: 15374870	301	1,524	\$1.55 - \$1.70	\$1.39	Airport Center tenants enjoy beautiful unobstructed ocean and mountain views in a conveniently located full-service facility. It is the only high-rise office building in the Airport/Mapunapuna area. Its distinctive 14-story Wyland murals are an easy-to-find landmark for visitors and clientele. Building amenities include a convenience store, tenant conference facilities, on-site professional management, and secured tenant and visitor parking in the attached 7-story parking garage. The building is home to a diversified tenant roster with representative industries including engineering, health care, technology, financial services, and government/military.	SGT DAA
		308	691	\$1.55 - \$1.70	\$1.39		
		310	1,325	\$1.55 - \$1.70	\$1.39		
		316	783	\$1.55 - \$1.70	\$1.39		
		401	541	\$1.55 - \$1.70	\$1.39		
		404	392	\$1.55 - \$1.70	\$1.39		
		405	386	\$1.55 - \$1.70	\$1.39		
		407	928	\$1.55 - \$1.70	\$1.39		
		410	1,000	\$1.55 - \$1.70	\$1.39		
		412	1,365	\$1.55 - \$1.70	\$1.39		
		415	676	\$1.55 - \$1.70	\$1.39		
		502	1,228	\$1.55 - \$1.70	\$1.39		
		514	302	\$1.55 - \$1.70	\$1.39		
		704	737	\$1.55 - \$1.70	\$1.39		
		714	1,016	\$1.55 - \$1.70	\$1.39		
		804	2,298	\$1.55 - \$1.70	\$1.39		
901	2,311	\$1.55 - \$1.70	\$1.39				
902	1,902	\$1.55 - \$1.70	\$1.39				
1001	2,280	\$1.55 - \$1.70	\$1.39				
1011	778	\$1.55 - \$1.70	\$1.39				

Office Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
ALA MOANA	1441 Kapiolani Boulevard Loopnet ID: 15302162	PH	4,288	\$2.95 - \$3.15	\$2.03	<u>PH Description:</u> This penthouse space provides a unique location for the user who needs a prestigious, exclusive office. The unit provides an exclusive-use elevator, private restrooms and 360-degree views of the ocean, mountains and city. Perfect for the organization that can appreciate the space's creative layout and renown history. <u>17th Flr Description:</u> Within the heart of the Kapiolani corridor and adjacent to the newly constructed Nordstrom Department store, this full floor offers convenience, quality, and prestige with beautiful perimeter offices. In addition, parking is ample for customers and tenants alike with easy ingress and egress off Kapiolani Boulevard.	SGT KYW
		17th Floor	10,979	\$2.05 - \$2.25	\$2.03		
CBD	1585 Kapiolani Boulevard Loopnet ID: 15302166	Full Floor	15,099	\$2.35 - \$2.50	\$1.72	This space provides one of the last full-floor vacancies in Kapiolani, and provides an efficient, flexible layout suitable for a variety of business types. Alternatively, the space could be easily demised into smaller units for multiple tenant occupancy.	SGT KYW
		Suite 1300	6,257	\$2.35 - \$2.50	\$1.72		
		Suite 1310	724	\$2.35 - \$2.50	\$1.72		
		Suite 1320	917	\$2.35 - \$2.50	\$1.72		
		Suite 1330	1,881	\$2.35 - \$2.50	\$1.72		
		Suite 1340	2,870	\$2.35 - \$2.50	\$1.72		
		Suite 1350	687	\$2.35 - \$2.50	\$1.72		
CBD	55 Merchant Street <i>Harbor Court SUBLEASE</i> Loopnet ID: 14736402	2502	1,740	Negotiable	\$1.29	This Class A office building offers its tenants spectacular harbor and mountain views. Greeted by a unique archway, tenants and visitors have access to two elevator banks with quick access to lower level and upper level floors. This full floor sublease presents to prospective tenants an option of various floor configurations. On-site restaurant makes the building a convenient place to work.	SGT DAA
		2503	1,905	Negotiable	\$1.29		
		2504	1,199	Negotiable	\$1.29		
		2505	2,092	Negotiable	\$1.29		
		2506	853	Negotiable	\$1.29		
