



614 KAPAHULU

HIGH VISIBILITY CORPORATE HEADQUARTERS
FOR SALE & LEASE



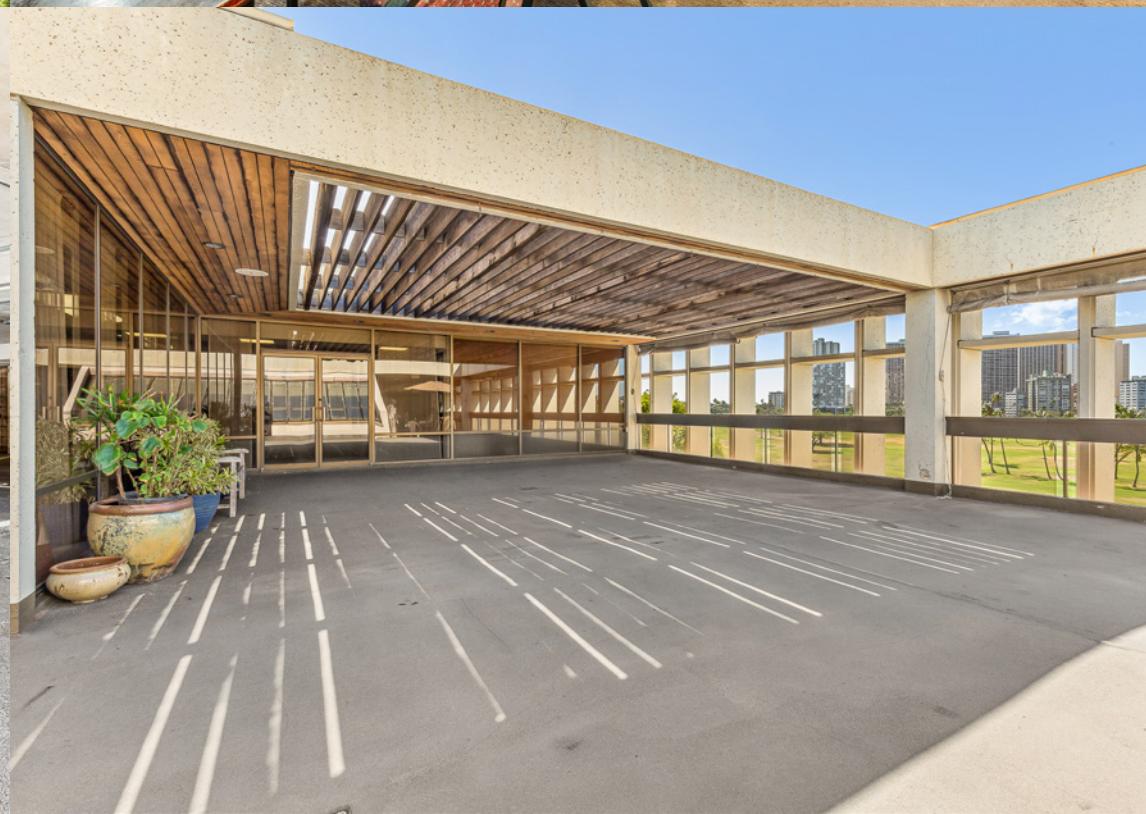
Property Summary

(1) 2-7-36: 3	Fee Simple	B-2 Community Business District	40 feet	1977	\$14,500,000
TMK	Tenure	Zoning	Height Limit	Year Built	Asking Sales Price
35,284 sq. ft	45,959 sq. ft	32,723 sq. ft	75 Total (Surface: 25 Covered: 50)		55 Surface stalls
Land Area	Building Area (Gross)	Leaseable Area (Gross)	Parking		Additional Parking (548 Kapahulu Ave.)

Investment Highlights

- Rare large continuous spaces from 10,400 sq. ft to 32,725 sq. ft
- Buy well below replacement costs
- Building outfitted with solar to reduce operating costs
- High concentration of amenities in neighborhood, restaurants, grocery stores, coffee shops, and gas stations
- Exclusive entertainment space on top floor overlooking the Ala Wai Canal
- Private and secure corporate headquarters
- Easy access to H-1 Freeway and Waikiki





Property Highlights

Strategic Location



On the edge of Waikiki, with easy access to top Hawaii tourist spots.

