

# September 2009

Please distribute to all Agents

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To learn more about our agents, please click on their name below for their online profile \*\* Requires an active internet connection and functioning internet browser\*\*

<b>INDUSTRIAL SERVICES DIVISION</b>		
GVK	Guy V. Kidder (S) CCIM, SIOR	523-9735
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
<b>RETAIL SERVICES DIVISION</b>		
MDB	Mark D. Bratton (R) * CCIM	523-9708
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
KYW	Kelli Yanagawa Wilinski (S)	523-9758
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
AL	Allison Lee (S)	523-9770
<b>SHOPPING CENTER DIVISION</b>		
JGF	Jessika G. Fodor (S)	523-9761
NAF	Nathan A. Fong (B)	523-9740

<b>INVESTMENT SERVICES DIVISION</b>		
ADF	Andrew D. Friedlander (B) SIOR	523-9797
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
RW	Ronald C. Ward (S)	523-9747
<b>OFFICE SERVICES DIVISION</b>		
SGT	Sean G. Tadaki (S) CCIM	523-9745
SSI	Susan S. Ichimasa (B)	523-9704
KB	Karen Birkett (S)	523-9729
MG	Matt Gramlich (S)	523-8311
SJM	Steven J. Marcus (S)	523-9731
<b>INTERNATIONAL DIVISION</b>		
IK	Ikuyo Kato (S)	523-9753

\*President, Bratton Realty Advisors, Ltd. Exclusively contracted to Colliers Monroe Friedlander, Inc.

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Andrew D. Friedlander, SIOR








Individual Memberships

## Featured Properties

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PICTURE	AREA	PROPERTY ADDRESS	AVAILABLE SF	COMMENTS	AGENT
<b>For more detailed information on a certain property, please click on the picture</b> <b>**Requires an active internet connection and functioning internet browser**</b>					
	<b>AIRPORT</b> <i>Investment</i>	2676 Waiwai Loop Honolulu, HI 96819	Bldg: 22,735 SF	One of a kind CMU stand alone warehouse with great parking. Ground floor has 18,895 square feet of high cube (26-32 ft) open warehouse space with large roll up doors on each side of the warehouse for easy product handling. Building has an insulated roof to keep the building cool, is fully sprinkled, and has skylights creating less need for electricity.	WRF
	<b>CBD</b> <i>Investment</i>	1110 Bishop Street Honolulu, HI 96813	Space: 1,742 SF	Turnkey open and operating restaurant and cocktail lounge. Included are use of the name, furniture fixtures, equipment, smallwares, décor menus, recipes, customer goodwill, cooperation in the transfer of liquor license and leasehold position. Asking \$95,000 plus food/bar/supply inventories at cost.	BRG
	<b>KALIHI</b> <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
	<b>KALIHI</b> <i>Investment</i>	638-640 North King Street Honolulu, HI 96817	Bldg: 5,712 SF Land: 13,709 SF	This 5,712 SF fee simple free standing building is located in the heart of Kalihi and ideally suited for an owner/user or investor. The building, formerly occupied by Napa Auto Parts, is currently vacant. Located in a high density area, the property enjoys excellent visibility with ample parking and a loading dock.	NAF
	<b>KALIHI</b> <i>Investment</i>	666 North King Street Honolulu, HI 96817	Bldg: 1,624 SF Land: 14,002 SF	This leased fee free standing corner property is located in the heart of Kalihi and perfect for a stable investment. The property is currently occupied on a long term ground lease by Shell gas station which has a convenience store. This property provides a strong credit tenant with steady cash flow.	NAF

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	<b>KANEHOHE</b> <i>Investment</i>	46-178 Kahuhipa Street Kaneohe, HI 96744	Land: 14,100 SF Building: 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
	<b>KAPOLEI</b> <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
	<b>KAPOLEI</b> <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
	<b>KAPOLEI</b> <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
	<b>KAPOLEI</b> <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
	<b>KAPOLEI</b> <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

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	<b>KAPOLEI</b> <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
	<b>KAPOLEI</b> <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
	<b>KAPOLEI</b> <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
	<b>KAPOLEI</b> <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
	<b>KAPOLEI</b> <i>Investment</i>	Kapolei BMX Site Kapolei, HI 96707	3.688 - 16.429 acres	This commercial development site offers a unique opportunity to develop a campus-style build-to-suit headquarters in the heart of the residential population of Kapolei. The property will support a commercial development with the potential to build a larger multi-level development.	MDB
	<b>KIHEI</b> <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

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	<b>KING</b> <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
	<b>LIHUE</b> <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
	<b>MAPUNAPUNA</b> <i>Investment</i>	2879 Paa Street Honolulu, HI 96819	16,742 SF	Rarely available, prime commercial space available in Mapunapuna. The property consists of 2 buildings of approximately 16,742 square feet of air conditioned space situated on 31,316 square feet of land. The property is 39% occupied with approximately 10,226 square feet of vacant space and ready for an owner/user.	RCW AC
	<b>MILILANI</b> <i>Investment</i>	95-221 Kipapa Drive Mililani, HI 96789	180,322 SF	This high traffic fee-simple grocery-anchored center consists of 180,322 square feet of gross leasable area. With a great history of tenant retention, the Center's existing tenant mix is comprised of top tier national and local tenants who continue to perform on a consistent basis.	MDB KFS NAF
	<b>WAHIAWA</b> <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
	<b>WAIKIKI</b> <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

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	<b>WAIKIKI</b> <i>Investment</i>	1888 Kalakaua Avenue Honolulu, HI 96815	1,045 SF	This commercial condominium unit of approximately 1,045 square feet is located on the second floor of the Waikiki Landmark building. This unit, which is currently being utilized as an office space, has been efficiently designed with one private office, welcoming reception area, and an open work area.	SSI KB
	<b>WAIKIKI</b> <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
	<b>WAIKIKI</b> <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
	<b>WAIKIKI</b> <i>Investment</i>	2443 Prince Edward Street	Land: 4,050 SF Bldg: 1,875 SF	Rare fee simple redevelopment opportunity in highly desirable Waikiki. Permitted uses for the site include multi-family dwellings, boarding facilities, public uses & structures, amusement & recreation facilities, bars & nightclubs, parking lots & garages, etc..	MDB
	<b>WAIKIKI</b> <i>Investment</i>	2460 Kuhio Avenue	Land: 4,531 SF Bldg: 1,024 SF	Rare fee simple redevelopment opportunity in highly desirable Waikiki. Permitted uses for the site include multi-family dwellings, boarding facilities, public uses and structures.	MDB
	<b>WAIKIKI</b> <i>Investment</i>	1812 Kalakaua Avenue	Land: 28,761 SF	The property offers an excellent development opportunity, ideal for a retail or office owner-user with the need to be based in or near Waikiki.	MDB

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	<b>WAIPAHU</b> <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
	<b>WAIPAHU</b> <i>Investment</i>	94-1187 Ka Uka Boulevard Waipahu, HI 96797	Land: 20,025 SF Bldg: 11,883 SF	This fee simple two-story office building with warehouse space is approximately 11,883 SF consisting of 6,943 SF of office space and 4,940 SF of warehouse space with one grade level roll-up door and ample parking. Located on 20,025 SF of land, the property is ideal for an owner-user.	MDB

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
<b>Hawaii - "The Big Island"</b>						
<b>WAIKOLOA</b>	Waikoloa Highlands Center	FS	GLA: 73,524 SF	\$21,500,000.00	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 88% 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
<b>Kauai</b>						
<b>LIHUE</b>	On Kolopa, Pahee & Ulu Maika Streets <b>Loopnet ID: 15642964</b> IFS00181	FS	Land: 4.175 Acres	\$3,972,215.00	4.175 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. Kukui Grove Village West is a rapidly expanding area, and is the site of Home Depot, Costco and the Kukui Grove Shopping Center with anchor tenants Macy's and Sears. The subject site is in the center of a myriad of residential developments and within the vicinity of the Puakea Golf Course and Puhi Industrial Park.	RCW
<b>Maui</b>						
<b>KIHEI</b>	1445 South Kihei Road <b>Loopnet ID: 15766941</b> RFL00181	FS	Bldg: 6,900 SF Lot: 25,368 SF	\$3,900,000.00	This is 25,368 sf fee simple property with 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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<i>Oahu</i>						
<b>AIRPORT</b>	2676 Waiwai Loop <a href="#">Loopnet ID: 16160156</a> IFS00218	FS	22,735 SF	\$4,950,000.00	ONE MILLION DOLLAR PRICE REDUCTION!!!! \$217.72 PSF FS in town. One of a kind CMU stand alone warehouse with great parking. Ground floor has 18,895 square feet of high cube (26-32 ft) open warehouse space with large roll up doors on each side of the warehouse for easy product handling. Building has an insulated roof to keep the building cool, is fully sprinkled, and has skylights creating less need for electricity. 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
<b>ALA MOANA</b>	1850 Ala Moana Blvd IHOP Restaurant <a href="#">Loopnet ID: 16141977</a> IFS00225	n/a	8,009 SF	\$4,080,000.00	This is a rare find in Waikiki, two ground floor commercial condominiums on Ala Moana Boulevard. The first unit is on a 10-year NNN lease with an IHOP Restaurant franchisee, commencing at \$17,000.00 per month, with three 5-year options. The newly opened IHOP Restaurant invested over \$2,000,000 in leasehold improvements to the property. The second unit is approximately 950 square feet and is presently being marketed to potential tenants. Additionally, 22-parking stalls are included.	BRG
<b>CBD</b>	1110 Bishop Street Art's Hideaway <a href="#">Loopnet ID: 16137864 / 16137867</a> IFS00220		1,742 SF	\$95,000.00	Turnkey open and operating restaurant and cocktail lounge. Included are use of the name, furniture fixtures, equipment, smallwares, décor menus, recipes, customer goodwill, cooperation in the transfer of liquor license and leasehold position. Asking \$95,000 plus food/bar/supply inventories at cost. This below grade Bishop Street frontage location and exterior signage, provides excellent exposure for the residents and business' in the area.	BRG
<b>KALIHI</b>	411 Puuhale Road <a href="#">Loopnet ID: 16195038</a> 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

