

COLLIERS MONROE FRIEDLANDER

AVAILABLE COMMERCIAL REAL ESTATE

February 2009

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RW	Ronald C. Ward (S)	523-9747
SLM	Scott L. Mitchell (B) SIOR, EVP	523-9702
WF	William "Bill" Froelich (S) JD	523-9711
AC	Alika Cosner (S)	523-9756
SM	Spencer Machida (S)	523-9731
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KFS	Kim F. Scoggins (B)**	523-9762
JEG	Jon-Eric Greene (B)	523-9700
NAF	Nathan A. Fong (B)	523-9740
MK	Marty Kenney (B)	808-573-9204
BRG	Byron "Biff" Graper (S)	523-9737
JGF	Jessika G. Fodor (S)	523-9761
IK	Ikuyo Kato (S)	523-9753
RM	Ryan Y. Marn (S)	523-9771
EP	Emalia Pietsch (S)	523-9710
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GVK	Guy V. Kidder (S) CCIM, SIOR	523-9735
JEG	Jon-Eric Greene (B)	523-9700
KFS	Kim F. Scoggins (B)**	523-9762
MDB	Mark D. Bratton (R) * CCIM	523-9708
SGT	Sean G. Tadaki (S) CCIM	523-9745
SLM	Scott L. Mitchell (B)	523-9702
NAF	Nathan A. Fong (B)	523-9740
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SSI	Susan S. Ichimasa (B)	523-9704
KB	Karen Birkett (S)	523-9729
MG	Matt Gamlich (S)	523-8311
INTERNATIONAL DIVISION		
IK	Ikuyo Kato (S)	523-9753

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Andrew D. Friedlander, SIOR








Individual Memberships

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**					
	AIRPORT <i>Investment</i>	2676 Waiwai Loop Honolulu, HI 96819	Bldg: 22,735 SF	One of a kind fee simple CMU stand alone warehouse with great parking. Ground floor has 18,895 square feet of high cube (26+ ft) open warehouse space with large roll up doors on each side of the warehouse for easy product handling. Building has an insulated roof, skylights, and is fully sprinkled.	WRF
	CBD <i>Investment</i>	801 & 819 Alakea Street Honolulu, HI 96813	Bldg: 24,928 SF	This fee simple, two-story building contains a land area of approximately 12,617 square feet of land zoned BMX-4; Central Business District. The improvements, constructed in 1950, consists of multiple retail units on the street level and office spaces and storage on the second floor.	MDB
	IWILEI <i>Investment</i>	900 Nimitz Highway Honolulu, HI 96817	Land: 3.96 Acres Bldg: 165,900 SF	Weyerhaeuser building is strategically situated with 545 linear feet of frontage along Nimitz Highway, which is one of the two primary traffic arteries to and from Waikiki, the CBD (Central Business District), Honolulu Harbor and the Honolulu International Airport.	SLM GVK
	KAILUA <i>Investment</i>	167 Hamakua Drive Kailua, HI 96734	Bldg: 11,020 SF	Excellent investment opportunity to own rare Kailua commercial property. This three story building incorporates a variety of retail, warehouse, office and residential spaces into one building. Currently 74% occupied with a Projected NOI of \$228,000. Please do not disturb tenants.	RYM NAF
	KAILUA KONA <i>Investment</i>	Kailua Kona, HI 96740	Land: 6.2 acres	This Kaloko Heights property consists of approximately 6.2 acres of commercial zoned land. The site is part of the proposed 400-acre Kaloko Heights master planned community. Preliminary plans call for a 64,000 square foot grocery-anchored neighborhood center to support the developing community.	KFS

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
	KALIHI <i>Investment</i>	477 North King Street Honolulu, HI 96817	Bldg: 12,860 SF Land: 25,547 SF	The property consists of a two-story office building with parking on the ground floor and a single-story former Burger King restaurant with drive thru. The property contains approximately 12,860 square feet of building area and ample parking. Current zoning allows for a 200 foot height limit.	MDB
	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
	KALIHI <i>Investment</i>	255 Sand Island Access Road Honolulu, HI 96819	Building: 37,408 SF Lot: 32,685 SF	Excellent and rare opportunity to acquire a fee simple, income producing property with space available for an owner/user or additional tenancy and income.	GVK RCW
	KAMUELA <i>Investment</i>	64-1030 Mamalahoa Hwy Kamuela, HI 96743	Lot: 37,621 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.	ADF
	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

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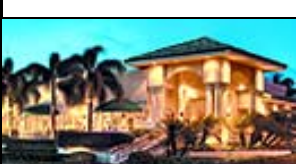

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
	KAPOLEI <i>Investment</i>	2102-2120 Lauwiliwili Street Kapolei, HI 96707	Building: 1,295 - 10,495 SF	Kapolei Spectrum Business Park is a 6 acre development of Business/Industrial Condominiums 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
	KAPOLEI <i>Investment</i>	2104 Lauwiliwili Street Kapolei, HI 96707	Building: 9,702 SF	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 9,702 square foot condominium unit currently leased through 2011 to an established national tenant.	GVK SLM
	KAPOLEI <i>Investment</i>	2108 Lauwiliwili Street Kapolei, HI 96707	Building: 2,786 SF	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 2,786 square foot condominium unit currently leased through 2012 to a well-established local tenant.	GVK SLM
	KAPOLEI <i>Investment</i>	2118 Lauwiliwili Street Kapolei, HI 96707	Building: 6,321 SF	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 6,321 square foot condominium unit currently leased through 2013 to a well-established national tenant.	GVK SLM
	KAPOLEI <i>Investment</i>	2116 Lauwiliwili Street Kapolei, HI 96707	Building: 1,479 SF	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 1,479 square foot condominium unit currently leased through 2013 with an option to extend through 2018 to a well-established and known national tenant.	GVK SLM
	KAPOLEI <i>Investment</i>	2112 Lauwiliwili Street Kapolei, HI 96707	Building: 1,388 SF	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 1,388 square foot condominium unit currently leased through 2011 to an established local tenant.	GVK SLM

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
	KAPOLEI <i>Investment</i>	2112 Lauwiliwili Street Kapolei, HI 96707	Building: 1,425 SF	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 1,425 square foot condominium unit currently leased through 2010 to an established national tenant.	GVK SLM
	KAPOLEI <i>Investment</i>	Kaomi Loop Kapolei, HI 96707	Lot: 0.54-14.3 Acres	The property consists of 4 beachfront parcels located on Kaomi Loop along the western border of James Campbell Industrial Park in Kapolei, Oahu, Hawaii.	RCW
	KAPOLEI <i>Investment</i>	1010 Munu Street Kapolei, HI 96707	Lot: 2.08 Acres	Prime, industrial zoned lot available for sale. Lot 20 is a 2.08 acre free simple lot located at the corner of Munu and Opakapaka Streets in Kapolei Business Park. The site is one of the few vacant parcels still available for development within the Park.	GVK SLM
	KAPOLEI <i>Investment</i>	91-315 Hanua Street Kapolei, HI 96707	Bldg: 185,700 SF	The C&S Logistics facility is meticulously maintained to meet the highest standards of a food quality distribution facility. The facility includes chill freezer and dry storage space and is accessible by 19 dock high container loading bays.	MDB SLM
	KIHEI <i>Investment</i>	1445 South Kihei Road Kihei, HI 96753	Building: 6,900 SF	This is a 6,900 sf restaurant in its own beautifully constructed building in Kihei, Maui. The restaurant is presently open for business (please do not approach employees or management concerning this opportunity) and operating with liquor license.	BRG MK
	KING <i>Investment</i>	1314 South King Street Honolulu, HI 96814	Suite 1555 (2,643 SF)	Own your office property in a popular office condo building in superb location. Interstate Building is a well maintained professional office condo with an attractive lobby, convenient and ample parking.	SSI

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
	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>	98-1254 Kaahumanu Street Pearl City, HI 96782	1,157 SF	Restaurant available for lease: The restaurant is a turnkey, open and operating restaurant (please do not approach employees or management directly concerning this opportunity). Included are the, furniture, fixtures, equipment, smallwares, décor, and menus, etc.	BRG
	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
	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>	1837 Kalakaua Avenue Honolulu, HI 96815	Land: 16,214 SF	Rarely available fee simple Kalakaua Avenue lot for sale - perfect for a boutique business. The 16,214 SF vacant lot can accommodate approximately 9,000 square feet of building, 24 dedicated parking stalls to be provided within the adjacent Allure Waikiki.	JGF
	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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	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
	WAIPAHU <i>Investment</i>	94-071 Leonui Street Waipahu, HI 96797	Land: 1.03 Acres Bldg: 28,000 SF	The property features approximately 28,000 square feet of warehouse, office and freezer space on 1.03 acres of fee simple land. The site also offers ample parking, yard area, and both grade level and dock-high loading doors.	MDB SLM