CBD	201 Merchant Street <i>City Financial Tower SUBLEASE</i> Loopnet ID: 14083906	12th Flr:	10,941	\$1.90	n/a	This prestigious Class "A" property which once served as the headquarters for City Bank is one of Honolulu's finest office buildings. Building standard finishes are impeccable with floor-to-ceiling perimeter windows unique only to buildings of this caliber. From the Ground Floor's beautiful glass facade through the upper office levels, the premises is constructed with highly upgraded finishes and is a wonderful showpiece that maintains functionality. Although seemingly large, it may be in used in various combinations; possibly taken as a whole or divided and utilized per floor or multiple floors. The sublease extends through February 20, 2009, with the possibility of the sublessee negotiating a direct lease with the landlord to extend occupancy.	SGT NAF

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	201 Merchant Street <i>City Financial Tower SUBLEASE</i> Loopnet ID: 15575059	1805	3,087	\$1.67	\$1.19	This ready to occupy sublease space has improvements and furniture that were purchased only 18 months ago. The space is built-out with 1 large private office, a large conference room, a break room with sink, ample storage and 17 wired work stations. Quality furniture is available for purchase. There is a LAN room with separately metered 24 hours air-conditioning. No General Excise Tax is charged on base rent and operating expenses.	MC
	707 Richards Street <i>Ocean View Center</i> Loopnet ID: 15374676	516 518 717	1,649 569 852	\$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85	\$1.25 \$1.25 \$1.25	Ocean View Center and Haseko Center are two exceptional boutique office buildings. Easily accessible, the buildings offer the best parking ratio among Honolulu CBD Class A office properties. Go to work in a tranquil, peaceful setting with relaxing open air lobbies and beautiful ocean views.	SGT MC
	820 Millilani Street <i>Haseko Center</i> Loopnet ID: 15374676	801 800 820 617 100	10,012 5,290 4,722 3,296 1,274	\$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85	\$1.33 \$1.33 \$1.33 \$1.33 \$1.33		
	733 Bishop Street <i>Pacific Guardian Center SUBLEASE</i> Loopnet ID: 14136810	2900	13,730	\$1.25	\$1.30	Nicely finished full floor space featuring private offices with fabulous ocean and mountain views, employee lounge, lab spaces, reception area, and conference rooms. Space is in move-in condition.	SGT DAA
	745 Fort Street Mall <i>Topa Financial Center SUBLEASE</i> Loopnet ID: 15282615		5,410	\$1.55 - \$1.60	\$1.11	Topa Financial Center is one of the most recognized office towers in Downtown Honolulu and provides all the necessary services and amenities for a successful business. This office is in move-in condition with 5 private windowed offices, two conference rooms, a large open work area and a kitchen. Unit occupies half the floor and provides spectacular unobstructed views of the Pacific Ocean.	SGT
	999 Bishop Street <i>First Hawaiian Center SUBLEASE</i> Loopnet ID: 15151240	1850	3,966	\$2.25 (G)	Included	Highly upgraded office space available for sublease in First Hawaiian Center, the newest Class A building in the center of CBD with excellent views and easy pedestrian and vehicle access. The premises contains 3,966 square feet which is comprised of 7 private offices, conference room, LAN room and kitchen. The building is professionally managed with on-site property management and security.	SGT MC

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	1003 Bishop Street <i>Bishop Square (Pauhi Tower) SUBLEASE</i> Loopnet ID: 14926862	2000	4,974	\$1.35	\$1.34	Located in the heart of Downtown Honolulu, this is a great opportunity to lease move-in condition space with under market rents. Flexible layout suitable for a variety of office users. Numerous on-site restaurants make the building highly desirable.	SGT