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	638-640 North King Street <a href="#">Loopnet ID: 16264803</a> IFS00227	FS	Bldg: 5,712 SF Land: 13,709 SF	\$1,850,000.00	This 5,712 SF fee simple free standing building is located in the heart of Kalihi and ideally suited for an owner/user or investor. The building, formerly occupied by Napa Auto Parts, is currently vacant. Located in a high density area, the property enjoys excellent visibility with ample parking and a loading dock. The leased fee interest in land underlying the adjacent Shell gas station site is also available for purchase.	NAF
	666 North King Street <a href="#">Loopnet ID: 16264822</a> IFS00228		Bldg: 1,624 SF Land: 14,002 SF	\$2,150,000.00	This leased fee free standing corner property is located in the heart of Kalihi and perfect for a stable investment. The property is currently occupied on a long term ground lease by Shell gas station which has a convenience store. This property provides a strong credit tenant with steady cash flow. The fee simple interest for the adjacent property, formerly occupied by Napa Auto Parts, is also available for purchase.	NAF
<b>KANEOHE</b>	46-178 Kahuhipa Street <a href="#">Loopnet ID: 15121677</a> 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 Alaloe 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
<b>KAPOLEI</b>	Kapolei Business Park - Phase 2A <a href="#">Loopnet ID: 15778263</a>	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

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
	Kapolei Business Park - Lot 20 <a href="#">Loopnet ID: 15888361</a> 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 <a href="#">Loopnet ID: 14287393</a> IFS00106	FS	Bldg: 1,295 - 10,495 SF	\$350K - \$1.8M	Kapolei Spectrum Business Park is a 6 acre development of Business / Industrial Condominiums in Kapolei Business Park, Kapolei, Hawaii. This master planned project consists of 10 distinct buildings with over 100,501 square feet of space. Construction is tilt-up concrete with metal roof and decorative glass with a clear ceiling height of 16 to 18 feet. Utility services include water, sewer and 3 phase electrical, and available communications services include cable, satellite, high speed data and fiber optics. All units are served by 10' by 12' grade level overhead doors and the property is serviced by two common area loading docks. <a href="http://www.KapoleiSpectrum.com">www.KapoleiSpectrum.com</a>	GVK SLM
	Kapolei Spectrum Business Park - Bldg K <a href="#">Loopnet ID: 15752725</a> 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 <a href="#">Loopnet ID: 15752760</a> 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 <a href="#">Loopnet ID: 15752779</a> 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 <a href="#">Loopnet ID: 15752787</a> 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 <a href="#">Loopnet ID: 15752806</a> 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
	Kapolei Spectrum Business Park - G102 <a href="#">Loopnet ID: 15752841</a> 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

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
	91-055 Kaomi Loop <i>Hawaiian Cement Site</i> <b>Loopnet ID: 15527378</b> 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 21.79 acres. The sites have access to all major utilities, except sewer and is across the street from the AES co-generating plant.	SLM GVK
	91-315 Hanua Street <b>Loopnet ID: 16054766 (OFF-MARKET)</b> 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
	Kapolei BMX Site <b>Loopnet ID: 16380775</b> IFS00230	FS	3.688 - 16.429 acres	\$34 psf	This commercial development site offers a unique opportunity to develop a campus-style build-to-suit headquarters in the heart of the residential population of Kapolei. The property will support a commercial development with the potential to build a larger multi-level development. Under current zoning regulations, the maximum building area allowed on the site is approximately 2,504,765 square feet (based on a 3.5 F.A.R. with open space bonuses) and the maximum building height is 90 feet. Lots available for purchase range from 3.688 acres to 16.429 acres and can be purchased individually or together. Zoning also allows for the construction of a mixed-use development which will enhance Brookfield Hawaii's plans of creating a live/work/play community.	MDB

## Investment Properties For Sale

**September 2009**

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
<b>KING</b>	1314 South King Street <i>Interstate Building</i> <b>Loopnet ID: 15823470</b> 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
<b>MAPUNAPUNA</b>	2879 Paa Street <b>Loopnet ID: 16319190</b> IFS00177	LH	Land: 31,316 SF Bldg: 16,742 SF	\$699,000.00	Rarely available, prime commercial space available in Mapunapuna. The property consists of 2 buildings of approximately 16,742 square feet of air conditioned space situated on 31,316 square feet of land. The property is 39% occupied with approximately 10,226 square feet of vacant space and ready for an owner/user. The site is centrally located at the corner of Paa and Mapunapuna Streets with easy access to all thoroughfares and in close proximity to the Honolulu Airport. This is an excellent opportunity for an owner/user in need of 10,226 square feet of office space and desiring rental income on the roughly 6,516 square feet of retail/office use remaining.	RCW AC
<b>MILILANI</b>	95-221 Kipapa Drive <b>Loopnet ID: 16359015</b> RFL00223	FS	GLA: 180,322 SF	\$55,000,000.00	This high traffic fee-simple grocery-anchored center consists of 180,322 square feet of gross leasable area. With a great history of tenant retention, the Center's existing tenant mix is comprised of top tier national and local tenants who continue to perform on a consistent basis.	MDB KFS NAF
<b>WAHIAWA</b>	105/141/153 South Kamehameha Highway <i>Servco Wahiawa Properties</i> <b>Loopnet ID: 15559200</b> IFS00177	FS/LH	Land: 69,887 SF Bldg: 22,273 SF	\$3,899,000.00	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
<b>WAIKIKI</b>	1812 Kalakaua Avenue <b>Loopnet ID: 16236822</b> IFS00226	FS	Land: 28,761 SF	\$3,999,999.00	The property offers an excellent development opportunity, ideal for a retail or office owner-user with the need to be based in or near Waikiki. There is potential to develop a multi-level building on the site with current zoning allowing for a 60 foot height limit. There are few fee simple development opportunities in Waikiki. The property has approximately 155 linear feet of street frontage along Kalakaua Avenue at the gateway into Waikiki. Over 30,000 cars pass by the property daily.	MDB

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
	1837 Kalakaua Avenue Allure Waikiki Commercial Lot <b>Loopnet ID: 16024293</b> 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
	1888 Kalakaua Avenue Waikiki Landmark - Suite 308 <b>Loopnet ID: 15880296</b> IFS00207	FS	1,045 SF	\$495,000.00	This commercial condominium unit of approximately 1,045 square feet is located on the second floor of the Waikiki Landmark building. This unit, which is currently being utilized as an office space, has been efficiently designed with one private office, welcoming reception area, and an open work area. The unit was designed to maximize exterior windows, allowing ample natural light into the workspace.	SSI KB
	1909 Ala Wai Blvd Royal Aloha Condominium <b>Loopnet ID: 14178522</b> 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 Kyoya <b>Loopnet ID: 15507784</b> 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
	2443 Prince Edward Street <b>Loopnet ID: 16155525</b> IFS00223	FS	Land: 4,050 SF Bldg: 1,875 SF	\$1,050,000.00	Rare fee simple redevelopment opportunity in highly desirable Waikiki. Permitted uses for the site include multi-family dwellings, boarding facilities, public uses & structures, amusement & recreation facilities, bars & nightclubs, parking lots & garages, eating establishments, financial institution, hotels, medical clinics, offices, convenient stores and retail. The Seller has a schematic concept for consideration. The Scenario proposes a 2-level, 2,629 square feet retail building with 815 square feet and 4 parking stalls on the ground floor and 1,814 square feet on the second floor plus 415 square feet of lanai.	MDB

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## Investment Properties For Sale

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AREA	PROPERTY ADDRESS	TENURE	AVAILABLE SF	ASKING USD	COMMENTS	AGENT
	2460 Kuhio Avenue <a href="#">Loopnet ID: 16155543</a> IFS00222	FS	Land: 4,531 SF Bldg: 1,024 SF	\$1,150,000.00	Rare fee simple redevelopment opportunity in highly desirable Waikiki. Permitted uses for the site include multi-family dwellings, boarding facilities, public uses and structures. The Seller has a schematic concept for consideration which assumes a 4,015 square foot, 3-level, four 2-bedroom unit apartment/condo building with 4 parking stalls. The units range from 900 to 1,045 square feet with the third floor unit having a 772 square foot lanai.	MDB
WAIPAHU	94-071 Leonui Street <a href="#">Loopnet ID: 15859969</a> IFS00204	FS	Land: 1.03 acres Bldg: 28,000 SF	\$3,275,000.00	PRICED REDUCED! 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
	94-1187 Ka Uka Boulevard <a href="#">Loopnet ID: 16141545</a> IFS00221	FS	Land: 20,025 SF Bldg: 11,883 SF	\$3,990,000.00	This fee simple two-story office building with warehouse space is approximately 11,883 SF consisting of 6,943 SF of office space and 4,940 SF of warehouse space with one grade level roll-up door and ample parking. Located on 20,025 SF of land, the property is ideal for an owner-user. This high quality, turn-key office facility is well maintained and priced below replacement costs. Low vacancy rates in the area and few fee simple alternatives make this property unique to the market. Current zoning allows for a 60 foot height limit and with the possibility of expanding the building.	MDB

# Industrial Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
AIEA	98-121 Lipoa Place <a href="#">Loopnet ID: 16056691</a>	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 <a href="#">Loopnet ID: 16056713</a>	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 consists 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
	98-781 Oihana Place <i>Newtown Business Park</i> <a href="#">Loopnet ID: 14589547</a>	F-1	16,200	\$1.25	\$0.43	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 with convenient access to freeways, H-1, H-2 and H-3.	GVK
	98-810 Moanalua Road <i>Newtown Business Park</i> <a href="#">Loopnet ID: 15223811</a>	H-4	3,000	\$1.50	\$0.43	Prime warehouse space available in Newtown Business Park in Aiea. The 3,000 s.f. space is highly desirable and in a seldom available location. 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
	98-820 Moanalua Road <i>Newtown Business Park</i> <a href="#">Loopnet ID: 16281791</a>	I-1 & I-2	4,800	\$1.50	\$0.43	Prime warehouse space available at Newtown Business Park. The Park, is a 13+ acre industrial center well located at the corner of Moanalua Road and Kaahumanu Street, one of the busiest intersections in the Pearl City/Aiea area. This centrally located property provides convenient access to Pearlridge Shopping Center, as well as numerous other shopping centers and restaurants in the surrounding area, with easy access to H-1, H-2 and H-3 freeways.	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 <a href="#">Loopnet ID: 15689727</a>	Warehouse/Office	6,237	\$1.20 (G)	Included	This single story metal warehouse/office building is located in the front of Halawa Valley just off the freeway. Close to H-3, the Honolulu International Airport and Pearl City. Enjoy approximately 2,500 SF of finished office space with reception area, private offices and conference room.	AC KB
AIRPORT	2688 Waiwai Loop <a href="#">Loopnet ID: 16226368</a>	Warehouse	21,783	\$1.10	n/a	This property is 21,783 square feet and consists of 13,539 square foot warehouse, approximately 5,340 square feet of yard space, 2,904 square feet of air conditioned offices and 2 interior restrooms.	RCW
KAHULUI	31 South Wakea Avenue <a href="#">Loopnet ID: 16186147</a>	WHSE	3,000	\$1.25 (G)	Included	Excellent opportunity to lease 3,000 square feet of high cube warehouse space with two sunken loading docks and three rollup doors. Unit includes a small office and over 6,000 square feet of fenced and paved yard space. Premises has corner access to major highways and in close proximity to Queen Kaahumanu Center.	MK WRF
KAKAAKO	445/461 Cooke Street <a href="#">Loopnet ID: 15989480</a> IFL00127	Bay/Showroom	5,102-13,485 SF	\$1.35	\$0.49	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
	670 Queen Street <a href="#">Loopnet ID: 16243168</a> IFL00140	204 210 676 680 705 729C&D	1,075 SF 3,544 SF 2,000 SF 1,777 SF 3,506 SF 6,285 SF	\$0.90 - \$2.00 \$0.90 - \$2.00 \$0.90 - \$2.00 \$0.90 - \$2.00 \$0.90 - \$2.00 \$0.90 - \$2.00	\$0.82 \$0.82 \$0.82 \$0.82 \$0.82 \$0.82	Waterhouse Commercial Building provides a cost-efficient, flex space 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. Tenant parking available for \$125.00 per stall per month.	KYW AC
	680 Queen Street <a href="#">Loopnet ID: 15945046</a> 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