Investment Properties For Sale

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
Hawaii - "The Big Island"						
KAILUA KONA	Kaloko Heights Loopnet ID: 16040531 IFS00217	FS	Land: 6.2 Acres	Undisclosed	This Kaloko Heights property consists of approximately 6.2 acres of commercial zoned land. The site is part of the proposed 400-acre Kaloko Heights master planned community. Preliminary plans call for a 64,000 square foot grocery-anchored neighborhood center to support the developing community.	KFS
KAMUELA	64-1030 Mamalahoa Highway Loopnet ID: 15894724 IFS00209	FS	Land: 4.6 Acres	\$4,000,000.00	Excellent multi-family development opportunity in the fast-growing Waikoloa Village area on the Big Island of Hawaii. The Property is approximately 4.6 acres of fully entitled land which is zoned for multi-family residential development. The Property's zoning allows for a maximum density of 133 units. Approvals are pending for 106 planned units.	ADF
WAIKOLOA	68-1845 Waikoloa Road Loopnet ID: 15982179	FS	Shopping Center: 73,524 SF	\$24,000,000.00	Waikoloa Highlands Center is a dominant, grocery-anchored, neighborhood mixed-use center providing a wide variety of specialty goods, professional services and dining options. Comprised of two adjoining, two-story buildings, a single-story building and a couple pad sites and kiosks, the Property is 89% leased and contains approximately 73,524 square feet. Anchored by the 26,400 square foot Waikoloa Village Market (1 of 2 grocery markets in a 20+ mile radius) and a Chevron gas station (1 of 2 gas stations in a 20+ mile radius), the Property attracts customers from greater distances.	MDB
Kauai						
LIHUE	On Kolopa, Pahee & Ulu Maika Streets Loopnet ID: 15642964 IFS00181	FS	Land: 4.52 Acres	\$4,300,000.00	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
Maui						
KIHEI	1445 South Kihei Road Loopnet ID: 15766941 RFL00181		Bldg: 6,900 SF	\$595,000.00	This is a 6,900 sf restaurant in its own beautifully constructed building in Kihei, Maui. The restaurant is presently open for business (please do not approach employees or management concerning this opportunity) and operating with liquor license. This corner location provides easy street access to its on-site parking. There is a strong base of day and night population in the area and the road fronting the restaurant is a main tourist and vehicular passageway. There are many popular hotels and condominiums in the Kihei area servicing the visitor industry.	BRG MK

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
<i>Oahu</i>						
AIRPORT	2676 Waiwai Loop Loopnet ID: 16032222 IFS00218	FS	22,735 SF	\$5,950,000.00	One of a kind fee simple CMU stand alone warehouse with great parking. Ground floor has 18,895 square feet of high cube (26+ ft) open warehouse space with large roll up doors on each side of the warehouse for easy product handling. Building has an insulated roof, skylights, and is fully sprinkled. Ground floor also has glass store front offices with a reception area, conference room and one of two entrances to 3,840 square feet of concrete second floor with two bathrooms. The second floor creates an outdoor covered and secure parking area.	WRF
CBD	201 Merchant Street <i>City Financial Tower - Lease Fee Interest</i> Loopnet ID: 16009956 IFS00215	FS	17,049 SF (Land)	n/a	Rare leased fee interest for sale under Class A office building. Prime location. Secure cash flow. Downtown office market has an 9.77% vacancy rate. Upside potential due to below market ground rent for fixed rent periods. Long-term ground lease expiring in 2054 with known rents through 2019 with The Employees' Retirement System (ERS) of the State of Hawaii, a large institutional pension fund.	MDB SGT
	801 & 819 Alakea Street <i>Tardus Financial Plaza</i> Loopnet ID: 15948429 IFS00213	FS	24,928 SF	\$3,500,000.00	2007 NOI was: \$178,667. 2010 Stabilized NOI: \$303,000. This fee simple, two-story building contains a land area of approximately 12,617 square feet of land zoned BMX-4; Central Business District. The improvements, constructed in 1950, consists of multiple retail units on the street level and office spaces and storage on the second floor. The commercial building contains a leasable area of approximately 19,235 square feet. The first floor has a total area of 12,617 square feet with 9,773 square feet of leasable area. The second floor has a total area of 12,311 square feet with 9,462 square feet of leasable space.	MDB
IWILEI	900 Nimitz Highway Loopnet ID: 15916736 IFS00211	FS	Land: 3.96 Acres Bldg: 165,900 SF	Undisclosed	Weyerhaeuser building is strategically situated with 545 linear feet of frontage along Nimitz Highway, which is one of the two primary traffic arteries to and from Waikiki, the CBD (Central Business District), Honolulu Harbor and the Honolulu International Airport. The site's unique and strategic location affords the astute buyer the opportunity to capitalize on the property's wide range of accepted uses. There is strong financial justification for implementing interior and exterior upgrades to elevate the property to compete with the higher uses in this rapidly changing business district.	SLM GVK

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
KAILUA	167 Hamakua Drive Loopnet ID: 16070675 RFL00190	Leasehold	Land: 12,835 SF Bldg: 11,020 SF	\$1,200,000.00	Excellent investment opportunity to own rare Kailua commercial property. This three story building incorporates a variety of retail, warehouse, office and residential spaces into one building. Currently 74% occupied with a Projected NOI of \$228,000. Please do not disturb tenants.	RYM NAF
KALIHI	477 North King Street Loopnet ID: 16024352 IFS00216	FS	Land: 25,547 SF Bldg: 12,860 SF	\$3,500,000.00	The property consists of a two-story office building with parking on the ground floor and a single-story former Burger King restaurant with drive thru. The property contains approximately 12,860 square feet of building area and ample parking. Current zoning allows for a 200 foot height limit.	MDB
	411 Puuhale Road Loopnet ID: 16048740 IFS00178		23,324 SF	\$2,499,000.00	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
	255 Sand Island Access Road Loopnet ID: 15904389 IFS00210	FS	Land: 32,685 SF Building: 37,408 SF	\$7,500,000.00	Excellent and rare opportunity to acquire a fee simple, income producing property with space available for an owner/user or additional tenancy and income. The property includes 32,685 square feet of land with a two-story 37,408 square foot building. The current space formerly occupied by ScanDesign, is 27,000 square feet with Sand Island Access Road frontage.	GVK RCW
KANEOHE	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

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
KAPOLEI	Kapolei Business Park - Phase 2A Loopnet ID: 15778263	FS	19,669 sf - 1.798 acres	n/a	Kapolei Business Park Phase 2A is a master planned 54-acre industrial park which will consist of 56 fee simple industrial zoned lots ranging in size from 19,669 square feet to 1.798 acres. Located in the Ewa Plain on the west side of the island of Oahu, Hawaii, Phase 2A is immediately adjacent to Kapolei Business Park, a fully constructed 97-acre industrial park. The Park, when completed in 2009, will be serviced by water, sewer and electricity and will have access to conduit that facilitates the connection to fiber-optic and other high-speed data transmission lines.	SLM GVK
	Kapolei Business Park - Lot 20 Loopnet ID: 15888361 IFS00106	FS	Lot: 2.08 Acres	\$4,990,000	Prime, industrial zoned lot available for sale. Lot 20 is a 2.08 acre free simple lot located at the corner of Munu and Opakapaka Streets in Kapolei Business Park. The site is one of the few vacant parcels still available for development within the Park.	GVK SLM
	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
	Kapolei Spectrum Business Park - Bldg K Loopnet ID: 15752725 IFS00196	FS	Bldg: 9,702 SF	\$2,600,000	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 9,702 square foot condominium unit currently leased through 2011 to an established national tenant.	GVK SLM
	Kapolei Spectrum Business Park - C103 Loopnet ID: 15752760 IFS00197	FS	Bldg: 2,786 SF	\$810,000	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 2,786 square foot condominium unit currently leased through 2012 to a well-established local tenant.	GVK SLM
	Kapolei Spectrum Business Park - E102 Loopnet ID: 15752779 IFS00198	FS	Bldg: 6,321 SF	\$1,975,000	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 6,321 square foot condominium unit currently leased through 2013 to a well-established national tenant.	GVK SLM
	Kapolei Spectrum Business Park - F105 Loopnet ID: 15752787 IFS00199	FS	Bldg: 1,479 SF	\$435,000	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 1,479 square foot condominium unit currently leased through 2013 with an option to extend through 2018 to a well-established and known national tenant.	GVK SLM
	Kapolei Spectrum Business Park - G101 Loopnet ID: 15752806 IFS00200	FS	Bldg: 1,388 SF	\$400,000	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 1,388 square foot condominium unit currently leased through 2011 to an established local tenant.	GVK SLM