	1111 Bishop Street <i>Remington College Building</i> Loopnet ID: 13400499	508 513 515	303 487 949	\$1.00 \$1.00 \$1.00	\$1.18 \$1.18 \$1.18	Great office spaces available in Downtown Honolulu with great visibility on busy Bishop Street. The building is centrally located in the Central Business District and within close walking distance to Municipal parking locations. Vacant office spaces are located on the 5th floor. Property enjoys an on-site management/office.	SSI
	49 South Hotel Street <i>Empire Building</i> Loopnet ID: 13855280	Grnd Flr 215 216 316* 317*	423 326 360 368 326	\$2.32 \$1.85 & \$2.02 \$1.85 & \$2.02 \$1.85 & \$2.02 \$1.85 & \$2.02	\$0.43 \$0.62 \$0.62 \$0.62 \$0.62	Empire Building is a 3-story office building with retail spaces on the first floor. The area enjoys unique retail synergy from such stores as Fisher Hawaii, Macy's and Ross Dress for Less. For customer convenience, there are two public parking lots nearby with reasonable parking rates. Tenant parking also available.	SSI
	81 South Hotel Street Loopnet ID: 14335596	2D 200 203 305 319 320	444 999 644 308 670 1,367	\$1.85 - \$2.02 \$1.85 - \$2.02 \$1.85 - \$2.02 \$1.85 - \$2.02 \$1.85 - \$2.02 \$1.85 - \$2.02	\$0.51 \$0.51 \$0.51 \$0.51 \$0.51 \$0.51	This building is strategically located in Downtown Honolulu and directly on the bus line next to Fort Street Mall. Building is elevator accessible with utilities and janitorial services included.	SSI
	116 South Hotel Street <i>Palm Union Building</i> Loopnet ID: 4885516	203 205	1,075 1,750	\$1.50-\$1.95 (G)	Included	Downtown's best kept secret for affordable and professional office space. Located between Executive Center and 1132 Bishop Street, the Palm Union Building offers a Class A location without the Bishop Street prices. The second floor office space is occupied with professional service firms and the ground floor tenants are Price Busters and McDonalds.	SSI

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	12 South King Street Loopnet ID: 14614195	Office	2,574	\$1.75 - \$1.85	\$0.78	Beautifully renovated building with original brick and loft ceilings. Available retail and office spaces ready for occupancy. Office has full bathroom and hook ups for kitchen and natural light with hardwood floors and French windows. Retail spaces are ready to finish; tenants only need to install flooring, paint walls and install lighting fixtures (no permits necessary!). Located in the heart of the arts district and along one of Downtown Honolulu's main thoroughfares, this is the perfect location for a new boutique, art gallery, wine bar or brew pub. Two publicly subsidized parking lots are within walking distance (with one on the same block). Join the synergy of exciting retailers such as Indigo Restaurant, InTo, Bar 35, Red Elephant, Detail's Gallery, Art's at Mark's Garage, Hawaii Theatre, 39 Hotel, Next Door, Cinema Paradise, Little Village, Grand Cafe & Bakery... and more.	SSI
	223 South King Street <i>Austin Building</i> Loopnet ID: 13540664	2nd Flr 3rd Flr	2,850 400	\$1.85 (G) \$1.85 (G)	Included Included	Austin Building, a boutique style office building, has a great street frontage on South King Street facing the Central Pacific Plaza. It has a charming San Francisco style architecture with secured access. This 4 story building is serviced by an elevator.	SSI
KAIMUKI	3638 Waiialae Avenue Loopnet ID: 14714179 SUBLEASE	2nd Flr	7,267	\$1.25 - \$1.35	TBD	Well maintained 2nd floor office sublease with 6 private offices, 3 large work areas and private restrooms. Efficient layout perfect for businesses seeking a unique and affordable space in East Honolulu.	SGT KYW