Convenient Access



Near popular attractions and essential amenities, enhancing lifestyle for residents and visitors.

On-Site Parking



Ample on-site parking and connected to an overflow lot. Valet service is offered in the evenings in the parking garage for convenience.

Neighborhood Charm



Located in Kaimuki/Kapahulu, surrounded by desirable residential areas and an eclectic mix of local shops and dining.

Current Tenant



Side Street Inn, a neighborhood establishment for locals and tourists alike.

Prominent Visibility



Positioned on Kapahulu Avenue, offering excellent street-front visibility for businesses.

Spaces Available

For Lease Details



Base Rents PSF/Mo (NNN)

Restaurant

\$3.25 - \$3.50

Office

\$1.50 - \$1.75

Term

5 - 10 Years

CAM

\$2.40 (est.)

By the Floor

Square Feet

- First Floor | 11,541 SF
- Second Floor | 10,410 SF
- Third Floor | 10,772 SF

Leasing Highlights

Property Highlights

■ Flexible Leasing Options

The building offers both rental and leasing opportunities, catering to a variety of business needs and preferences

■ Professional Property Management

Managed by a reputable local company, tenants can expect high-quality service, including regular maintenance and tenant support, ensuring a well-maintained environment

■ Accessibility

The building is designed to be accessible, making it suitable for businesses that require facilities for all clients and employees, including those with disabilities

■ Diverse Space Options

The building accommodates various types of businesses, from retail to office spaces, allowing for flexibility in how tenants can utilize their rented spaces

■ Strategic Location

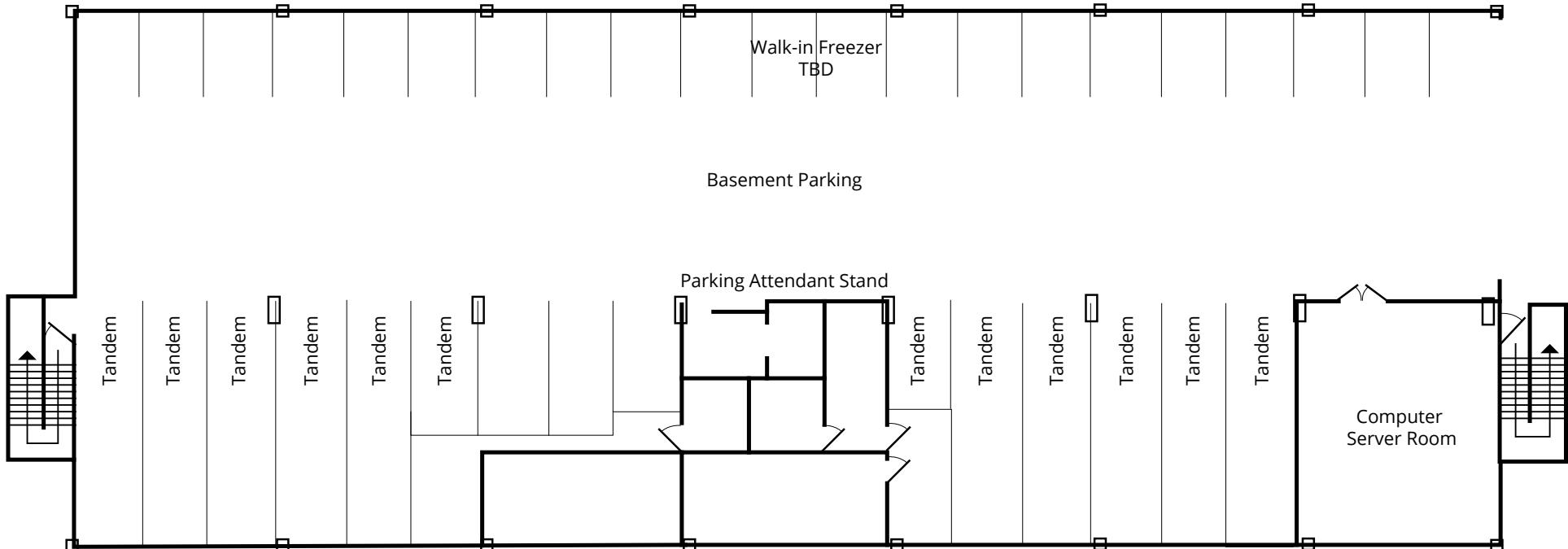
The property is close to major businesses in Waikiki and is in close proximity to executive and employee housing