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	Kapolei Spectrum Business Park - G102 Loopnet ID: 15752841 IFS00201	FS	Bldg: 1,425 SF	\$445,000	Prime warehouse/office space for sale in Kapolei Spectrum Business Park. The property is a fully improved 1,425 square foot condominium unit currently leased through 2010 to an established national tenant.	GVK SLM
	Kapolei Spectrum Business Park II Loopnet ID: 1575897	FS	Unit A	\$3,000,000	Kapolei Spectrum Business Park II is the second phase of Low & Archibald's business/industrial development within Kapolei Business Park, Kapolei, Hawaii. The 11.871 acre development includes 17 one-story, concrete and glass buildings totaling 221,184 square feet and includes wide roadways and extensive perimeter landscaping, access to sewer and underground utilities and ample on-site parking. www.KapoleiSpectrum.com	GVK SLM
		FS	Unit B	\$5,150,000		
		FS	Unit C	\$3,650,000		
		FS	Unit D	\$5,500,000		
		FS	Unit E	\$2,700,000		
		FS	Unit F	\$3,900,000		
		FS	Unit G	\$5,200,000		
		FS	Unit H	\$5,100,000		
		FS	Unit J	\$1,000,000		
		FS	Unit K	\$4,375,000		
		FS	Unit L	\$6,000,000		
		FS	Unit M	\$2,170,000		
		FS	Unit N	\$2,170,000		
		FS	Unit P	\$1,800,000		
		FS	Unit Q	\$6,450,000		
		FS	Unit R	\$4,500,000		
		FS	Unit S	\$4,150,000		
	Kaomi Loop Loopnet ID: 15934335 IFS00212	FS	Lot 46 (4.71 Acres) Lot 47 (4.56 Acres) Lot 48 (4.49 Acres) Lot 50 (0.54 Acres)	\$5,539,536 \$5,363,118 \$5,280,768 \$633,933	The property consists of 4 beachfront parcels located on Kaomi Loop along the western border of James Campbell Industrial Park in Kapolei, Oahu, Hawaii. The total land area for the site is approximately 14.3 acres or 622,908 square feet and the property has access to all major utilities.	RCW
	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

Investment Properties For Sale

February 2009

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
	91-315 Hanua Street Loopnet ID: 16054766 IFS00219	FS	Bldg: 185,700 SF Lot: 11.329 Acres	\$22,400,000	The C&S Logistics facility is meticulously maintained to meet the highest standards of a food quality distribution facility. The facility includes chill freezer and dry storage space and is accessible by 19 dock high container loading bays. Ceiling heights range from 24 to 30 feet and the metal flake enhanced concrete floor allows for daily cleaning and polishing to meet food quality facility standards. Hawaii Logistics, Inc. a wholly-owned subsidiary of C&S Grocers has occupied the building for over 25 years. With the recent tenant renewal, this offering affords the astute Buyer an opportunity to acquire a high quality, fee simple facility with a national credit tenant at substantially below replacement costs. Attractive in-place, assumable financing of \$15 million at 5.8% and a maturity date of November 2016 makes this a unique buying opportunity in a lending constrained environment. Buyer's Broker's Commission: \$125,000.	MDB SLM
KING	1314 South King Street <i>Interstate Building</i> Loopnet ID: 15823470 IFS00203	Leasehold	Suite 1555 (2,643 SF)	\$500,000.00	Own your office property in a popular office condo building in superb location. Interstate Building is a well maintained professional office condo with an attractive lobby, convenient and ample parking. Located in the King Street business area, there is also access from Young Street. The unit is on a high floor with fabulous ocean and mountain views and fully improved for immediate occupancy. There are 9 private offices, open work areas, utility/kitchen and conference room. Ideal for small business owner user or as an investment opportunity.	SSI
PEARL CITY	98-1254 Kaahumanu Street Loopnet ID: 15923399 IFS00214		1,157 SF	\$90,000.00	Restaurant available for lease: The restaurant is a turnkey, open and operating restaurant (please do not approach employees or management directly concerning this opportunity). Included are the, furniture, fixtures, equipment, smallwares, décor, menus, recipes, the transfer of leasehold position (with extension of term possible). Asking \$90,000 plus food/bar/supply inventories at cost for this almost new restaurant (opened in the summer of 2006). The shopping center frontage location and prominent signage, provide excellent exposure and sales opportunities.	BRG

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
	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
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	1837 Kalakaua Avenue <i>Allure Waikiki Commercial Lot</i> Loopnet ID: 16024293 IFS00217	FS	Land: 16,214 SF	\$5,000,000.00	Rarely available fee simple Kalakaua Avenue lot for sale - perfect for a boutique business. The 16,214 SF vacant lot can accommodate approximately 9,000 square feet of building, 24 dedicated parking stalls to be provided within the adjacent Allure Waikiki. Easily accessible to hotels, residents, tourists and convention visitors. Land will be delivered without the current Allure Waikiki Sales center (unless otherwise negotiated).	JGF
	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

Investment Properties For Sale

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
WAIPAHU	94-071 Leonui Street Loopnet ID: 15859969 IFS00204	FS	Land: 1.03 acres Bldg: 28,000 SF	\$4,000,000.00	The property features approximately 28,000 square feet of warehouse, office and freezer space on 1.03 acres of fee simple land. The site also offers ample parking, yard area, and both grade level and dock-high loading doors. In addition, the existing tenant has invested substantial capital into specialized manufacturing equipment on the property.	MDB SLM

Industrial Properties For Lease

February 2009

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
AIEA	98-121 Lipoa Place Loopnet ID: 16056691	n/a	17,266	n/a	TBD	17,266 square feet of A-1 zoned land available for lease in the Aiea district. This unique property is nestled between low density apartments along Kamehameha Highway. Some of the permitting uses are: Boarding Facilities, Special Needs Housing, Day-care Facilities, Schools and Parking Facilities.	RCW AC
	98-151 Lipoa Place Loopnet ID: 16056713	n/a	27,744	n/a	TBD	27,744 square feet of A-1 zoned land available for lease in the Aiea district. This gated lot consist of a 7,150 SF building nestled between low density apartments along Kamehameha Highway. Some of the permitting uses are: Boarding Facilities, Special Needs Housing, Day-care Facilities, Schools and Parking Facilities.	RCW AC
	98-780 Oihana Place 98-781 Oihana Place Newtown Business Park Loopnet ID: 14589547	C-1 F-1	18,000 16,200	\$1.25 \$1.25	\$0.41 \$0.40	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 Newtown Business Park 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 Newtown Business Park 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

Industrial Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	99-899 Iwaena Street Loopnet ID: 15689727	Warehouse/Office	6,237 SF	\$1.20 (G)	Included	Single story metal-construction warehouse with offices attached. Space consists of approximately 4,982 SF of high cube warehouse and air conditioned offices along with 1,255 square feet of mezzanine space. Includes interior restroom.	AC KB
	99-1376 Koaha Place Loopnet ID: 15665346	Warehouse/Office	3,920 SF	\$0.50	\$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
AIRPORT	3035 Koapaka Street <i>Sublease</i> Loopnet ID: 15991686	WHSE & SHWRM	6,711 SF	\$1.25	\$0.34	Opportunity to sublease 1,769 square feet of showroom, 488 square feet of office, and 4,454 square feet of warehouse space. Premises has three bathrooms, electric roll-up door, and a drop ceiling in the showroom. Up to 2,000 square feet of second floor separate mezzanine can be subleased for additional storage. Building is located in the heart of the Airport Industrial area with easy access to Nimitz Highway and H-1 Freeway.	WRF AC
KAKAAKO	445/461 Cooke Street Loopnet ID: 15989480 IFL00127	Bay/Showroom	5,102-13,485 SF	\$1.35	\$0.43	Two seldom available warehouse/showroom spaces located in the heart of Kakaako. Building provides 8,383 SF showroom space with excellent visibility, private offices, central A/C, Cooke Street access, and private restrooms. There is an adjoining 5,102 SF warehouse space which provides a clear span, high-cube interior with 3 phase power. Both units have separate 14 foot electric roll up doors and can be combined.	RCW AC
	680 Queen Street Loopnet ID: 15945046 IFL00125	Bay	1,777 SF	\$2.40	\$0.82	1,777 SF of showroom space with great exposure fronting Queen Street in the heart of Kakaako. Showroom includes central A/C system and a private restroom. Four reserved parking stalls dedicated to this unit.	AC KYW
	805 Pohukaina Street Loopnet ID: 15825294 IFL00121	Bay	2,127	\$1.30	\$0.50	The Kakaako Commerce Center provides an ideal, central location. The building is secured with 24-hour access. This unit is comprised of 1,827 square feet of warehouse space on the 3rd level. Vehicles can drive up to and unload directly in front of the unit.	RCW AC