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	805 Pohukaina Street <b>Loopnet ID: 15825294</b> IFL00121	Bay	2,127	\$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.	RCW AC
	875 Waimanu Street <i>Kakaako Commerce Center</i> <b>Loopnet ID: 15708260</b> IFL00114	Bay	3,673 - 9,432	\$1.55	\$0.48	This prime, well-kept space is great for any warehouse user. The unit also includes an office area, central air-conditioning and a private restroom. The loading dock includes a 12-foot roll up door and ample customer parking.	KFS AC
<b>KALAELOA</b>	Bldgs 1562 & 1570 <b>Loopnet ID: 16271760</b>	Warehouse 1 Warehouse 2 Yard	4,000 sf 4,000 sf 2.25 acres	\$0.75 \$0.75 \$0.09	TBD	Exceptional opportunity to lease warehouse and yard space in Kalaeloa/Barbers Point. The property is comprised of two, 4,000 square foot warehouses and approximately 2.25 acres of yard area. The buildings formerly served as recycling centers and are in good condition with access to all utilities and ready for immediate occupancy.	SLM GVK
	Bldgs 1144, 1149, 1150, 1152, 1153 <b>Loopnet ID: 16271812</b>	Warehouse 1 Warehouse 2 Warehouse 3 Warehouse 4 Warehouse 5	8,200 sf 8,200 sf 8,200 sf 8,200 sf 8,200 sf	\$0.50 \$0.50 \$0.50 \$0.50 \$0.50	TBD TBD TBD TBD TBD	Warehouse space available for lease in Kalaeloa/Barbers Point. The property is comprised of five, 8,200 square foot warehouses. The buildings are conveniently located at the corner of Vinson and Corregidor at the Ewa end of Kalaeloa/Barbers Point. The property's location provides easy access to Ewa Beach, as well as the City of Kapolei. Future planned access to the area includes the Kamokila Boulevard and North-South Road extensions, in addition to proposed railway transit through the area.	SLM GVK
	Bldgs 1141, 1142, 1143, 1145, 1147 <b>Loopnet ID: 16271867</b>	Building 1141 Building 1142 Building 1143 Building 1145 Building 1147 Yard	20,907 sf 29,657 sf 11,413 sf 11,440 sf 4,000 sf 3 - 6 acres	\$0.65 \$0.65 \$0.65 \$0.65 \$0.65 \$0.09	TBD TBD TBD TBD TBD TBD	Warehouse space available for lease in Kalaeloa/Barbers Point. The property is comprised of 5 warehouses ranging in size from 4,000 square feet to 29,657 square feet. The buildings are in fair condition with access to all utilities and ready for immediate occupancy.	SLM GVK

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	Bldg 128 <a href="#">Loopnet ID: 16271934</a>	Building 128 Yard	3,483 sf 44,644 sf	\$0.90 \$0.11	TBD TBD	Rare opportunity to lease building and yard space in Kalaeloa/Barbers Point. The property is comprised of a 2-story, 3,483 square feet building with approximately 44,644 square feet of yard area. The site has 2 covered parking stalls with a separate entrance to the 2nd level. Building No. 128 formerly served as a storage facility for the Naval Reserve and is located on Bougainville Avenue adjacent to the Orion housing complex. The site provides easy access to Ewa Beach and the City of Kapolei with future planned access to the area via the Kamokila Boulevard and North-South Road extensions, in addition to proposed railway transit through the area. Redevelopment of the Kalaeloa/Barbers Point area makes this property an excellent opportunity for a business to become a part of it's vibrant future.	SLM GVK
	Bldgs 1844, 1659, 1744 <a href="#">Loopnet ID: 16271970</a>	Building 1844 Building 1659 Building 1744	44,473 sf 18,230 sf 8,069 sf	\$0.75 \$0.75 \$0.75	TBD TBD TBD	Exceptional opportunity to lease space in Kalaeloa/Barbers Point. There are 3 buildings available for lease; Building 1844 is the former NEX, Building 1659 is the former furniture store and Building 1744 is the former McDonalds. The buildings have access to all utilities and include ample on-site parking. The properties are located on Lexington Avenue between Shangrila and Yorktown Streets and the Kalaeloa/Barbers Point area is conveniently located between the neighborhoods of Ewa Beach and the City of Kapolei. Future planned access to the area via the Kamokila Boulevard and North-South Road extensions, in addition to proposed railway transit through the area makes these properties ideal for any business to operate.	SLM GVK

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	Bldg 1966 <a href="#">Loopnet ID: 16272003</a>	Warehouse Yard	4,956sf 49,964 sf	\$1.00 \$0.10	TBD TBD	Rarely available warehouse for lease in Kalaeloa/Barbers Point. Building 1966 is the former MWR Beach Cottage Support building and is comprised of 4,956 square feet of warehouse space with approximately 49,964 square feet of fenced yard area. The property has ample on-site paved parking and is available for immediate occupancy. The site provides easy access to neighboring communities Ewa Beach and Kapolei with future access to the area planned via roadway extensions and railway transit. Redevelopment of the Kalaeloa/Barbers Point area includes the addition of commercial, environmental, educational, recreational and other users, which makes this property an excellent opportunity for a business to become a part of the future vibrant, self-supporting community of Kalaeloa.	SLM GVK
	Building 1869 <a href="#">Loopnet ID: 16272028</a>	Warehouse Yard	9,000 sf 2.04 acres	\$0.60 \$0.15	TBD TBD	Exceptional opportunity to lease Building 1869, the Auto Hobby Shop in Kalaeloa/Barbers Point. The property is comprised of a 9,000 square feet warehouse with 2.04 acres of yard space. The property is ideally located on Saratoga and Enterprise Avenues, which provides easy access to Ewa Beach and the City of Kapolei. Future planned access to the area includes the Kamokila Boulevard and North-South Road extensions, in addition to proposed railway transit through the area. Redevelopment of the Kalaeloa/Barbers Point area includes the addition of commercial, environmental, educational, recreational and other users, which makes this property an excellent opportunity for a business to become a part of the future vibrant, self-supporting community of Kalaeloa.	SLM GVK

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	Bldg 965 <a href="#">Loopnet ID: 16272059</a>	Building	3,500 sf	\$1.00	TBD	Rarely available building for lease in Kalaeloa/Barbers Point. Building 965 is the former bank building and is comprised of 3,500 square feet of flex space. The property has on-site parking and is located on Lexington Avenue and Shangrila Street. The site provides easy access to neighboring communities Ewa Beach and Kapolei with future access to the area planned via roadway extensions and railway transit. Redevelopment of the Kalaeloa/Barbers Point area includes the addition of commercial, environmental, educational, recreational and other users, which makes this property an excellent opportunity for a business to become a part of the future vibrant, self-supporting community of Kalaeloa.	SLM GVK
KALIHI	240 Puuhale Road <a href="#">Loopnet ID: 16244331</a> IFL00141	Warehouse	2,952	\$1.05	\$0.26	Prime warehouse space available in Kalihi. The 2,952 square feet of 2nd level, hi-cube warehouse space includes approximately 1,500 square feet of office space. Located at 240 Puuhale Road, the property is accessed via a drive-up ramp and consists of 2 buildings on 1.14 acres of industrial land.	RCW
	902 Industrial Road <a href="#">Loopnet ID: 16005374</a> 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 <a href="#">Loopnet ID: 14772816</a> IFL00067	Bay 2 Bay 5	2,978 SF 4,670 SF	\$1.15 \$1.15	\$0.25 \$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
	1818 Kananui Street <a href="#">Loopnet ID: 15150920</a> IFL00083		7,230 SF	\$0.80	\$0.30	The building is a two story hollow tile warehouse/distribution facility with a small office and commercial kitchen. The first floor contains 2,831 square feet of packaging/warehouse area, including temperature controlled space and commercial kitchen. The second floor contains 3,759 square feet of work area/warehouse including freezer space, a lunch room and restrooms. Fronting Kananui Street is 2,600 square feet for loading and parking.	AC

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	2015 Homerule Street <a href="#">Loopnet ID: 16271576</a> IFL00143		4,800 SF	\$1.05	\$0.31	Opportunity to lease 4,800 square feet of high cube CMU warehouse space with electric roll-up door. Building has heavy power, excellent clear span cube height and small office. Centrally located two parcels in off of Puuhale Road and Homerule Street with easy access to Nimitz Highway, King Street and H-1 Freeway.	WRF
KANEHOE	46-174 Kahuhipa Street <a href="#">Loopnet ID: 15264349</a>	Unit C Unit A	1,500 - 5,591sf 2,104sf	\$0.60 - \$0.90 \$0.60 - \$0.90	\$0.54 \$0.54	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 <a href="#">Loopnet ID: 15975903</a>	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
KAPOLEI	91-055 Kaomi Loop <a href="#">Loopnet ID: 16289527</a>	Lot Bldg	7.433 Acres 22,000 SF	\$0.15	TBD	Prime, industrial property for lease in James Campbell Industrial Park. The property consists of a 22,000 square feet office building and warehouse situated on 7.433 acres with ample yard space and parking. The property has a level topography and is advantageously situated near Kalaeloa Barbers Point Harbor. The site, formerly has utilized by Hawaiian Cement, is located on Kaomi Loop across the street from the AES co-generating plant.	SLM GVK
	91-055 Kaomi Loop <a href="#">Loopnet ID: 16289514</a>	Lot Bldg	14.355 Acres 65,000 SF	\$0.15	TBD	Rarely available, industrial property for lease in James Campbell Industrial Park. The property consists of a 65,000 square feet of high-cube warehouse situated on 14.355 acres. The former cement plant is being demolished and it will have a level topography. It is advantageously situated near Kalaeloa Barbers Point Harbor, and the site, formerly utilized by Hawaiian Cement, is located on Kaomi Loop across the street from the AES co-generating plant.	SLM GVK