Floor Plans

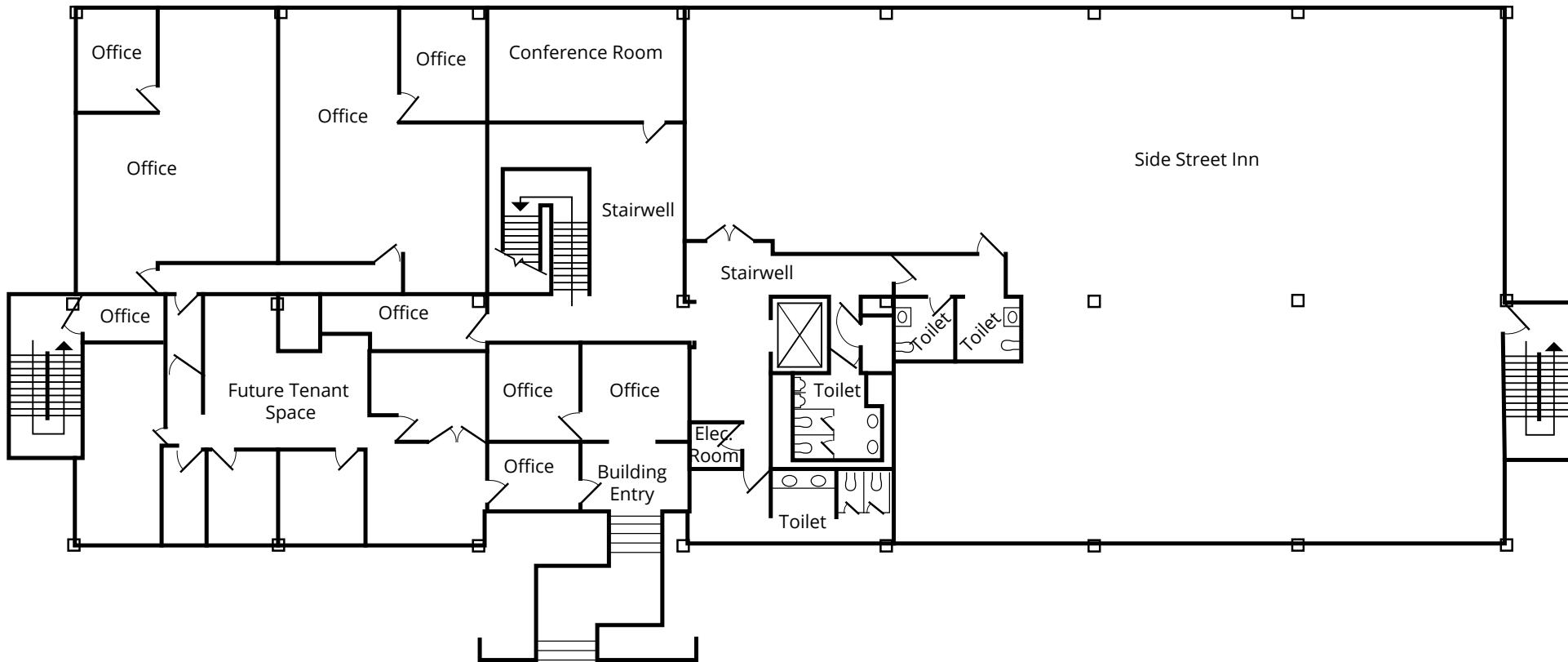


Basement Floor

- Single & Tandem parking stalls
- Large walk-in freezer
- Parking attendant

Disclaimer: The siteplan provided is not drawn to scale and is for illustrative purposes only. The parking stall locations shown are approximate, derived from aerial imagery, and subject to change.