Industrial Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	875 Waimanu Street Sublease Loopnet ID: 15708260 IFL00113	Bay	1,827	\$1.30	\$0.49	The Kakaako Commerce Center provides an ideal, central location. The building is secured with 24-hour access. This unit is comprised of 1,827 square feet of warehouse space on the 3rd level. Vehicles can drive up to and unload directly in front of the unit.	SDM
KALIHI	902 Industrial Road Loopnet ID: 16005374 IFL00128	Vacant Lot	3,195 SF	\$0.50	TBD	A rare mixed use (IMX-1) lot located in the heart of town and open to a wide variety of users. Property provides for an excellent staging/storage location for inventory. Located near all major thoroughfares, docks and ports. Short or long term lease opportunities are available.	AC
	1321 Hart Street Loopnet ID: 14772816 IFL00067	Bay 2	2,967 SF	\$1.30	\$0.25	Tilt up concrete warehouse located in the heart of Kalihi. A rarely available clean warehouse space equipped with a 10 foot roll up and private man door for access.	RCW AC
	1708 Auiki Street Loopnet ID: 16076669 IFL00130		8,000 SF	\$1.10	\$0.25	A great opportunity to lease an 8,000 SF building nestled in the heart of Kalihi. This stand alone building is positioned on a corner lot providing great visibility/access and consists of two roll-up doors, a newly renovated 830 SF office space and three private restrooms. Premises can be demised.	AC
	2001 Kahai Street Loopnet ID: 15826887	Unit C	3,400 SF	\$1.25	\$0.26	Rarely available, I-2 zoned warehouse space for lease in Kalihi. Unit C consists of 3,400 s.f. of warehouse, office and mezzanine space with 3 restrooms and 6 on-site parking stalls.	SLM
KANEHOE	46-174 Kahuhipa Street Loopnet ID: 15264349	Unit C	1,500 - 5,591 Sf	\$0.60	\$0.46	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. Excellent space for document storage.	RCW AC
	46-178 Kahuhipa Street Loopnet ID: 15975903	Bay	1,798-11,410 SF	\$1.10 (G)	n/a	This rare piece of industrial space is located in the heart of Kaneohe at one of the busiest intersections in the area. With high visibility, this building consists of both warehousing and showroom elements will roll-up doors, mezzanine space and private restroom.	RCW AC

Industrial Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
KAPOLEI	91-150 Hanua Street Loopnet ID: 15882262 IFL00084	Industrial Lot	9.49 Acres	\$0.17	TBD	The property consists of 2 parcels located at 91-150 Hanua Street in James Campbell Industrial Park, Oahu's largest heavy industrial park. The Park is located in the City of Kapolei, the fastest growing region in the State. The 7.09 and 2.49 acre lots are graded and ready for immediate occupancy. The property is ideally situated on Hanua Street between Komohana and Kuhela Streets and accessible to all major freeways and highways. Tenant can also enjoy the convenience of being located near Oahu's second busiest harbor, Kalaeloa Barbers Point Harbor.	WRF
	91-220 Kalaeloa Boulevard Loopnet ID: 16072473 IFL00123	Bay	4,000-16,020 SF	\$0.75	\$0.41	Opportunity to lease 2 separate corner warehouses with separate office space. Bay 1 includes 4,000 square feet of high cube unencumbered warehouse space. Bay 2 has 3,000 square feet of high cube warehouse space. Also available is 2,000 square feet of ground floor and 2,000 square feet of second floor office space. Office space includes bathrooms, kitchens, and several private offices. All bays include ample parking and entrances from both Kalaeloa Boulevard and Kauhi Street.	WRF
	91-240 Kuhela Street Loopnet ID: 15738952 IFL00115	Bay 9	1,000 SF	\$1,300/month	\$0.08	Seldom available 1,000 square foot warehouse with 24 foot ceilings. Property is completely open with a rollup door, man door, and common restroom close to the bay. Rent includes all expenses except utilities and tenants share of common area cleaning and electricity, water, and landscaping which is estimated to be \$75.00 per month.	WRF AC
	91-325 Kauhi Street Loopnet ID: 16031303 IFL00129	Bay	12,872 SF	\$0.85	\$0.21	Excellent opportunity to lease a stand alone 12,872 square foot building in Campbell Industrial Park. Unit has excellent paved parking/yard fronting the unit, two separate entrances and seven rollup doors. Property also has a small office and is available for immediate occupancy. Located in the fast growing area of Kapolei with easy access to H-1 Freeway and Kalaeloa Boulevard.	WRF
	91-329 Kauhi Street Loopnet ID: 15105341	Bay F	4,200 SF	\$0.75	\$0.21	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

Industrial Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	1030 Opule Street Kapolei Industrial Court Sublease Loopnet ID: 15704017		11,250 - 45,000	\$0.85	\$0.15	Opportunity to sublease up to 45,000 SF of warehouse space in a newer concrete tilt up building with visibility from Kalaeloa Boulevard. Property has great ingress and egress, eight roll-up doors, and excellent parking. Possible to negotiate longer term.	WRF SDM
	1042 Munu Street Kapolei Spectrum Business Park II Loopnet ID: 15331425 IFL00100		1,620-22,136 SF	\$1.55 - \$1.65	\$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 KSBP (Bldg J) Loopnet ID: 14949350	105J	2,547 SF	\$1.55	\$0.23	Kapolei Spectrum Business Park is a new development of business and industrial buildings located on Oahu's second city, Kapolei. The Park is a master-planned area and is a 6-acre development with over 100,501 square feet of space and is well positioned in the fastest growing region in the state.	SLM GVK
	2110 Lauwiliwili Street KSBP (Bldg H) 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 KSBP (Bldg G106-G108) 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

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www.colliershawaii.com

808.524.2666
808.521.0977 Fax

Industrial Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
WAHIAWA	401 North Cane Street Loopnet ID: 15701309 IFL00111	A-12	2,112 SF	\$1.00	\$0.24	Rarely available warehouse space in Wahiawa Industrial Center. Each unit is comprised of approximately 2,112 square feet and consists of a warehouse and restroom, has a 23' clear span ceiling height and roll-up door with a common loading dock available for use. Wahiawa Industrial Center is located at the end of North Cane Street, next to the Wahiawa Police Station and is in close proximity to all area businesses. The property is situated on 3.73 acres and is one of the premier industrial sites in the area.	RCW
		A-13	2,112 SF	\$1.00	\$0.24		

Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
ALA MOANA	1850 Ala Moana Boulevard Loopnet ID: 15892530	951	\$2,853/month vs. 8% sales	\$1.05	A rare 951 SF sized retail/office space in Waikiki next to the densest residential district in Hawaii. Sandwiched between a hotel lobby and the new IHOP Restaurant. This site takes advantage of hotel and restaurant guests as well as the neighboring hotels and residents.	BRG
	604 Ala Moana Boulevard Loopnet ID: 15904985	38,000	\$38 psf/year	n/a	This prime property is located just outside the Central Business District of Honolulu. The property is highly visible from Ala Moana Boulevard and is routed by daily commuters to and from Downtown, Honolulu International Airport and Waikiki. The space offers users an open layout with ample conference facilities and storage rooms.	KFS
CBD	12 South King Street Loopnet ID: 14614195	1,080	\$3.50	\$0.78	Beautifully renovated building with original brick and loft ceilings. Available retail and office spaces ready for occupancy. Office has full bathroom and hookups 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.	EP
		2,296	\$4.00	\$0.78		
		905	\$1.50	\$0.78		
2,574		\$1.85	\$0.78			
CBD	1111 Bishop Street Remington College Building Loopnet ID: 13400499	551	\$2.60	n/a	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 in the lower arcade level, and three vacant office spaces are located on the 5th floor. Property enjoys on-site property management.	BRG
		2,218	\$2.25	n/a		
CBD	1133 Bethel Street Loopnet ID: 15582102	865	\$3.00	\$0.92	Retail street front space of approximately 865 square feet that takes advantage of the high pedestrian and vehicular traffic on Bethel Street is available for lease. This property has the benefit of being located directly across the street from the 1,400 seat historic Hawaii Theater and a potential profit by the many theater attendees. This location has high ceilings creating an open environment.	BRG
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
IWILEI	700 North Nimitz Highway <i>Hilo Hattie Headquarters</i> Loopnet ID: 15989932	20,000-83,100	\$3.00	\$0.32	The Property contains a two-story building consisting of approximately 83,178 square feet of rentable area and 131 parking stalls. Additionally the building has 17-foot and 8-foot roll up doors. The building can be demised into smaller spaces ranging from 20,000 to 83,000 square feet. There are 77 existing/new parking stalls on the ground floor, 54 existing stalls on the second floor and an additional 85 parking stalls are available.	KFS MDB

Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
KAHALA	4211 Waiialae Avenue <i>Kahala Office Building</i> Loopnet ID: 16010710	1,082	\$2.67	\$1.27	Rarely available 1,082 square foot space perfect for any office/retail user. The space includes 5 cubicles, one private office, a kitchen, one bathroom, lobby/private office area and is in excellent condition. The space is fully carpeted and includes all existing furniture. With two parking stalls and great frontage, this space is in a prime location directly across from Kahala Mall.	EP
	4614 Kilauea Avenue <i>Kahala Korner</i> Loopnet ID: 16069997	2,780	\$2.00	\$1.83	This dynamic, two-story freestanding building is adjacent to Kahala Mall and the Kahala post office. Situated in a very desirable residential neighborhood, restaurant anchors include Subway and Olive Tree Cafe. High visibility and onsite customer parking enhance the building's convenient location.	KYW
KAILUA	111 Hekili Street <i>Hekili Business Center</i> Loopnet ID: 16020180	1,000	\$2.45	\$0.80	Hekili Business Center is strategically located in the town of Kailua, a block from Don Quijote and Safeway grocery stores. This rarely available retail/office space is approximately 1,000 SF and directly faces the parking lot with good store front visibility.	EP
	167 Hamakua Drive Loopnet ID: 15841644	11,020	\$2.50	\$0.86	This rarely available retail/office/warehouse flex space is located directly in the heart of Kailua town. Retail glass frontage, two industrial roll up doors and several offices make this a unique opportunity for a wide variety of users. The 3rd floor includes a full residential apartment that is currently used as office space but may be used as living quarters with a large, private rooftop lanai.	RM
KANEOHE	45-1002 Kamehameha Highway Loopnet ID: 15767472	18,934	\$20K/Month	n/a	This vacant land parcel is located directly on Kamehameha Highway in the heart of Kaneohe. Unprecedented visibility with the possibility of a long term ground lease makes this property ideal for a stand alone tenant looking to build their own building.	NAF
KAPAHULU	449 Kapahulu Avenue <i>Hee Hing Plaza</i> Loopnet ID: 16039332 SUBLEASE	686	\$3.90	\$1.00	This rarely available Kapahulu property is located on the ground floor of Hee Hing Plaza. Enjoy high visibility along a main corridor in and out of Waikiki and service many surrounding residents. This space is simple to find and free parking makes it easily accessible to customers.	RM
	614 Kapahulu Avenue Loopnet ID: 15807669	5,500	\$3.00 - \$4.00	n/a	The property is located on the island of Oahu on the corner of Kapahulu Avenue and Date Street. The area is well known and is highly visible from Kapahulu Avenue, one of the main arteries leading to Waikiki. The location allows any tenant to capitalize on the local resident population as well as visitors from nearby Waikiki and surrounding area. This ground level space offers the opportunity to provide patrons with both an intimate or group dining experience. Perfect for a quick getaway just outside of the hustle and bustle of Waikiki.	KFS
	909 Kapahulu Avenue Loopnet ID: 15170763 SUBLEASE	1,722	\$2.25	\$1.03	Highly visible retail space situated on busy Kapahulu Avenue. 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.	RM

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
KAPIOLANI	909 Kapiolani Boulevard Loopnet ID: 15620694	715	\$4.75	\$0.67	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. Twenty one free customer parking stalls make this location convenient to access.	RM
	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
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	\$0.75	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.	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

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
KING	1132-1140 South King Street Loopnet ID: 15943117	435 872	\$3.00 \$3.00	\$0.88 \$0.88	This property offers businesses a prominent location directly on South King Street. Free parking is located at the rear of the building for customers. Clean, well-maintained building with excellent accessibility. Unit has an interior private restroom and A/C. Tenant parking is \$100 per month.	EP
	1491 South King Street <i>Liberty Building</i> Loopnet ID: 15902255	3,625	\$2.60	\$1.21	Unique retail space with open layout and large windows at key intersection. Space is comprised of 2,159 SF of first floor space and 1,466 SF of mezzanine space. Unit has its own restroom on the mezzanine floor.	KYW
KUNIA	94-673 Kupuohi Street <i>Kunia Shopping Center</i> Loopnet ID: 13799733	1,475 & 4,000	\$3.50 - \$4.00	\$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 are 1,472 SF retail and 4,000 SF retail/restaurant. 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
MCCULLY	2065 South Beretania Street Loopnet ID: 15730854	800 - 2,000	\$3.50 - \$4.00	\$0.70	This property offers businesses a prominent location directly on South Beretania Street and close to the McCully intersection. AC is maintained by the landlord and plumbing is also available in the space. The space is currently occupied by "Hawaii Pacific Photos". Space is demisable providing flexible floor plan.	IK
MILILANI	95-221 Kipapa Drive <i>Mililani Shopping Center</i> Loopnet ID: 13748108	304 716	\$1,064.00/month \$2,148.00/month	\$179.46/mth \$422.44/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: 15959036 SUBLEASE	1,966	\$6,074.94/month	\$1,270.82 per 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

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
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
	98-1025 Moanalua Road <i>Pearlridge Center Uptown II</i> Loopnet ID: 14045297	1,000 - 4,548	\$3.75 - \$5.25	\$1.48	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 1,000 to 4,548 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
	<i>Pearl City Gateway</i> Loopnet ID: 14543020	1,000 - 30,000	\$4.25 - \$5.25	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 I Imports and Regal Cinemas, all of which create tremendous synergy. Available for lease are an anchor space, and inline and pad site spaces (ranging from 1,000 - 20,000 square feet). Estimated delivery date is summer 2009.	KYW
	98-1254 Kaahumanu Street <i>Times Square Shopping Center</i> Loopnet ID: 14373274	840 - 3,625	\$3.25	\$1.15	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, Stuart Anderson's, IHOP restaurant, Hawaii National Bank, Yogurt Land, Papa John's Pizza and more.	BRG
	98-1254 Kaahumanu Street <i>Fuji Noodle House</i> Loopnet ID: 15923409	1,157	\$4,041.84/month	\$1.19	Restaurant available for lease: The restaurant is a turnkey, open and operating restaurant (please do not approach employees or management directly concerning this opportunity). Included are the, furniture, fixtures, equipment, smallwares, décor, menus, recipes, the transfer of leasehold position (with extension of term possible). Asking \$90,000 plus food/bar/supply inventories at cost for this almost new restaurant (opened in the summer of 2006). The shopping center frontage location and prominent signage, provide excellent exposure and sales opportunities.	BRG

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT	
UNIVERSITY	2404 South Beretania Street <i>University Town Square</i> Loopnet ID: 15191443	553	\$4.50	\$1.50	University Towne Square, located at Beretania and Isenberg, is a re-development project in Moiliili near the University of Hawaii. The mixed use project (ground floor retail and multi-family residences above) has rare amenities such as high visibility, on-site customer parking, and street storefronts.	KFS EP DAA	
		456	\$4.50	\$1.50			
		500	\$4.50	\$1.50			
		348	\$4.50	\$1.50			
		348	\$4.50	\$1.50			
		500	\$4.50	\$1.50			
		514	\$4.50	\$1.50			
		370	\$4.50	\$1.50			
	3,589	\$4.50	\$1.50				
		2600 South King Street <i>Puck's Alley</i> Loopnet ID: 14768003	3,884	\$2.70	\$1.38	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.	KFS EP DAA
WAIKIKI	1778 Ala Moana Blvd <i>Discovery Bay Shopping Center</i> Loopnet ID: 14145429	429	\$3.50	\$1.63	Rare retail 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	
		1,249	\$2.75	\$1.63			
		1,830	\$2.50	\$1.63			
		1247	\$2.75	\$1.63			
		744	\$3.50	\$1.63			
		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
		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
		2255 Kalakaua Avenue <i>Sheraton Waikiki Hotel</i> Loopnet ID: 16040502	389	\$12.00 - \$15.00	\$0.45	The Sheraton Waikiki Resort & Spa is your gateway to Hawaii's favorite playground, Waikiki Beach. Sheraton Waikiki Resort & Spa completed its room and corridor renovation and is undergoing a multi-million modern make over. The available resort retail spaces range 389 SF - 1,281 SF and combinable.	JGF KFS
	444		\$12.00 - \$15.00	\$0.45			
	1,000		\$12.00 - \$15.00	\$0.45			
600	\$12.00 - \$15.00		\$0.45				
3,713	\$12.00 - \$15.00		\$0.45				
863	\$12.00 - \$15.00		\$0.45				
454	\$12.00 - \$15.00	\$0.45					
1,108	\$12.00 - \$15.00	\$0.45					

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808.524.2666
808.521.0977 Fax