# Industrial Properties For Lease

**September 2009**

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	91-079 Malakole Street <a href="#">Loopnet ID: 16317433</a>	Yard Bldg	22,000 SF 16,263 SF	\$0.12 \$0.80	n/a \$0.15	16,263 square feet of high-cube warehouse space available for lease in Komohana Business Park. The building includes office space, mezzanine and restroom. Komohana Business Park is a 35-acre industrial park located in James Campbell Industrial Park and provides easy access from Malakole and Komohana Streets to barge services at Kalaeloa Barbers Point Harbor. The Park is just minutes from the City of Kapolei and enjoys easy access to all freeways and highways.	SLM GVK
	91-150 Hanua Street <a href="#">Loopnet ID: 15882262</a> 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 <a href="#">Loopnet ID: 16072473</a> 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 Komohana Street <a href="#">Loopnet ID: 16355828</a> IFL00149	Warehouse	12,000 SF 19,000 SF	\$0.80	TBD	Prime warehouse space available for lease in James Campbell Industrial Park. The space is located on Komohana Street and is approximately 12,000 square feet of warehouse with 2 dock-high loading platforms and 19,000 square feet of parking and yard area. The property consists of 97,551 square feet of building situated on 4.33 acres. The site is in close proximity to Kalaeloa Barbers Point Harbor, the second busiest harbor in the State and the property provides easy access to the City of Kapolei and all major highways and freeways.	SLM

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	91-291 Kalaeloa Boulevard <b>Loopnet ID: 16355785</b> IFL00150 <b>SUBLEASE</b>	Warehouse	3,000-12,000 SF	\$0.70	\$0.18	Opportunity to Sublease 3,000 to 12,000 square feet of high cube warehouse space in Campbell Industrial Village. 3,000 square foot space includes a sunken loading dock. Remaining 9,000 square foot unit has two restrooms, office and lunchroom. Premises benefits from ample parking, great access and multiple rollup doors. Possible to extend term.	WRF
	91-302 Hanua Street <b>Loopnet ID: 16285557</b> IFL00132		12,000 - 24,000	\$0.79	TBD	BRAND NEW ROOF, 3 acre secure and fenced premises completely paved with 1.5 acres of excess secure yard space! Excellent opportunity to lease 12,000 to 24,000 square feet of high cube warehouse space including 2,350 square feet of ground floor offices in James Campbell Industrial Park. Warehouse overhang creates an additional 10,000 square feet of covered space at no charge. Warehouse includes several roll-up doors and benefits from 2 driveway entrances for wide ingress and egress.	WRF SLM GVK
	91-310 Komohana Street <b>Loopnet ID: 16352630</b> 16352630		15,000	\$0.70	\$0.15	High cube sprinklered warehouse space with 25 foot ceiling height. Space is free span with two large rollup doors.	WRF
	91-325 Kauhi Street <b>Loopnet ID: 16031303</b> IFL00129	Bay	12,300 SF	\$0.85	\$0.21	Excellent opportunity to lease a stand alone 12,300 square foot building in Campbell Industrial Park. Unit has over 14,000 square feet of paved parking/yard space at no additional charge, 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 <b>Loopnet ID: 15105341</b>		4,200-29,000 SF	\$0.75	\$0.21	Opportunity to lease two high-cube 4,200 SF bays and one 6,300 SF bays. Building offers common restrooms, container access and ample parking. Bay F has 3-phase power. Each unit has pedestrian and roll-up doors and is ready for immediate occupancy. Total combineable space including 91-325 Kauhi Street is 29,000 SF.	WRF
	2029 Lauwiliwili Street <b>Loopnet ID: 16150209</b>		55,000 SF	\$1.73	TBD	Rarely available food distribution facility for lease in Kapolei Business Park. The building, completed in 2002, is currently improved with a warehouse and office structure with cold storage facilities containing approximately 77,520 square feet. Situated on 4.09 acres, the property is located on the south side of Lauwiliwili Street at the intersection of U'u Place with easy access to the H-1 Freeway.	RCW SLM

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	Lauwiliwili Street Kapolei Spectrum Business Park <a href="#">Loopnet ID: 16261488</a>	E101 J105 Building H	3,431 SF 2,672 SF 1,402 - 3,455 SF	\$1.00 \$1.00 \$1.00	\$0.30 \$0.30 \$0.30	Kapolei Spectrum Business Park is a 6 acre development of Business / Industrial Condominiums in Kapolei Business Park, Kapolei, Hawaii. This master planned project consists of 10 distinct buildings with over 100,501 square feet of space. Construction is tilt-up concrete with metal roof and decorative glass, with a clear ceiling height of 16 to 18 feet. Utility services include water, sewer and 3 phase electrical, and available communication services include cable, satellite, high speed data and fiber optics. All units are served by 10' by 12' grade level overhead doors and the property is serviced by two common area loading docks. Existing tenants include Sherwin Williams, Monsanto Company, Higgins Hardwoods, Netflix, Luxus International, Title Guaranty, Chaircover Express and Global Professional Services and amongst others.	SLM GVK
	2112 Lauwiliwili Street KSBP (Bldg G106-G108) <a href="#">Loopnet ID: 15611430</a>	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
MAUI	330 Hoohana Street <a href="#">Loopnet ID: 16316755</a> IFL00146		6,000 SF	\$1.25	\$0.36	Excellent opportunity to lease 6,000 square feet of high cube warehouse space including 900 square feet of office with restroom and shower. The subject property is closely located to Queen Kaahumanu Center, Kahului Shopping Center and Maui Mall.	MK
WAHIAWA	401 North Cane Street <a href="#">Loopnet ID: 15701309</a> IFL00111	A-4 A-5	2,112 SF 2,112 SF	\$0.95 \$0.95	\$0.24 \$0.24	Rarely available warehouse space in Wahiawa Industrial Center. Each of the two units is comprised of approximately 2,112 s.f. or they can be combined for approximately 4,224 s.f. The units consist of 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

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WAIPAHU	94-408 Akoki Street <a href="#">Loopnet ID: 16242357</a> IFL00139		1,000 - 5,000 SF	\$1.00	\$0.30	An opportunity to lease 1,000 - 5,000 SF of clear span warehouse space. This building provides a gated parking area, 14-foot roll up doors and ample 3 phase power. This building is also energy efficient and seeking L.E.E.D. certification.	WRF AC

# Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
AIEA	98-150 Kaonohi Street Westridge Shopping Center <b>Loopnet ID: 16229879</b>	1,000 (Grnd Flr) 3,100 (Grnd Flr) 4,200 (2nd Flr)	\$4.50 \$3.75 \$3.00	\$1.10 \$1.10 \$1.10	Westridge Shopping Center serves as a popular destination for the dense surrounding communities. Customers have come to know Westridge for its variety of successful restaurants, financial services, and other sales and services. Ample parking directly fronting the building on both levels provides convenient and easy accessibility for visitors.	RM NAF
	98-1277 98-1277 Kaahumanu Street Waimalu Plaza <b>Loopnet ID: 16298649</b>	1,160	\$4.00	\$0.60	Bustling neighborhood shopping center serving the daily needs of the dense surrounding residential communities. Enjoy co-tenancy with established retailers consisting of Safeway, City Mill, Office Depot, Starbucks and Jamba Juice. The convenient parking field makes shopping easy for your customers.	RM
ALA MOANA	1850 Ala Moana Boulevard <b>Loopnet ID: 15892530</b>	847	\$2,853/month vs. 8% sales	\$1.05	A rare 847 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
CBD	12 South King Street <b>Loopnet ID: 14614195</b>	885 1,080 2,296 905 2,574	\$3.00 \$2.75 \$2.75 Negotiable \$1.75	\$0.98 \$0.98 \$0.98 \$0.98 \$0.98	Beautifully renovated building with original brick and loft ceilings. Available retail and office spaces ready for occupancy. Office has full bathroom and hoods 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
	71 South Hotel Street <b>Loopnet ID: 16116574 / 14335596</b>	2,046	\$2.25	\$0.50	This building is strategically located in Downtown Honolulu and directly on the bus line next to Fort Street Mall. The area enjoys unique retail synergy from neighboring stores such as Fisher Hawaii, Macy's, Ross Dress For Less, Longs and McDonald's. For customer convenience, there are 2 public parking lots nearby with reasonable rates. Tenant parking is also available.	SSI
	841 Bishop Street Davies Pacific Center (restaurant) <b>Loopnet ID: 16271642</b> SUBLEASE	6,344	10% Gross Sales	n/a	This property is located in the Central Business District on the corner of Alakea Street and Merchant Street. The location offers great visibility and has a generous amount of foot traffic. The space is equipped with a service counter, kitchen and equipment large enough to serve a large amount of customers on a daily basis. The space is ready to move in with minimal improvements.	KFS BRG
	999 Bishop Street First Hawaiian Building (restaurant) <b>Loopnet ID: 16271704</b> SUBLEASE	2,500	Per existing lease	\$1.30	This property is located in the Central Business District on the corner of Alakea Street and Merchant Street. The location offers great visibility and has a generous amount of foot traffic. The space is equipped with a service counter, kitchen and equipment large enough to serve a large amount of customers on a daily basis. The space is ready to move in with minimal improvements.	KFS BRG