KAKAAKO	1030- Queen Street 1034 Loopnet ID: 15123435 SUBLEASE		3,456	\$1.45	\$0.45	Small two-story wooden structure located on Queen Street, near Kamakee Street. Vacant space is located on the second floor. Spaces are basically in an open configuration, clean and in ready to move in condition.	SSI
KAPIOLANI	711 Kapiolani Boulevard <i>Pacific Park Plaza</i> Loopnet ID: 15242621 SUBLEASE	250	1,053	\$2.25 (G)	Included	Great opportunity to lease move-in condition space with under market rents. This sublease space is on an easy access floor and right off of the elevator. The space offers two large offices with windows and one large entry foyer.	KYW

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	711 Kapiolani Boulevard <i>Pacific Park Plaza</i> Loopnet ID: 15242621	200	6,195	\$2.05 - \$2.15	\$1.17	This multi-tenant high rise provides exceptional visibility and professionalism to all tenants. Conveniently located on the corner of Kapiolani Boulevard and Cooke Street. Frequently routed by the Oahu Transit System making alternative transportation easy and convenient. Amenities such as gas stations, restaurants and hospital within a 3 block radius. Although just minutes from the hustle and bustle of downtown, the property provides a serene atmosphere for tenants and visitors alike.	SGT KYW
		425	2,249	\$2.05 - \$2.15	\$1.17		
		430	919	\$2.05 - \$2.15	\$1.17		
		1130	718	\$2.05 - \$2.15	\$1.17		
		1150	1,827	\$2.05 - \$2.15	\$1.17		
		1170	2,134	\$2.05 - \$2.15	\$1.17		
		1600	8,421	\$2.05 - \$2.15	\$1.17		
		1610	1,588	\$2.05 - \$2.15	\$1.17		
	1680	6,833	\$2.05 - \$2.15	\$1.17			
		1700 Kapiolani Boulevard Loopnet ID: 15660170	Grnd Flr Offices	9,409 SF 7,070 SF	\$4.00 \$2.00	\$1.00 \$1.00	Well positioned building along busy Kapiolani Boulevard available for lease. The building, boasting 74 feet of Kapiolani Boulevard frontage, consists of first and second floor commercial space and third and fourth floor (roof deck) parking. Great location and unique opportunity for owner-users or flag ship store. Open floor plan allows design flexibility.
KAPOLEI	1001 Kamokila Blvd. <i>Campbell Square</i> Loopnet ID: 13940068	167	1,312	\$2.50	\$1.29	Campbell Square consists of two Class A buildings with a center courtyard. The buildings enjoy 24-hour security and are located in the heart of Oahu's second city. Parking for tenants and customers is free in the covered parking structure.	SSI
		181	1,207	\$2.50	\$1.29		
225		1,411	\$2.00	\$1.29			
249		1,226	\$2.00	\$1.29			
	Main Street (Leihano Village) Loopnet ID: 15160555		698 - 7,338	\$2.75 - \$3.00	\$0.75	The village of Leihano is Hawaii's premier wellness community, to be located on 40-acres in Kapolei on the island of Oahu. A joint venture between Brookfield Homes Hawaii and Kisco Senior Living, Leihano is Hawaii's first combined age-restricted active adult and continuing care community. Built upon the pillars of connectivity, rediscovery and new experience as well as the Hawaiian philosophies of kokua (support, cooperate) and malama (to care for), Leihano will feature a mix of independent living and CCRC accommodations, a 20,000 square foot state of the art Clubhouse and fitness hale (house), two community parks, walking trails, a "Main Street" commercial area and wide variety of amenities dedicated to the concept of wellness. It will also offer convenient access to nearby parks, golf courses, shops and restaurants.	SSI