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
	2259 Kalakaua Avenue <i>Royal Hawaiian Hotel</i> Loopnet ID: 16040495	452 598	\$10.00 - \$13.00 \$10.00 - \$13.00	\$0.45 \$0.45	The Royal Hawaiian Hotel is a member of Starwood Hotels & Resorts' elite coterie of luxury collection properties. It offers the promise of unique, authentic experiences that evoke lasting, treasured memories. Situated on a pristine beachfront, the Royal Hawaiian Hotel is a portal to Waikiki's charming and memorable experience.	JGF KFS
	2452 Kalakaua Avenue <i>Waikiki Beachside Hotel</i> Loopnet ID: 15751528	1,605 640	\$20.00 \$5.00	\$1.00 \$1.00	Across from the world-famous Waikiki Beach. Forty feet of Kalakaua Avenue frontage. Garden courtyard setting. Indoor/outdoor café lobby. Restaurant is ok.	RM MDB
	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
WAIPIO	94-1024 Waipio Uka Street <i>Waipio Center</i> Loopnet ID: 14318740	1,000 - 3,000	\$3.00	Ofc: \$0.85 Rtl: \$1.01	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.	NAF

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
NEIGHBOR ISLANDS						
BIG ISLAND Kailua-Kona	<i>Queens' MarketPlace</i> Loopnet ID: 15803985	(A2) 1,200	\$6.00 - \$7.00	\$2.33	Queens' MarketPlace is becoming the gathering place of the Kohala Coast, on the Big Island of Hawaii. The location within Waikoloa Beach Resort across from the successful resort destination center Kings' Shops defines shopping for the Island of Hawaii. Queens' MarketPlace is 135,000 SF of retail, office and 2 entertainment venues; the Queens' Gardens and the Coronation Pavilion. In the Queens' Gardens, shoppers, locals and visitors will find a year round outdoor grassed performance venue which accommodates local performers as well as World Renowned guest artists. The Coronation Pavilion is home to weekly cultural performances & workshops for visitors and locals alike. Waikoloa is home to the Hilton Waikoloa Village and Waikoloa Beach Marriott in addition to 7 additional luxury hotel condos, totaling approximately 3,000 guest rooms. With amenities that serve not only the visitor and seasonal luxury residents, Queens' MarketPlace is a destination for the 41,967 surrounding local residents on the west side of the Big Island of Hawaii seeking unique dining experiences as well as world class shopping from the beach.	KFS JGF EP
		(A3) 1,200	\$5.00 - \$6.00	\$2.33		
		(A4) 2,912	\$5.00 - \$6.00	\$2.33		
		(A5) 1,412	\$10.00 - \$11.00	\$2.33		
		(2A1) 8,484	\$3.00 - \$4.00	\$2.33		
		(D2) 623	\$8.00 - \$9.00	\$2.33		
		(D6) 614	\$8.00 - \$10.00	\$2.33		
		(E3) 813	\$6.00 - \$7.00	\$2.33		
		(E4) 813	\$8.00 - \$9.00	\$2.33		
		(E5) 787	\$6.00 - \$8.00	\$2.33		
		(F12) 1,600	\$7.00 - \$8.00	\$2.33		
		(F13) 1,427	\$5.00 - \$6.00	\$2.33		
		(F17) 590	\$10.00 - \$11.00	\$2.33		
		(F18) 596	\$9.00 - \$10.00	\$2.33		
		(F19) 326	\$9.00 - \$11.00	\$2.33		
		(H5) 1,485	\$5.00 - \$6.00	\$2.33		
		(H6) 1,276	\$5.00 - \$6.00	\$2.33		
(H7) 1,120	\$5.00 - \$6.00	\$2.33				
(J1) 984	\$7.00 - \$8.00	\$2.33				
(J2) 1,040	\$7.00 - \$8.00	\$2.33				
(J3) 1,033	\$10.00 - \$11.00	\$2.33				
(J4) 1,094	\$7.00 - \$8.00	\$2.33				
(K6) 1,213	\$7.00 - \$8.00	\$2.33				
(K7) 1,213	\$6.00 - \$7.00	\$2.33				
	Henry Street <i>Mauka Retail/Office Development</i> Loopnet ID: 15831507	(R) 2,800-6,840 (O) 500-20,520	\$4.00 - \$5.00 \$4.00 - \$5.00	\$0.65 \$0.65	This development is located in Kailua-Kona, on the Big Island of Hawaii. The site offers great ocean and mountain views. This opportunity offers tenants a prime location within the rapidly developing Kailua-Kona area. With a great tenant mix, this project is sure to attract both local and visitor traffic.	KFS
	78-6831 <i>Ali'i Drive</i> <i>Keauhou Shopping Center</i> Loopnet ID: 15868264	500 - 5,400	\$2.00 - \$3.00	\$1.05	Keauhou Shopping Center is the perfect place to stop when you're on the go. Enjoy the warm Kona tradewinds and breathtaking views of Keauhou Bay at the open-air center located just minutes south of Kailua-Kona in Keauhou Resort off Ali'i Drive. Keauhou Shopping Center offers a great mix of shops, restaurants, professional services and a state-of-the-art multi-plex theatre with stadium seating! You'll easily find everything you need or want. From local-style comfort food to tantalizing Thai, from delicious deli and fresh-roasted Kona coffee to superb Pacific Rim cuisine, sushi and more, Keauhou Shopping Center offers numerous dining choices to satisfy any craving.	KFS EP
BIG ISLAND Hilo	350 <i>Kaumana Drive</i> <i>Kaumana Center</i> Loopnet ID: 15884791	1,200 - 11,986	\$4.00 - \$6.00	\$0.75	- Located near Hilo town in a densely populated residential area. - Highly trafficked highway leading to Saddle H44Road. - Only business zoned development for retail uses in the area. - Ample parking for easy customer access.	KFS

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
KAUAI Kapaa	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 EP
MAUI Kihei	2411 South Kihei Road <i>Kamaole Beach Center</i> Loopnet ID: 16060596	968	\$3.50	n/a	Kamaole Beach Center is located across from Kamaole Beach #1 and on busy South Kihei Road. It is surrounded by condos and beach goers making this center a must destination with great co-tenants.	MK Maui
	2463 S. Kihei Rd. <i>Kamaole Shopping Center</i> Loopnet ID: 14067834	5,100	\$2.50	\$0.98	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	1,764 840 467	\$1.75 \$1.50 \$1.50	\$0.633 \$0.633 \$0.633	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	500 2,605 3,996 3,900	\$2.00 \$2.00 \$2.00 \$2.00	\$0.787 \$0.787 \$0.787 \$0.787	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
	South Kihei <i>Maui Restaurant (Confidential Listing)</i> Loopnet ID: 15754661	6,900	\$2.50	n/a	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.	BRG MK
	MAUI Kahului	270 Dairy Road <i>Maui Marketplace</i> Loopnet ID: 13389311	4,360 2,400 1,293 2,919	\$3.25 \$3.25 \$3.25 \$3.25	\$0.52 \$0.52 \$0.52 \$0.52	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 I Imports, and Starbucks as their tenants.
MAUI Lahaina	840 Wainee Street <i>Lahaina Square</i> Loopnet ID: 15605474	644 454 1,818 4,970 1,942 993 1,400 - 3,195 493	\$1.75 \$2.50 \$2.50 \$1.75 \$2.00 \$2.00 \$3.50 \$2.50	\$0.81 \$0.81 \$0.81 \$0.81 \$0.81 \$0.81 \$0.81 \$0.81	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
	2580 Kekaa Drive <i>Fairway Shops</i> Loopnet ID: 15758367	1,417 2,834 1,217 1,217 1,017 817	\$3.50 - \$5.00 \$3.50 - \$5.00 \$3.50 - \$5.00 \$3.50 - \$5.00 \$3.50 - \$5.00 \$3.50 - \$5.00	\$1.07 \$1.07 \$1.07 \$1.07 \$1.07 \$1.07	Fairway Shops is conveniently located in the Ka'anapali Resort on Honoapi'ilani Highway in the center of west Maui's "Gold Coast". It boasts high visibility and ample parking while offering a wide range of goods and services for both visitors and residents. The shops offer various layouts and sizes for various uses. This presents a great opportunity to benefit from the high visitor traffic in the Ka'anapali Resort Area. The synergy of the existing tenant mix generates a desirable flow of visitor traffic.	KFS DD

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808.524.2666
808.521.0977 Fax

Retail Properties For Lease

February 2009

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
	5095 Napilihau Street <i>Napili Plaza</i> Loopnet ID: 15654767	600 600 1,350 8,650 1,437	\$4.00 - \$6.00 \$4.00 - \$6.00 \$4.00 - \$6.00 \$4.00 - \$6.00 \$4.00 - \$6.00	\$1.18 \$1.18 \$1.18 \$1.18 \$1.18	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 Napilihau 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 DD
MAUI Wailuku	790 Eha Street <i>Wailuku Town Center</i> Loopnet ID: 14303146	600 1,600	\$2.50 \$2.00	\$0.733 \$0.733	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
	2049 Wells Street Loopnet ID: 16060594	535	\$1.75 (G)	Included	Small and intimate commercial building on Old Wailuku Town. The available space for lease is ideal for small office users and service retail applications.	MK Maui