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
	1110 Bishop Street Art's Hideaway <a href="#">Loopnet ID: 16137864 / 16137867</a>	1,742	\$1.72	\$0.62	Turnkey open and operating restaurant and cocktail lounge. Included are use of the name, furniture fixtures, equipment, smallwares, décor menus, recipes, customer goodwill, cooperation in the transfer of liquor license and leasehold position. Asking \$95,000 plus food/bar/supply inventories at cost. This below grade Bishop Street frontage location and exterior signage, provides excellent exposure for the residents and business' in the area.	BRG
	1111 Bishop Street Remington College Building <a href="#">Loopnet ID: 13400499</a>	551 2,218	\$2.60 \$2.25	n/a 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
<b>EWA BEACH</b>	91-902 Fort Weaver Road <i>Ewa Beach Professional Center</i> <a href="#">Loopnet ID: 13745947</a>	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
<b>HAWAII KAI</b>	6600 Kalaniana'ole Highway <i>Hawaii Kai Corporate Plaza</i> <a href="#">Loopnet ID: 16209344</a> SUBLEASE	471	\$1.90	\$1.38	Unique retail/office space available in Hawaii Kai next to Central Pacific Bank, Outback Steakhouse, Roy's Restaurant, and a local real estate office and Satellite City Hall. There is ample parking within the complex for customers. The peaceful gardens within the plaza create a tranquil atmosphere, providing a memorable experience for tenants and visitors.	EP
<b>KAHALA</b>	4614 Kilauea Avenue <i>Kahala Korner</i> <a href="#">Loopnet ID: 16069997</a>	2,780	Negotiable	\$1.50	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.	EP
<b>KALIHI</b>	1199 Dillingham Boulevard <i>City Square Shopping Center</i> <a href="#">Loopnet ID: 16298655</a>	14,000 750 750 1,115 960	\$2.75 \$2.75 \$2.75 \$2.75 \$2.75	\$0.67 \$0.67 \$0.67 \$0.67 \$0.67	High traffic neighborhood shopping center for lease along the corridor between Kalihi, Iwilei and Downtown Honolulu. Enjoy the synergy from the co-tenants in the center that generate high visitor volume. Ample parking to accommodate customers.	RM
<b>KANEOHE</b>	45-1002 Kamehameha Highway <a href="#">Loopnet ID: 15767472</a>	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
	46-028 Kawa Street <i>Windward Centre</i> <a href="#">Loopnet ID: 16134411</a>	960	\$2.15	\$0.86	This 960 SF unit provides great visibility from the street and is perfect for service retail use. Space currently built out with large open area, private office/conference room and sink. Unit is located between Hair in Action salon and The Lomi Shop Va'a.	KYW
<b>KAPAHULU</b>	909 Kapahulu Avenue <a href="#">Loopnet ID: 15170763</a> SUBLEASE	1,722	\$2.50	\$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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KAPIOLANI	909 Kapiolani Boulevard <b>Loopnet ID: 15620694</b>	715	\$4.50 - \$5.00	\$0.67	Prime location and visibility! Enjoy high vehicle traffic along Kapiolani Boulevard and Ward Avenue. 236 residential condominiums sit directly above the premises, and the neighboring 492 unit Moana Vista is currently under construction. Free customer parking stalls make this location convenient to access.	AL RM
		1,460	\$4.50 - \$5.00	\$0.67		
KAPOLEI	590 Farrington Highway <i>Kapolei Shopping Center</i> <b>Loopnet ID: 13840702</b>	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> <b>Loopnet ID: 14141635</b>	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
	889 Kamokila Boulevard <i>Crossroads at Kapolei</i> <b>Loopnet ID: 15656618</b>	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 SSI
	Corner of Wakea St & Kapolei Pkwy <i>Kapolei Village Center</i> <b>Loopnet ID: 16126769</b>	900 - 6,600	\$5.00	\$1.00	This neighborhood grocery-anchored center, anchored by Foodland, will be one of two full-service market centers in Kapolei. The center is planned to have 22,430 sf of shop space, averaging from 900 to 1,600 sf, and 204 parking stalls. Desired uses for the center include financial services, fast food and sit-down restaurants, quick serve, apparel and gifts, personal care, electronics and medical.	NAF KFS MDB
KING	1132-1140 South King Street <b>Loopnet ID: 15943117</b>	435	\$2.75	\$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
		872	\$2.75	\$0.88		
	1350 South King Street <b>Loopnet ID: 16216261</b> SUBLEASE	718	\$3.67	\$1.05	This property is ideally located along South King Street one block east of Keeaumoku Street. The 2007 traffic count near the area along South King Street exceeded over 36,000 vehicles per 24-hour period. Take advantage of the many local businesses and restaurants near this location. The sublease space includes a large private office, cubicles in a large open room and double glass door entry right off the parking area.	EP

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	1491 South King Street <i>Liberty Building</i> <b>Loopnet ID: 15902255</b>	Grnd Flr (2,159) Mezz (1,466) 459	\$3.50 \$0.00 \$1.10	\$1.21 \$1.21 \$1.21	The 3,625 square foot retail space is a great opportunity for a business looking to benefit from the dynamic neighborhood along South King and Kaheka Streets. The space has a private restroom in the mezzanine level, high ceilings (21 feet downstairs and 10 feet upstairs). Suite 203 (office space), comprised of 459 square feet, is on the 2nd floor with open layout and large windows. Plumbing connections are available in the suite. With glass store front and great corner location, this space offers prime street visibility. Tenant improvement allowance available.	IK
<b>KUNIA</b>	94-673 Kupuohi Street <i>Kunia Shopping Center</i> <b>Loopnet ID: 13799733</b>	1,000 1,475	\$4.00 \$4.00	\$0.89 \$0.89	Kunia Shopping Center is one of the newest additions to central Oahu consisting of approximately 62,000 square feet of gross leasable area. This center is located within a growing master planned community with strong demographics. Strong national tenants include Denny's, Jack in the Box, GameStop, Starbucks, Jamba Juice, Fantastic Sams, Baskin Robbins and Taco Del Mar. 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.	NAF
<b>MCCULLY</b>	1018 McCully Street <b>Loopnet ID: 16172144</b>	4,800	\$2.50 - \$2.75	TBD	Located in the heart of Honolulu, this free standing building has a dedicated parking lot with an ample amount of available street parking. The subject site is located on the corner of McCully Street and Young Street and offers high visibility along one of the main arteries leading in and out of Waikiki. Many nearby eateries, businesses and residential units provide an increased amount of foot traffic making this a prime location for any business.	SGT EP
<b>MILILANI</b>	95-221 Kipapa Drive <i>Mililani Shopping Center</i> <b>Loopnet ID: 13748108</b>	1,966 571 570	\$3.50 \$3.50 \$5.00	\$0.73 \$0.73 \$0.73	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, 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!	RYM NAF
	95-1249 Meheula Parkway <i>Town Center of Mililani</i> <b>Loopnet ID: 14474527</b>	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
<b>PEARL CITY</b>	1000 Kamehameha Highway <i>Pearl Highlands Center</i> <b>Loopnet ID: 8541692</b>	<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> <b>Loopnet ID: 14503763</b>	12,635	\$2.25	\$0.66	This 12,635 square foot retail space is located on the street level directly across from Sam's Club and fronts CompUSA. With parking located directly in front of the space, access for customers is both convenient and attractive.	NAF

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	98-1025 Moanalua Road <i>Pearlridge Center Uptown II</i> <a href="#">Loopnet ID: 14045297</a>	1,075 - 4,548	\$3.75 - \$4.50	\$1.72	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 1,075 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> <a href="#">Loopnet ID: 14543020</a>	1,000 - 30,000	\$4.25 - \$5.25	\$1.03	Pearl City Gateway is a retail development of approximately 150,000 sf, which is proposed to be anchored by Babies R' Us, PETCO, and Long's Drugs. The center is located across the street from Wal-Mart and the Pearl City Highland Shopping Center. 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 late summer 2009.	KYW
	98-1254 Kaahumanu Street <i>Times Square Shopping Center</i> <a href="#">Loopnet ID: 14373274</a>	840 - 3,625	\$2.95	\$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
<b>UNIVERSITY</b>	2404 South Beretania Street <i>University Towne Square</i> <a href="#">Loopnet ID: 15191443</a>	553 456 500 348 348 500 514 370 3,589	\$4.50 \$4.50 \$4.50 \$4.50 \$4.50 \$4.50 \$4.50 \$4.50 \$4.50	\$1.33 \$1.33 \$1.33 \$1.33 \$1.33 \$1.33 \$1.33 \$1.33 \$1.33	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
	2600 South King Street <i>Puck's Alley</i> <a href="#">Loopnet ID: 14768003</a>	899 1,110 248 256 1,822	\$3.00 \$3.75 \$1.00 - \$1.20 \$1.00 - \$1.20 \$1.00 - \$1.20	\$1.15 \$1.15 \$1.15 \$1.15 \$1.15	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.	IK

## Retail Properties For Lease

**September 2009**

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
	2615 South King Street <i>University Square (office spaces)</i> <b>Loopnet ID: 3681702</b>	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.	EP
		315	\$1.20 - \$1.40	A & B		
	2615 South King Street <i>University Square (retail spaces)</i> <b>Loopnet ID: 3681702</b>	278	\$1.20 - \$1.40	\$1.10 Bldgs C & D	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.	EP
		252	\$1.20 - \$1.40			
	2615 South King Street <i>University Square (retail spaces)</i> <b>Loopnet ID: 3681702</b>	3,112	\$1.20 - \$1.40	\$0.72		
		533	\$1.20 - \$1.40			
	2615 South King Street <i>University Square (retail spaces)</i> <b>Loopnet ID: 3681702</b>	1,673	\$2.95	\$0.72		
		574	\$2.00	\$0.72		
WAIKIKI	1778 Ala Moana Blvd <i>Discovery Bay Shopping Center</i> <b>Loopnet ID: 14145429</b>	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
		1,830	\$2.50	\$1.63		
		615	\$4.00	\$1.63		
		1,247	\$2.75	\$1.63		
	2057 Kalakaua Avenue <i>Kyoya</i> <b>Loopnet ID: 15507807</b>	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
	2255 Kalakaua Avenue <i>Sheraton Waikiki Hotel</i> <b>Loopnet ID: 16040502</b>	260	\$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 260 SF - 1,100 SF and combinable.	JGF KFS
		862	\$12.00 - \$15.00	\$0.45		
		1,100	\$12.00 - \$15.00	\$0.45		
		1,000	\$12.00 - \$15.00	\$0.45		
	2259 Kalakaua Avenue <i>Royal Hawaiian Hotel</i> <b>Loopnet ID: 16040495</b>	265	\$10.00 - \$13.00	\$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
	2464 Kalakaua Avenue <i>ResortQuest Waikiki Circle Hotel</i> <b>Loopnet ID: 14857900</b>	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

## Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
	2570 Kalakaua Avenue Aston Waikiki Beach Hotel <a href="#">Loopnet ID: 16275678</a>	1,334	\$10.00	TBD	This prime property is located on Kalakaua Avenue directly across from Waikiki Beach. Surrounded by hotels and various retail shops and eateries, the property attracts a diverse, high-volume crowd of both visitors and residents alike. The space offers a pleasant environment with a gorgeous view of the beach and ideal weather year-round.	KFS
<b>WAIPIO</b>	94-1024 Waipio Uka Street Waipio Center <a href="#">Loopnet ID: 14318740</a>	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

# Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
<b>NEIGHBOR ISLANDS</b>						
<b>BIG ISLAND Kailua-Kona</b>	<i>Queens' MarketPlace</i> <b>Loopnet ID: 15803985</b>	(A2) 800	\$6.00 - \$7.00	\$2.23	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	\$2.23		
		(A4) 1,236	\$5.00 - \$6.00	\$2.23		
		(A5) 1,613	\$10.00 - \$11.00	\$2.23		
		(2A1) 8,484	\$3.00 - \$4.00	\$2.23		
		(D1) 582	\$8.00 - \$9.00	\$2.23		
		(D2) 623	\$8.00 - \$9.00	\$2.23		
		(D6) 614	\$8.00 - \$10.00	\$2.23		
		(E3) 813	\$6.00 - \$7.00	\$2.23		
		(E4) 813	\$8.00 - \$9.00	\$2.23		
		(E5) 787	\$6.00 - \$8.00	\$2.23		
		(F12) 1,600	\$7.00 - \$8.00	\$2.23		
		(F13) 1,427	\$5.00 - \$6.00	\$2.23		
		(F17) 590	\$10.00 - \$11.00	\$2.23		
		(F18) 596	\$9.00 - \$10.00	\$2.23		
		(F19) 326	\$9.00 - \$11.00	\$2.23		
		(H5) 1,485	\$5.00 - \$6.00	\$2.23		
(H6) 1,276	\$5.00 - \$6.00	\$2.23				
(H7) 1,120	\$5.00 - \$6.00	\$2.23				
(J1) 984	\$7.00 - \$8.00	\$2.23				
(J2) 1,040	\$7.00 - \$8.00	\$2.23				
(J3) 1,033	\$10.00 - \$11.00	\$2.23				
(J4) 1,094	\$7.00 - \$8.00	\$2.23				
(K6) 1,213	\$7.00 - \$8.00	\$2.23				
(K7) 1,213	\$6.00 - \$7.00	\$2.23				
	Henry Street <i>Mauka Retail/Office Development</i> <b>Loopnet ID: 15831507</b>	(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
	75-5776 Alii Drive <i>Waterfront Row Restaurant</i> <b>Loopnet ID: 16274337</b>	2,200 6,900	\$2.25 \$2.25	\$1.63 \$1.63	Two ocean view restaurants available for lease. The first is a 6,990 SF restaurant on two floors fronting the ocean and the other is a second floor 2,200 SF waterfront view restaurant. Both are located within the Waterfront Row restaurant and retail complex. 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/pedestrian passageway. On-site customer parking is provided.	BRG
	75-5799 Alii Drive <i>Alii Sunset Plaza</i> <b>Loopnet ID: 16230076</b>	2,001 400 625 1,485 1,515	\$2.50 \$2.50 \$2.50 \$1.75 \$2.00	\$1.04 \$1.04 \$1.04 \$1.04 \$1.04	In the heart of Old Kailua Town, Alii Sunset Plaza offers street visibility to the high tourist traffic on Alii Drive. The center offers a magnificent ocean view and a relaxed, tropical courtyard setting. Large parking lot behind the building. Competitive rates. Built-out restaurant space available with large lanai seating area. Street front unit available, ideal for clothing, gifts, travel services, etc.	DP

## Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
	78-6831 Ali'i Drive Keauhou Shopping Center <a href="#">Loopnet ID: 15868264</a>	500 - 5,400	\$2.00 - \$3.00	\$1.29	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
<b>BIG ISLAND</b> Hilo	350 Kaumana Drive Kaumana Center <a href="#">Loopnet ID: 15884791</a>	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
	450 Kilauea Avenue Kilauea Business Center <a href="#">Loopnet ID: 16377890</a>	1,284 2,692	\$1.44 \$1.44	\$0.81 \$0.81	Kilauea Business Center is a quaint building with ample parking available on site and at the adjacent vacant site. It currently has three other tenants: Servco Time Warner Cable, and Title Guaranty of Hawaii. The large available spaces can be demised into smaller spaces if desirable.	EP
<b>BIG ISLAND</b> Waikoloa	68-1845 Waikoloa Drive Waikoloa Highlands Center <a href="#">Loopnet ID: 16191014</a>	500	\$2.50	\$0.85	Classic Plantation-Style architecture and verdant landscaping invite customers to come and linger at Waikoloa Highlands Center. Top quality anchor tenants include the popular Waikoloa Village Market, First Hawaiian Bank, and Chevron. So many services conveniently located in one place, ranging from medical and dental to insurance and banking. Plus, easy street access and convenient, free parking. This is a "must-stop" center for the affluent, growing community of Waikoloa Village.	MDB DP
		200	\$2.50	\$0.85		
		400	\$2.50	\$0.85		
		4,950	\$2.50	\$0.85		
		450	\$2.50	\$0.85		
		300	\$2.50	\$0.85		
		2,000	\$3.50	\$0.85		
		1,200	\$4.00	\$0.85		
1,200	\$3.50	\$0.85				
5,600	\$3.50	\$0.85				
<b>KAUAI</b> Kapaa	4-831 Kuhio Highway Kauai Resort Village <a href="#">Loopnet ID: 15064556</a>	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
<b>KAUAI</b> Lihue	4414 Kukui Grove Street <a href="#">Loopnet ID: 16319152</a>	393	\$2.00	\$1.00	Two newly remodeled offices spaces in Kukui Grove Village available for lease. The offices, located on the second floor, are easily combinable to accommodate a single user needing large space. Large windows are embedded in each private office, and lush garden foliage makes for a nice atmosphere.	EP
		418	\$2.00	\$1.00		
<b>MAUI</b> Kihei	2411 South Kihei Road Kamaole Beach Center <a href="#">Loopnet ID: 16060596</a>	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
		5,100	\$2.50	\$0.98		
		820	\$3.75	\$0.98		
	2463 S. Kihei Rd. Kamaole Shopping Center <a href="#">Loopnet ID: 14067834</a>	500	\$3.75	\$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

# Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
	1311 S. Kihei Rd. <i>Kihei Shopping Center</i> <a href="#">Loopnet ID: 16095988</a>	950 - 1,098	\$3.75	\$0.82	Kihei Shopping Center is located in the downtown area of Kihei that provides a critical mass of both resident and visitor shoppers. The Center has high visibility, a superior parking field and is anchored by high volume Longs Drugs Store.	MK Maui
	41 East Lipoa Street <i>Lipoa Center</i> <a href="#">Loopnet ID: 13778772</a>	3,106 760	\$2.00 \$2.00	\$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> <a href="#">Loopnet ID: 15754661</a>	6,900	\$2.50	n/a	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
<b>MAUI Kahului</b>	270 Dairy Road <i>Maui Marketplace</i> <a href="#">Loopnet ID: 13389311</a>	4,360 4,692 1,000 2,919 1,436	\$3.25 \$3.25 \$3.25 \$3.25 \$3.75	\$0.52 \$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 1 Imports, and Starbucks as their tenants.	MK Maui
	275 West Kaahumanu Avenue <i>Queen Kaahumanu Office Building</i> <a href="#">Loopnet ID: 16215884</a>	2,851	\$2.15	\$1.67	Located on the ground floor of the Queen Ka'ahumanu Office Building at the Queen Ka'ahumanu Shopping Center, this centrally located 2,851 sf office boasts a huge parking field with high visibility from Ka'ahumanu Avenue and shares the parking field with Macy's. Ideal for service/retail or office uses this well appointed office space is offered on a sublease basis.	MK SGT
	330 Hoohana Street <i>Wakea Business Center</i> <a href="#">Loopnet ID: 16316755</a>	6,000	\$1.25	\$0.36	Excellent opportunity to lease 6,000 square feet of high cube warehouse space including 900 square feet of office with restroom and shower. The subject property is closely located to Queen Kaahumanu Center, Kahului Shopping Center and Maui Mall.	MK
<b>MAUI Lahaina</b>	840 Wainee Street <i>Lahaina Square</i> <a href="#">Loopnet ID: 15605474</a>	644 909 454 1,818 4,970 1,942 993 493	\$1.50 - \$3.00 \$1.50 - \$3.00 \$1.50 - \$3.00 \$1.50 - \$3.00 \$1.50 - \$3.00 \$1.50 - \$3.00 \$1.50 - \$3.00 \$1.50 - \$3.00	\$0.87 \$0.87 \$0.87 \$0.87 \$0.87 \$0.87 \$0.87 \$0.87	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> <a href="#">Loopnet ID: 15758367</a>	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

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## Retail Properties For Lease

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NEIGHBORHOOD	PROPERTY ADDRESS	SF	RENT	OP EXP	COMMENTS	AGENT
	3350 Lower Honoapiilani Road <i>Honokowai Market Place</i> <a href="#">Loopnet ID: 16229825</a> SUBLEASE	635	\$3.50	\$0.82	This unique space in the Honokowai Market Place has excellent visibility along Lower Honoapiilani Road and the Honoapiilani Highway. This center is anchored by Star Market and has ample parking for customers and is easy to access right off the highway. Tenants enjoy synergy with the great mix of local retailers, quick-serve restaurants and design/remodeling service providers.	EP
	5095 Napilihau Street <i>Napili Plaza</i> <a href="#">Loopnet ID: 15654767</a>	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
<b>MAUI Kahana</b>	4465 Honoapiilani Highway <i>Kahana Gateway Resort Retail Center</i> <a href="#">Loopnet ID: 16236935</a>	201/202 205 208 209 214/215 304	Negotiable Negotiable Negotiable Negotiable Negotiable Negotiable	TBD TBD TBD TBD TBD TBD	Kahana Gateway Resort Retail Center provides excellent visibility and access from Honoapiilani Highway in the desirable West Maui neighborhood of Kahana. Anchors include Roy's Kahana Bar & Grill, Bank of Hawaii, McDonald's, Maui Brewing Company and RB Black Angus Restaurant.	KYW
<b>MAUI Wailuku</b>	790 Eha Street <i>Wailuku Town Center</i> <a href="#">Loopnet ID: 14303146</a>	1,600	\$2.00	\$0.73	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 <a href="#">Loopnet ID: 16060594</a>	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