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	2149 Lauwilili Street <i>F.O.P.C.O. Building</i> Loopnet ID: 14501194		3,200	\$1.85 (G)	Included	This building is located in the Kapolei Business Park, a fully improved modern business and industrial park containing wide roads, generous landscaping, access to sewer, and underground utilities and conduit system providing direct underground access to teleport and multiple high speed data connections. Businesses enjoy the Park's enterprise zone status which provides state and county tax benefits.	SSI
KING	1521 South King Street <i>Continental Building</i> Loopnet ID: 3681402	401	700	\$1.20	\$1.10	Medical or office space on highly visible corner of King Street and Kalakaua Avenue. Private bathroom in suite. Plenty of free customer parking, plus secure tenant parking. Great value for small businesses.	KYW
	1523 Kalakaua Avenue <i>1523 Kalakaua Building</i> Loopnet ID: 10759973	104 105	962 1,160	\$1.20 \$1.20	\$0.87 \$0.87	1523 Kalakaua Building is located on the Kalakaua/King Corridor in McCully. Spaces are great for small office or storage. This location is near Waikiki and close to the Kalakaua bus line.	KB
MCCULLY	1946 Young Street Loopnet ID: 14733407 SUBLEASE	360	785	\$1.35-\$1.45	\$1.22	This four-story building offers tenants a variety of office product. Many configurations to suit the needs of any office user. The building offers a sense of community with a beautiful second floor atrium for employees to enjoy.	SGT DAA
MILILANI	95-660 Lanikuhana Avenue Loopnet ID: 15573078 SUBLEASE		16,509	\$2.50	TBD	This free standing building located within the Town Center of Mililani offers ample parking and a great opportunity for office or retail users. Easy access and visibility from one of the main thoroughfares for the Center. Many notable restaurants, shops, financial institutions, and entertainment venues are located in close proximity within the Center.	SGT
PEARL CITY	98-1247 Kaahumanu Street <i>Newtown Square</i> Loopnet ID: 13833857	106 216 224 219A	1,152 864 864 1,156	\$2.00 \$1.80 \$1.80 \$1.80	\$1.63 \$1.63 \$1.63 \$1.63	Small three story building with a mix of medical and local business tenants. Building operating expense includes electricity and air conditioning as well as real property tax and building liability and fire insurance. Newtown Square is located in the heart of the Aiea/Pearl City Business District with customer friendly parking spaces.	KYW DAA
	98-1256 Kaahumanu Street <i>Times Square Shopping Center</i> Loopnet ID: 15667468		767 - 3,752	\$2.50	\$1.25	Times Square Shopping Center is located in Pearl City and enjoys high visibility from Kaahumanu Street. Approximately 375 parking stalls adjoin this center and tenants include Stewart Anderson's, IHOP restaurant, Hawaii National Bank, Quizno's Subs, Baskin & Robbins, Papa John's Pizza, Supercuts and more.	SSI

Office Properties For Lease

April 2008

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
UNIVERSITY	1110 University Avenue <i>Varsity Building</i> Loopnet ID: 3681698	308	1,305	\$1.16	\$1.09	This property is conveniently located on University Avenue in close proximity to the University of Hawaii at Manoa. One of the few buildings in the area with an elevator. Ample on-site and handicap parking.	DAA
		511	575	\$1.16	\$1.09		
	2404 South Beretania Street <i>University Towne Square</i> Loopnet ID: 15191443	A101	553	\$4.50	\$0.90	This property is conveniently located on University Avenue in close proximity to the University of Hawaii at Manoa. One of the few buildings in the area with an elevator. Ample on-site and handicap parking.	DA
		A102	456	\$4.50	\$0.90		
		A103	500	\$4.50	\$0.90		
		A104	348	\$4.50	\$0.90		
		A105	348	\$4.50	\$0.90		
A106		500	\$4.50	\$0.90			