Office Properties For Lease

February 2009

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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	Negotiable	\$1.26	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!	KB
	99-193 Aiea Heights Drive Loopnet ID: 15709972	4th Flr (Lab) 1,3,4th Flrs 3rd Flr 4th Flr	406 21,000 2,074 1,021	\$3.50 Negotiable \$2.75 \$2.75	\$1.63 \$1.63 \$1.63 \$1.63	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
AIRPORT	3049 Ualena Street Loopnet ID: 15374870	301	1,524	\$1.55 - \$1.70	\$1.63	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. All tenants allowed to use the beautiful conference room, free of charge.	SGT KB
		307	1,422	\$1.55 - \$1.70	\$1.63		
		310	1,325	\$1.55 - \$1.70	\$1.63		
		316	783	\$1.55 - \$1.70	\$1.63		
		404	392	\$1.55 - \$1.70	\$1.63		
		405	386	\$1.55 - \$1.70	\$1.63		
		407	928	\$1.55 - \$1.70	\$1.63		
		410	1,000	\$1.55 - \$1.70	\$1.63		
		411	533	\$1.55 - \$1.70	\$1.63		
		412	1,365	\$1.55 - \$1.70	\$1.63		
		502	1,228	\$1.55 - \$1.70	\$1.63		
		514	302	\$1.55 - \$1.70	\$1.63		
		702	1,306	\$1.55 - \$1.70	\$1.63		
		704	737	\$1.55 - \$1.70	\$1.63		
		705	459	\$1.55 - \$1.70	\$1.63		
		708	644	\$1.55 - \$1.70	\$1.63		
		714	1,016	\$1.55 - \$1.70	\$1.63		
		803	571	\$1.55 - \$1.70	\$1.63		
804	2,298	\$1.55 - \$1.70	\$1.63				
901	2,311	\$1.55 - \$1.70	\$1.63				
902	1,902	\$1.55 - \$1.70	\$1.63				
1100	4,198	\$1.55 - \$1.70	\$1.63				

Office Properties For Lease

February 2009

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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 17th Floor	4,288 6,725	\$2.95 - \$3.15 \$2.05 - \$2.25	\$2.03 \$2.03	<p><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.</p> <p><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.</p>	SGT KYW
	1585 Kapiolani Boulevard Loopnet ID: 15322339	Suite 1300	4,839	\$2.35 - \$2.50	\$1.79	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
CBD	55 Merchant Street <i>Harbor Court SUBLEASE</i> Loopnet ID: 14736402	2502 2503 2504 2505 2506	1,740 1,905 1,199 2,092 853	Negotiable Negotiable Negotiable Negotiable Negotiable	\$1.29 \$1.29 \$1.29 \$1.29 \$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
	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

Office Properties For Lease

February 2009

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	220 South King Street Central Pacific Plaza Loopnet ID: 3678281	6th Floor: 8th Floor: 9th Floor: 12th Floor: 21st Floor:	3,659 413 1,097&1,630 553 3,232	\$1.75 - \$1.85 \$1.75 - \$1.85 \$1.75 - \$1.85 \$1.75 - \$1.85 \$1.75 - \$1.85	\$1.34 \$1.34 \$1.34 \$1.34 \$1.34	This Class "A" property maintains a high caliber of professional tenants within its 22 floors of office space. Well maintained and managed with an onsite property manager, no requests are taken lightly to insure the satisfaction of its tenants. With views of Iolani Palace and Diamond Head, the property provides priceless views.	SGT
	333 Queen Street Melim Building Loopnet ID: 16006853	Retail A 402 803 805 806 808 903 905 906	875 2,260 776 635 835 1,220 1,450 1,500 2,245	\$2.30 \$1.50 - \$1.60 \$1.50 - \$1.60 \$1.50 - \$1.60 \$1.50 - \$1.60 \$1.50 - \$1.60 \$1.50 - \$1.60 \$1.50 - \$1.60 \$1.50 - \$1.60	\$1.25 \$1.25 \$1.25 \$1.25 \$1.25 \$1.25 \$1.25 \$1.25 \$1.25	Value in Downtown Honolulu: Melim Building is a mid sized, well managed, full service building with reasonable rent and lower operating expenses. There is ample, all-reserved parking at below market rates. Lower floors have direct access from parking. Floor plans are functional. Suites range from 635 - 5,195sf with lots of natural light and good views.	SGT
	801 Alakea Street Tardus Building Loopnet ID: 16082762	103/104 203 206 207/208 211	3,275 519 951 573 1,583	\$1.00 - \$1.25 \$1.00 - \$1.25 \$1.00 - \$1.25 \$1.00 - \$1.25 \$1.00 - \$1.25	TBD TBD TBD TBD TBD	This 2 story walk up boasts unique offices spaces, close to all major office buildings in the heart of Central Business District. Most office spaces include beautiful arched floor to ceiling windows which look out toward Alakea Street and Queen Street. Enjoy wonderful restaurants on the ground level. Although the building does not offer parking within, there are many affordable parking options close by.	KB
	707 Richards Street Ocean View Center Loopnet ID: 15374676	300 516 526 711 717 PH7	4,684 1,649 1,649 1,902 905 636	\$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85	\$1.34 \$1.34 \$1.34 \$1.34 \$1.34 \$1.34	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 KB
	820 Mililani Street Haseko Center Loopnet ID: 15374676	801 617 711 502 101	10,012 3,296 2,240 1,833 1,752	\$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85 \$1.65 - \$1.85	\$1.46 \$1.46 \$1.46 \$1.46 \$1.46		
	1000 Bishop Street Cades Schutte Building SUBLEASE Loopnet ID: 15831548	608	1,619	\$1.00	\$1.19	This space features a secured reception area with reception counter, 5 private offices, an open work area and 2 entrances. Some offices include built-in shelving and storage cabinets. Layout is very functional - great for small businesses.	KB

Office Properties For Lease

February 2009

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	1100 Alakea Street <i>Alakea Corporate Tower</i> Loopnet ID: 15693291	201	2,777	\$1.60 - \$1.70	n/a	This unique 2nd floor/mezzanine office space is one of the most beautifully designed suites in the Alakea Corporate Tower. The high ceilings and floor to ceiling exterior windows allows natural light to flood almost every corner of the office, complementing the granite and marble accents throughout the suite. This space also includes a private outdoor lanai overlooking the beautiful water feature at the entry of the building.	SGT KB
	1111 Bishop Street <i>Remington College Building</i> Loopnet ID: 13400499	508 513 515	303 487 949	\$1.00 \$1.00 \$1.00	\$1.25 \$1.25 \$1.25	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 in the lower arcade level, and three vacant office spaces are located on the 5th floor. Property enjoys on-site property management.	SSI
	1141 Adams Lane <i>Hawaiian Telcom Building</i> Loopnet ID: 15828673	Ground Flr	3,000-15,695	\$2.50 (G)	Included	Convenient office space located on the ground floor of the Hawaiian Telcom Building. These spaces have a separate entrance from Alakea Street with identification signage available. The spaces are finished and ready to be occupied. A limited number of modular furniture has been provided with some of the spaces. Great location for operations requiring 24-hour air conditioning.	SSI
	49 South Hotel Street <i>Empire Building</i> Loopnet ID: 13855280	202 207 215 216 301 305 316* 317* *Spaces may be combined.	326 304 326 360 1,377 582 368 326	\$1.85 & \$2.02 \$1.85 & \$2.02 \$1.85 & \$2.02 \$1.85 & \$2.02 \$1.85 & \$2.02 \$1.85 & \$2.02 \$1.85 & \$2.02 \$1.85 & \$2.02	Included Included Included Included Included Included Included	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 OFL00166	2D 200 203 306 319 320	444 999 644 278 670 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	Included Included Included Included Included Included	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

Office Properties For Lease

February 2009

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	116 South Hotel Street <i>Palm Union Building</i> Loopnet ID: 4885516	203 205	1,075 1,750	\$1.50-\$1.95 (G) \$1.50-\$1.95 (G)	Included 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
	8 South King Street Loopnet ID: 16056768	202 203	1,331 500	\$1.30 \$1.30	\$1.00 \$1.00	The 2nd floor office space in the heart of the Arts District is the newest office space on the market! The space can be split into 2 separate office spaces, Suite #202 at approximately 1,331 square feet and Suite #203 at approximately 500 square feet. Both spaces can be combined for a total of approximately 1,831 square feet. Enjoy private restrooms and large open work areas in front of each of 5 private offices. Each office has large windows overlooking South King Street and/or Nuuanu Avenue. This building boasts original red brick construction with lots of old world charm!	KB
	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.	KB
	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