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
AIEA	98-042 Kamehameha Highway <a href="#">Loopnet ID: 16211711</a>	2nd Floor	2,632	\$2.05	\$0.26	2,632 SF office space located on the second floor of the retail complex, Waimalu Shopping Center. The office lease currently expires on April 30, 2012, with the possibility of a direct lease for an extended term beyond 2012. The space is self contained with two restrooms and a separately controlled air conditioning unit. The space is basically a large open space, but also has one private office and lots of storage space.	SSI
	99-193 Aiea Heights Drive <a href="#">Loopnet ID: 15709972</a>		406 - 19,415	\$2.50 - \$3.50	\$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 SJM
AIRPORT	3049 Ualena Street <a href="#">Loopnet ID: 15374870</a>	210	1,454	\$1.55 - \$1.70	\$1.39	Airport Center tenants enjoy beautiful unobstructed ocean and mountain views in a conveniently located full-service facility. It is the only high-rise office building in the Airport/Mapunapuna area. Its distinctive 14-story Wyland murals are an easy-to-find landmark for visitors and clientele. Building amenities include a convenience store, tenant conference facilities, on-site professional management, and secured tenant and visitor parking in the attached 7-story parking garage. The building is home to a diversified tenant roster with representative industries including engineering, health care, technology, financial services, and government/military. All tenants allowed to use the beautiful conference room, free of charge.	SGT KB
		301	1,524	\$1.55 - \$1.70	\$1.39		
		310	1,325	\$1.55 - \$1.70	\$1.39		
		316	783	\$1.55 - \$1.70	\$1.39		
		318	1,422	\$1.55 - \$1.70	\$1.39		
		404	392	\$1.55 - \$1.70	\$1.39		
		405	386	\$1.55 - \$1.70	\$1.39		
		407	928	\$1.55 - \$1.70	\$1.39		
		410	1,000	\$1.55 - \$1.70	\$1.39		
		412	1,365	\$1.55 - \$1.70	\$1.39		
		502	1,228	\$1.55 - \$1.70	\$1.39		
		514	302	\$1.55 - \$1.70	\$1.39		
		702	1,306	\$1.55 - \$1.70	\$1.39		
		704	737	\$1.55 - \$1.70	\$1.39		
		705	459	\$1.55 - \$1.70	\$1.39		
		708	644	\$1.55 - \$1.70	\$1.39		
		714	1,016	\$1.55 - \$1.70	\$1.39		
		803	571	\$1.55 - \$1.70	\$1.39		
804	2,298	\$1.55 - \$1.70	\$1.39				
815	985	\$1.55 - \$1.70	\$1.39				
901	2,311	\$1.55 - \$1.70	\$1.39				
902	1,902	\$1.55 - \$1.70	\$1.39				
1003	1,035	\$1.55 - \$1.70	\$1.39				

## Office Properties For Lease

**September 2009**

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	3375 Koapaka Street <i>Airport Industrial Park SUBLEASE</i> <b>Loopnet ID: 16377907</b>		2,740	\$2.25 (G)	n/a	Located in the second floor, this office space contains six (6) perimeter offices, conference room, copy room, break room and reception area. Great layout for any office user. The building is located adjacent to the Honolulu International Airport and is easily accessed from the H-1 Freeway and Nimitz Highway. It is centrally located just minutes away from Downtown Honolulu, military bases, and the Pearl City/Aiea areas.	SGT
ALA MOANA	1441 Kapiolani Boulevard <b>Loopnet ID: 15302162</b>	PH 17th Floor	4,288 6,479	\$1.75 - \$1.95 \$1.65 - \$1.75	\$2.28 \$2.28	<u>PH Description:</u> This penthouse space provides a unique location for the user who needs a prestigious, exclusive office. The unit provides an exclusive-use elevator, private restrooms and 360-degree views of the ocean, mountains and city. Perfect for the organization that can appreciate the space's creative layout and renown history.  <u>17th Flr Description:</u> Within the heart of the Kapiolani corridor and adjacent to the newly constructed Nordstrom Department store, this full floor offers convenience, quality, and prestige with beautiful perimeter offices. In addition, parking is ample for customers and tenants alike with easy ingress and egress off Kapiolani Boulevard.	SGT
		Suite 1300 Suite 1700 Suite 1710 Suite 1730 Suite 1740 Suite 1760	4,861 2,298 1,787 2,598 2,181 941	\$1.65 - \$1.75 \$1.65 - \$1.75 \$1.65 - \$1.75 \$1.65 - \$1.75 \$1.65 - \$1.75 \$1.65 - \$1.75	\$2.03 \$2.03 \$2.03 \$2.03 \$2.03 \$2.03	The 17th floor 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
BERETANIA	1163 South Beretania Street <i>Occidental Building</i> <b>Loopnet ID: 16246255</b>	Grnd Flr	3,898	\$3.50 (G)	Included	Ground floor retail/office space in high traffic count corner of South Beretania and Piikoi Streets. Excellent exposure in a building that is a landmark in the center of Honolulu. Wide open space with 3 existing entry doors, own A/C system, bathrooms and plumbing. Bank vault in place. Available October 1, 2009.	MC
CBD	55 Merchant Street <i>Harbor Court SUBLEASE</i> <b>Loopnet ID: 14736402</b>	2502	1,740	Negotiable	\$1.29	This Class A office building offers its tenants spectacular harbor and mountain views. Greeted by a unique archway, tenants and visitors have access to two elevator banks with quick access to lower level and upper level floors. This full floor sublease presents to prospective tenants an option of various floor configurations. On-site restaurant makes the building a convenient place to work.	SGT
		2503	1,905	Negotiable	\$1.29		
		2504	1,199	Negotiable	\$1.29		
		2505	2,092	Negotiable	\$1.29		
		2506	853	Negotiable	\$1.29		

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	201 Merchant Street City Financial Tower SUBLEASE <a href="#">Loopnet ID: 14083906</a>	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
	220 South King Street Central Pacific Plaza <a href="#">Loopnet ID: 3678281</a>	6th Floor: 8th Floor: 9th Floor: 11th Floor: 15th Floor: 21st Floor:	3,659 413 1,097 3,148 656 3,232&4,660	\$1.70 - \$1.75 \$1.70 - \$1.75 \$1.70 - \$1.75 \$1.70 - \$1.75 \$1.70 - \$1.75 \$1.70 - \$1.75	\$1.23 \$1.23 \$1.23 \$1.23 \$1.23 \$1.23	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 <a href="#">Loopnet ID: 16006853</a>	Retail A Retail E 402 803 805 806 808 903 905 906	875 936 2,260 776 635 835 1,220 1,450 1,500 2,245	\$2.30 \$2.30 \$1.30 \$1.30 \$1.30 \$1.30 \$1.30 \$1.30 \$1.30 \$1.30	\$1.25 \$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 <a href="#">Loopnet ID: 16082762</a>	103/104 203 206 207/208 211	3,275 519 951 573 1,583	\$0.97 \$0.97 \$0.97 \$0.97 \$0.97	\$1.20 \$1.20 \$1.20 \$1.20 \$1.20	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

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	700 Richards Street <b>Loopnet ID: 16219008</b>	3rd Floor	5,765	2.25 (G)	Included	Harbor Square is a well managed and maintained commercial condominium building just steps away from the heart of Downtown Honolulu, this rare full floor office space opportunity provides nine (9) parking stalls, beautiful perimeter offices and a large conference room area, a welcome amenity for any office user.	SGT
	707 Richards Street <i>Ocean View Center</i> <b>Loopnet ID: 15374676</b>	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 Millilani Street <i>Haseko Center</i> <b>Loopnet ID: 15374676</b>	801 620 502 101 810	10,012 3,296 1,833 1,752 1,681	\$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		
	828 Fort Street Mall <i>Oceanit Center</i> <b>Loopnet ID: 16308331</b>	240 108 126 130 400 77	708 4,379 2,026 2,822 7,454 1,280	\$1.45 \$1.45 \$1.45 \$1.45 \$1.45 \$1.45	\$1.14 \$1.14 \$1.14 \$1.14 \$1.14 \$1.14	The Oceanit Center is a 61,994 SF Class A mid-rise office building located in the heart of Downtown Honolulu. This project was originally developed by James Campbell for its corporate headquarters and now provides a high corporate identity for Honolulu's finest business professionals. The building's superior location together with its abundant parking make the Oceanit Center Honolulu's hidden jewel box within the Central Business District.	SJM
	1000 Bishop Street <i>Cades Schutte Building SUBLEASE</i> <b>Loopnet ID: 15831548</b>	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
	1100 Alakea Street <i>Alakea Corporate Tower</i> <b>Loopnet ID: 15693291</b>	201	2,777	\$1.30 - \$1.40	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. *NEW TENANT WILL RECEIVE UP TO 6 MONTHS OF FREE PARKING FOR 2 PARKING STALLS*	SGT KB

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	1111 Bishop Street <i>Remington College Building</i> <b>Loopnet ID: 13400499</b>	506 508 513 515	318 303 487 949	\$1.00 \$1.00 \$1.00 \$1.00	\$1.31 \$1.31 \$1.31 \$1.31	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> <b>Loopnet ID: 15828673</b>	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> <b>Loopnet ID: 13855280</b>	202 207 215 216 301 305 316* 317*	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	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 <b>Loopnet ID: 14335596 / 16116574</b> OFL00166	2D 200 203 306 319 320 71SH	444 998 645 278 670 1,364 2,046	\$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
	116 South Hotel Street <i>Palm Union Building</i> <b>Loopnet ID: 4885516</b>	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

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	8 South King Street <b>Loopnet ID: 16056768</b>	202	1,331	\$1.00	\$1.00	The 2nd floor office space in the heart of the Arts District is the newest office space on the market! Suite #202 is approximately 1,331 square feet. Enjoy private restrooms and large open work areas in front of each of 3 private offices. Each office has large windows overlooking Nuuanu Avenue. This building boasts original red brick construction with lots of old world charm!	KB
	12 South King Street <b>Loopnet ID: 14614195</b>	Office	2,574	\$1.75	\$0.98	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> <b>Loopnet ID: 13540664</b>	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
<b>IWILEI</b>	560 North Nimitz Highway <b>Loopnet ID: 15876545</b>	113 114A 126A 201E/205 202 213 216 218 230	1,161 940 802 2,344 1,643 1,976 1,441 3,258 1,129	\$1.50 - \$2.25 \$1.50 - \$2.25 \$1.50 - \$2.25 \$1.50 - \$2.25 \$1.50 - \$2.25 \$1.50 - \$2.25 \$1.50 - \$2.25 \$1.50 - \$2.25 \$1.50 - \$2.25	\$0.99 \$0.99 \$0.99 \$0.99 \$0.99 \$0.99 \$0.99 \$0.99 \$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 \$100 per month per stall with lots of free customer parking. Large conference room available.	KB