A107		514	\$4.50	\$0.90			
A108	370	\$4.50	\$0.90				
Whole Floor	3,589	\$4.50	\$0.90				
2600 South King Street <i>Puck's Alley</i> Loopnet ID: 14768003	<u>Univ Plz</u> 201B	3,306	\$1.00-\$1.20	<u>Univ Pz</u> \$1.06	Puck's Alley is a neighborhood center with approximately 52,000 square feet of ground floor retail space with office space above. Puck's Alley offers a unique blend of experiences from dining, shopping for apparel, hair and nail salon, bookstore, and other shops at this convenient location. There is ample free customer parking and the center is within walking distance from the University of Hawaii at Manoa with its 20,000+ students and faculty.	KYW DAA	
	<u>King Univ Plz</u> 205	628	\$0.90-\$1.10	\$1.19			
	206/207	1,839	\$0.90-\$1.10	\$1.19			
	<u>Thomas Sq</u> 3	248	\$0.90-\$1.10	\$1.10			
	6	256	\$0.90-\$1.10	\$1.10			
2615 South King Street <i>University Square (office spaces)</i> Loopnet ID: 3681702	A-203	620	\$1.20-\$1.40	\$0.66 Bldgs A & B \$0.96 Bldgs C & D	University Square is conveniently located at the intersection of South King Street and University Avenue. This building is ideal for businesses looking for office spaces in the University area surrounded by many shops and restaurants.	KYW	
	A-308	749	\$1.20-\$1.40				
	C-2A	546	\$1.20-\$1.40				
	C-2B	315	\$1.20-\$1.40				
	C-2C	278	\$1.20-\$1.40				
	C-2D2	252	\$1.20-\$1.40				
	C-3rd Floor	3,112	\$1.20-\$1.40				
	D-10201	533	\$1.20-\$1.40				
D-10206	320	\$1.20-\$1.40					
2615 South King Street <i>University Square (retail spaces)</i> Loopnet ID: 3681702	A-101	1,673	\$3.50	\$0.66	Adjacent to the customer parking lot, this space provides convenience, accessibility and visibility. Excellent location - positioned next to retail anchors and established businesses. Open floor plan with storefront windows facing University Avenue.	KYW	
	A-104B	574	\$2.00				
	B-107	1,244	\$3.00				
WAIKIKI	2255 Kuhio Avenue <i>Waikiki Trade Center SUBLEASE</i> Loopnet ID: 15295666	Full Floor	1,200 - 9,441	\$1.40	\$1.75	Four full floors of beautifully finished office space with ocean and mountain views. Each floor is built out with individual offices, conference room, restrooms and employee lounge. Spaces can be separated by floors and possibly demised into smaller spaces. There are 80 unassigned and 10 assigned parking stalls associated with this lease (one stall per 375 SF of space leased).	SSI KB

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
WAIPAHU	94-229 Waipahu Depot Road ASB Waipahu Loopnet ID: 3681761	308	515	\$1,364.75/month	Included	Best office building in Waipahu! This office building is centrally located in Waipahu at the corner of Farrington Highway and Waipahu Depot Road. Full service building with elevator access and free customer parking.	MC
		508	253	\$708.40/month	Included		
NEIGHBOR ISLANDS							
BIG ISLAND Kailua-Kona	74-5484 Kaiwi Street Gold Coast Business Center I & II Loopnet ID: 15487441	n/a	696	\$0.90 - \$1.25	\$0.60	With a combined 104,988 square feet of rentable area, the Gold Coast Centers is an integral part of West Hawaii's retail and light industrial market. The project houses retail, industrial and office tenants and is spread throughout 3 locations in eight separate buildings.	BB
MAUI Kihei	375 Huku Lii Place Kihei Gateway Center Loopnet ID: 14066960	204	840	\$1.75	\$0.73	Kihei Gateway Center is an efficient, attractive and well-designed multi-tenant commercial building located on Maui in the expanding Kihei market. This 2-story masonry building was built in 1992 with second floor office space that includes medical use and ground floor service retail uses with storage.	MK
		211	467	\$1.75	\$0.73		