Office Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
IWILEI	560 North Nimitz Highway Loopnet ID: 15876545	126B-1	420	\$1.75	\$0.99	Gentry Pacific Design Center offers a unique choice of office and retail spaces. Enjoy flexible floor plans with high ceilings and skylights in many spaces which create an open and inviting atmosphere. Affordable tenant parking at less than \$100 per month per stall with lots of free customer parking.	KB
		113	1,161	\$1.70	\$0.99		
		117D	1,251	\$1.65	\$0.99		
		201-A	1,464	\$1.65	\$0.99		
		202	1,643	\$1.70	\$0.99		
		213	1,976	\$1.60	\$0.99		
		218	3,258	\$1.60	\$0.99		
KAHALA	4614 Kilauea Avenue Loopnet ID: 13844784	206	540	\$1.80	\$1.83	This dynamic, two-story freestanding building is adjacent to Kahala Mall and the Kahala post office. Situated in a very desirable residential neighborhood, restaurant anchors include Subway and Olive Tree Cafe. High visibility and onsite customer parking enhance the building's convenient location.	KYW
	4747 Kilauea Avenue Loopnet ID: 13780595	202	930	\$2.15	\$1.84	A Kahala landmark, this two-story building's wonderful central courtyard provides a relaxing, garden-like atmosphere. Suite 202, formerly a medical space, is available for lease.	KYW
KAIMUKI	3465 Waialae Avenue <i>Kaimuki Plaza</i> Loopnet ID: 13773422	240	1,554	\$2.30	\$1.34	This prestigious property, located in the heart of the Kaimuki Business District, is impeccably maintained and caters to the type of tenant looking for an unmatched quality of office to conduct their business. Vehicle access is convenient with ample parking within the subterranean parking structure and dual egress from Waialae Avenue as well as 10th Avenue.	SGT
		255	675	\$2.30	\$1.34		
		390	2,010	\$2.30	\$1.34		
	3465 Waialae Avenue <i>Kaimuki Plaza</i> Loopnet ID: 16044860 SUBLEASE	n/a	1,262	\$2.10	\$1.34	This space consists of 2 private offices, conference room, reception and waiting room area, break room with water and two work stations. Well maintained build-out with ample space.	SGT
	3638 Waialae 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	680 Queen Street Loopnet ID: 15945046	200	7,417	\$1.35	\$0.82	Suite 200 provides a cost-efficient, practical office solution for businesses seeking reasonable rates close to downtown Honolulu and the Kapiolani corridor. The space is currently configured with a reception area, numerous private offices/work areas, distinguished conference room and its own restrooms and kitchen/break area. Rooftop parking for fifteen is available for \$125.00 per stall per month, with the possibility to rent additional stalls.	KYW

Office Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
KAPIOLANI	711 Kapiolani Boulevard <i>Pacific Park Plaza</i> Loopnet ID: 15850829 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
	711 Kapiolani Boulevard <i>Pacific Park Plaza</i> Loopnet ID: 15242621	200	6,195	\$2.10 - \$2.15	\$1.36	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
		400	10,131	\$2.10 - \$2.15	\$1.36		
		425	2,249	\$2.10 - \$2.15	\$1.36		
		430	919	\$2.10 - \$2.15	\$1.36		
		925	622	\$2.10 - \$2.15	\$1.36		
		930	1,163	\$2.10 - \$2.15	\$1.36		
		1130	718	\$2.10 - \$2.15	\$1.36		
		1150	1,827	\$2.10 - \$2.15	\$1.36		
	1170	2,134	\$2.10 - \$2.15	\$1.36			
	1600	8,421	\$2.10 - \$2.15	\$1.36			
	770 Kapiolani Boulevard Loopnet ID: 15932190	107	676	\$1.55	\$0.96	The first floor spaces provide desirable visibility on Kapiolani Boulevard. Great locations for office or light retail users. The upper floor availabilities are well maintained, efficient units with lots of natural light. Convenient parking with building access directly from the garage.	KYW
		111/113	2,256	\$2.25	\$0.96		
114		957	\$2.25	\$0.96			
115		1,575	\$2.25	\$0.96			
200		1,874	\$1.15	\$0.96			
413		492	\$1.35	\$0.96			
602		611	\$1.35	\$0.96			
614	492	\$1.35	\$0.96				
KAPOLEI	1001 Kamokila Blvd. <i>Campbell Square</i> Loopnet ID: 13940068	<u>KB</u>				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
		111	1,051	\$2.50	\$1.29		
		151	1,151	\$2.50	\$1.29		
		181	1,207	\$2.50	\$1.29		
		237	4,945	\$2.00	\$1.29		
		249	1,226	\$2.00	\$1.29		
		323	1,241	\$2.00	\$1.29		
		<u>JCB</u>					
210	2,547	\$2.00	\$1.29				

Office Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	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
KING	1521 South King Street <i>Continental Building</i> Loopnet ID: 3681402	303	480	\$1.25 - \$1.35	\$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
		307	480	\$1.25 - \$1.35	\$1.10		
401		700	\$1.25 - \$1.35	\$1.10			
	1523 Kalakaua Avenue <i>1523 Kalakaua Building</i> Loopnet ID: 10759973	104	962	\$1.20	\$1.03	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
		105	1,160	\$1.20	\$1.03		
MILILANI	95-660 Lanikuhana Avenue Loopnet ID: 15573078 SUBLEASE		16,509	\$1.95	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
	95-720 Lanikuhana Avenue Loopnet ID: 14874040	130	875	\$3.75	\$0.81	Rarely available built out office space in largest shopping center in Mililani. Other tenants include Wal-Mart, Star Market, Longs Drugs, and Consolidated Theaters. Many medical and service retail tenants. Free customer parking.	NAF
MOILILI	2320/ South King Street 2334 Loopnet ID: 15936235		2,406	\$1.15	\$1.11	Old Stadium Square is uniquely ideal for users seeking an efficient, convenient office in the Moiliili neighborhood. Customer friendly parking lot and great amenities onsite!	KYW
		205	1,870	\$1.25	\$1.36		
		208	717	\$1.25	\$1.36		

Office Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
PEARL CITY	98-1247 Kaahumanu Street Newtown Square Loopnet ID: 13833857	216	864	\$1.80	\$1.58	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
		219A	1,156	\$1.80	\$1.58		
		219D	301	\$1.80	\$1.58		
		224	864	\$1.80	\$1.58		
		306	664	\$1.80	\$1.58		
		322	506	\$1.80	\$1.58		
	98-1256 Kaahumanu Street Times Square Shopping Center Loopnet ID: 15667468		873 - 3,759	\$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
UNIVERSITY	1110 University Avenue Varsity Building Loopnet ID: 3681698	310	435	\$1.25 - \$1.30	\$1.29	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.	KYW
		510	435	\$1.25 - \$1.30	\$1.29		
	2404 South Beretania Street University Towne Square Loopnet ID: 15191443	A101	553	\$4.50	\$1.50	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 KFS EP
A102		456	\$4.50	\$1.50			
A103		500	\$4.50	\$1.50			
A104		348	\$4.50	\$1.50			
A105		348	\$4.50	\$1.50			
A106		500	\$4.50	\$1.50			
A107		514	\$4.50	\$1.50			
A108		370	\$4.50	\$1.50			
	Whole Floor	3,589	\$4.50	\$1.50			
UNIVERSITY	2600 South King Street Puck's Alley Loopnet ID: 14768003	Univ Plz				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
		201B	3,306	\$1.00-\$1.20	\$1.06		
		Thomas Sq					
		3	248	\$0.90-\$1.10	\$1.10		
		6	256	\$0.90-\$1.10	\$1.10		
UNIVERSITY	2615 South King Street University Square (office spaces) Loopnet ID: 3681702	C-2A	546	\$1.20-\$1.40	\$0.72 Bldgs	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
		C-2B	315	\$1.20-\$1.40	A & B		
		C-2C	278	\$1.20-\$1.40	\$1.10 Bldgs		
		C-2D2	252	\$1.20-\$1.40	C & D		
		C-3rd Floor	3,112	\$1.20-\$1.40			
		D-10201	533	\$1.20-\$1.40			
		D-10206	320	\$1.20-\$1.40			

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	2615 South King Street <i>University Square (retail spaces)</i> Loopnet ID: 3681702	A-101 A-104B	1,673 574	\$3.50 \$2.00	\$0.72 \$0.72	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
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
NEIGHBOR ISLANDS							
MAUI Kihei	375 Huku Lii Place <i>Kihei Gateway Center</i> Loopnet ID: 14066960	101 204 211	1,764 840 467	\$1.75 \$1.50 \$1.50	\$0.633 \$0.633 \$0.633	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 Wailuku	261 Hookahi Street Loopnet ID: 16082743	n/a	4,000	\$1.75	\$0.25	This is a highly visible 4,000 sf retail/warehouse outlet location on the main artery of the Wailuku Industrial Park. The space has a parking field in front, roll up door and restroom. Ideal for retailing and storing your inventory.	MK SSI