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KAHALA	4210- Waialae Avenue 4218 <i>Kahala Square</i> <b>Loopnet ID: 14534702</b>	A-201	597	\$2.00	\$1.17	This property is a freestanding office building with onsite parking and ample street parking available. Ideal for a school or office operations, the property is close to Kahala Mall, Zippy's, and other financial and retail operations. Ground lease through December 31, 2011 is available for assignment. Ideal for a business seeking presence in the desirable East Oahu submarket.	EP
		A-202	1,320	\$1.80	\$1.17		
	4614 Kilauea Avenue <i>Kahala Korner</i> <b>Loopnet ID: 13844784</b>	201	604	\$1.80	\$2.13	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.	EP
204	504	\$1.80	\$2.13				
206	540	\$1.80	\$2.13				
KAHALA	4747 Kilauea Avenue <i>Kahala Professional Building</i> <b>Loopnet ID: 13780595</b>	201	516	\$2.15	\$1.91	A Kahala landmark, this two-story building's wonderful central courtyard provides a relaxing, garden-like atmosphere. Suites 201, 202, 212 and 213 are available for lease.	MG SJM
		202	930	\$2.15	\$1.91		
		212	632	\$2.15	\$1.91		
		213	360	\$2.15	\$1.91		
KAIMUKI	3465 Waialae Avenue <i>Kaimuki Plaza</i> <b>Loopnet ID: 13773422</b>	240	1,554	\$2.30	\$1.19	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
		270	1,066	\$2.30	\$1.19		
290		966	\$2.30	\$1.19			
360		1,253	\$2.30	\$1.19			
3638 Waialae Avenue <b>Loopnet ID: 14714179</b> <b>SUBLEASE</b>	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	670 Queen Street <b>Loopnet ID: 16243168</b>	204	1,075	\$0.90 - \$2.00	\$0.82	Waterhouse Commercial Building provides a cost-efficient, flex space 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. Tenant parking available for \$125.00 per stall per month.	KYW AC
		210	3,544	\$0.90 - \$2.00	\$0.82		
		676	2,000	\$0.90 - \$2.00	\$0.82		
		680	1,777	\$0.90 - \$2.00	\$0.82		
		705	3,506	\$0.90 - \$2.00	\$0.82		
		729C&D	6,285	\$0.90 - \$2.00	\$0.82		
KALIHI	1199 Dillingham Boulevard <i>City Square Shopping Center</i> <b>Loopnet ID: 16298655</b>	Annex 202	1,008	\$1.25	\$0.88	High traffic neighborhood shopping center for lease along the corridor between Kalihi, Iwilei and Downtown Honolulu. Enjoy the synergy from the co-tenants in the center that generate high visitor volume. Ample parking to accommodate customers.	SSI
		Annex 203	1,008	\$1.25	\$0.88		
		B201/201A	1,404	\$1.50	\$0.67		
		B-204	1,027	\$1.50	\$0.67		
		B-206	870	\$1.50	\$0.67		
		B-208	1,550	\$1.50	\$0.67		

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KAPIOLANI	711 Kapiolani Boulevard <i>Pacific Park Plaza</i> <b>Loopnet ID: 15850829</b> <b>SUBLEASE</b>	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> <b>Loopnet ID: 15242621</b>	200	6,195	\$2.10 - \$2.15	\$1.30	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	\$1.30		
		425	2,249	\$2.10 - \$2.15	\$1.30		
		430	919	\$2.10 - \$2.15	\$1.30		
		925	622	\$2.10 - \$2.15	\$1.30		
		930	1,163	\$2.10 - \$2.15	\$1.30		
		1080	3,055	\$2.10 - \$2.15	\$1.30		
		1130	718	\$2.10 - \$2.15	\$1.30		
		1150	1,827	\$2.10 - \$2.15	\$1.30		
1200		3,181	\$2.10 - \$2.15	\$1.30			
1290	2,028	\$2.10 - \$2.15	\$1.30				
1170	2,134	\$2.10 - \$2.15	\$1.30				
1600	8,421	\$2.10 - \$2.15	\$1.30				
725 Kapiolani Boulevard <i>Imperial Plaza</i> <b>Loopnet ID: 14527968</b>	212	1,853	\$1.00	\$1.45	This second floor office space is located in a professional environment with an attractive open air atrium. Easy access off the elevator, the space is efficiently laid out with four private offices, a conference room, storage room, kitchen and large reception area. Clean, airy and easy to show.	KYW	
770 Kapiolani Boulevard <b>Loopnet ID: 15932190</b>	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			
	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				
1388 Kapiolani Boulevard <b>Loopnet ID: 16285018</b>		700 - 3,520	\$1.50	\$1.00	The available spaces are located on the second floor of this two-story building. Tenant and customer parking are located in the front of the building.	SSI KB	
1600 Kapiolani Boulevard <i>Pan Am Building</i> <b>Loopnet ID: 575693</b> <b>SUBLEASE</b>	1000	1,096	\$1.50	\$1.45	This office space is located on the 10th floor in the Ewa corner of the building. It is efficiently built out with some perimeter offices and open areas for cubicles. Furniture available for sublessee's use.	SSI	
KAPOLEI	563 Farrington Highway <i>Halekuai Center</i> <b>Loopnet ID: 16237489</b>	104	1,281	Negotiable	TBD	Halekuai Center provides a visible and easily accessible property located in the heart of Kapolei's existing commercial district. Great foot traffic and strong co-tenancy with Chevron, Starbucks Coffee, Jamba Juice, Papa John's Pizza, Verizon Wireless, Sumo Ramen and Tiffany Nails.	KYW
		107	1,512	Negotiable	TBD		
		207	1,001	Negotiable	TBD		

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	1001 Kamokila Blvd. Campbell Square <b>Loopnet ID: 13940068</b>	KB				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	\$1.40		
		181	1,207	\$2.50	\$1.40		
	Main Street (Leihano Village) <b>Loopnet ID: 15160555</b>	211	2,825	\$2.00	\$1.40	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
		237	2,295	\$2.00	\$1.40		
		249	1,226	\$2.00	\$1.40		
		323	1,241	\$2.00	\$1.40		
		698 - 7,338	\$2.75 - \$3.00	\$0.75			
	2149 Lauwiliwili Street <b>Loopnet ID: 14501194</b>	2nd Flr	3,200	\$1.90 (G)	n/a	This building is located in the Kapolei Business Park, a fully improved modern business and industrial park containing wide roads and landscaping. The building is beautifully built out with lots of windows, 5 private offices, kitchen and restrooms. Additionally, there are eight free parking stalls dedicated to this office space.	SSI KB
<b>KING</b>	1521 South King Street Continental Building <b>Loopnet ID: 3681402</b>	307	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.	SSI
		401	700	\$1.25 - \$1.35	\$1.10		
	1523 Kalakaua Avenue 1523 Kalakaua Building <b>Loopnet ID: 10759973</b>	104	962	\$1.20	\$1.19	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	\$1.19		
		202 & 205	946	\$1.20	\$1.19		
		207	460	\$1.20	\$1.19		

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
MCCULLY	1018 McCully Street <a href="#">Loopnet ID: 16172144</a>	Grnd Flr	4,800	\$2.50 - \$2.75	TBD	Located in the heart of Honolulu, this free standing building has a dedicated parking lot with an ample amount of available street parking. The subject site is located on the corner of McCully Street and Young Street and offers high visibility along one of the main arteries leading in and out of Waikiki. Many nearby eateries, businesses and residential units provide an increased amount of foot traffic making this a prime location for any business.	SGT EP
MILILANI	95-660 Lanikuhana Avenue <a href="#">Loopnet ID: 15573078</a> 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
MOILIILI	2320/ South King Street 2334 <a href="#">Loopnet ID: 15936235</a>	205 208	2,406 1,870 717	\$1.15 \$1.25 \$1.25	\$1.11 \$1.36 \$1.36	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
PEARL CITY	98-1247 Kaahumanu Street Newtown Square <a href="#">Loopnet ID: 13833857</a>	107 109 110 117A 118 217 222 224 306 318 322	643 593 1,813 458 6,516 1,455 1,049 1,046 802 1,049 618	\$1.65 \$1.65 \$1.65 \$1.65 \$1.65 \$1.65 \$1.65 \$1.65 \$1.65 \$1.65 \$1.65	\$1.78 \$1.78 \$1.78 \$1.78 \$1.78 \$1.78 \$1.78 \$1.78 \$1.78 \$1.78 \$1.78	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.	MG SJM
	98-1256 Kaahumanu Street Times Square Shopping Center <a href="#">Loopnet ID: 15667468</a>		873 - 3,759	\$1.95	\$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 <a href="#">Loopnet ID: 3681698</a>	100 200 201 206 310 505	4,060 1,880 560 575 435 435	\$1.25 - \$1.30 \$1.25 - \$1.30 \$1.25 - \$1.30 \$1.25 - \$1.30 \$1.25 - \$1.30 \$1.25 - \$1.30	\$1.32 \$1.32 \$1.32 \$1.32 \$1.32 \$1.32	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.	MG SJM

## Office Properties For Lease

**September 2009**

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NEIGHBORHOOD	PROPERTY ADDRESS	SPACE ID	SF	BASE RENT	OP EXP	COMMENTS	AGENT
	2615 South King Street <i>University Square (office spaces)</i> <b>Loopnet ID: 3681702</b>	C-2A	546	\$1.20-\$1.40	\$0.72 Bldgs A & B \$1.10 Bldgs C & D	University Square is conveniently located at the intersection of South King Street and University Avenue. This building is ideal for businesses looking for office spaces in the University area surrounded by many shops and restaurants.	EP
		C-2B	315	\$1.20-\$1.40			
		C-2C	278	\$1.20-\$1.40			
		C-2D2	252	\$1.20-\$1.40			
		C-3rd Floor	3,112	\$1.20-\$1.40			
		D-10201	533	\$1.20-\$1.40			
		D-10206	320	\$1.20-\$1.40			
	2615 South King Street <i>University Square (retail spaces)</i> <b>Loopnet ID: 3681702</b>	A-101	1,673	\$3.50	\$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.	EP
		A-104B	574	\$2.00	\$0.72		
<b>WAIKIKI</b>	2255 Kuhio Avenue <i>Waikiki Trade Center SUBLEASE</i> <b>Loopnet ID: 15295666</b>	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
<b>WAIPAHU</b>	94-229 Waipahu Depot Road <b>Loopnet ID: 3681761</b>	100	5,171	\$1.65 - \$1.80	\$1.15 Included Included Included	Best office building in Waipahu! This office building is centrally located in Waipahu at the corner of Farrington Highway and Waipahu Depot Road. Full service building with elevator access and free customer parking.	MC
		407	230	\$2.70 (G)			
506		262	\$2.70 (G)				
508		253	\$2.70 (G)				
	94-1187 Ka Uka Boulevard <b>Loopnet ID: 16144413</b>	Office Warehouse	6,943 4,940	\$1.48 \$1.48	TBD TBD	This freestanding property is comprised of a well-maintained two-story office building with 6,943 SF of office space with an adjacent 4,940 SF warehouse with one grade level roll-up door. The property has ample parking and is in move-in condition a great opportunity!	KB MDB AC
<b>NEIGHBOR ISLANDS</b>							
<b>MAUI</b> <b>Kahana</b>	10 Hoohui Road <i>Kahana Gateway Professional Center</i> <b>Loopnet ID: 16237474</b>	103 108 202 211 304/305	275 556 433 520 1,382	Negotiable Negotiable Negotiable Negotiable Negotiable	TBD TBD TBD TBD TBD	Kahana Gateway Professional Center is West Maui's premiere office property. With a professional atmosphere, the building is a great fit for medical and office users. The three-story building provides ample parking, great access and the available suites provide efficient, practical space configurations.	KYW