Floor Plans

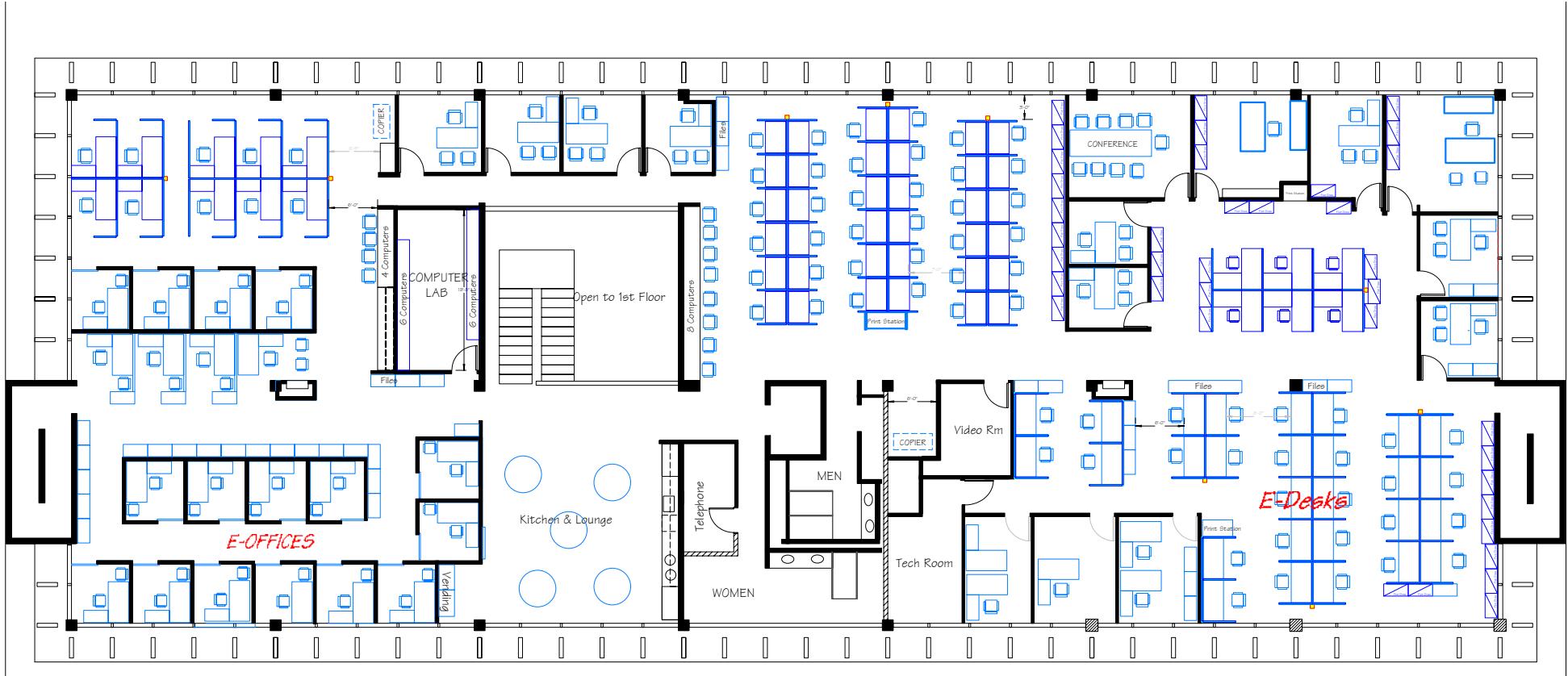


Ground Floor

- Flexibility for combining offices or changing to retail use
- Easy access from the street or parking garage
- Excellent visibility along busy Kapahulu Ave

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Floor Plans

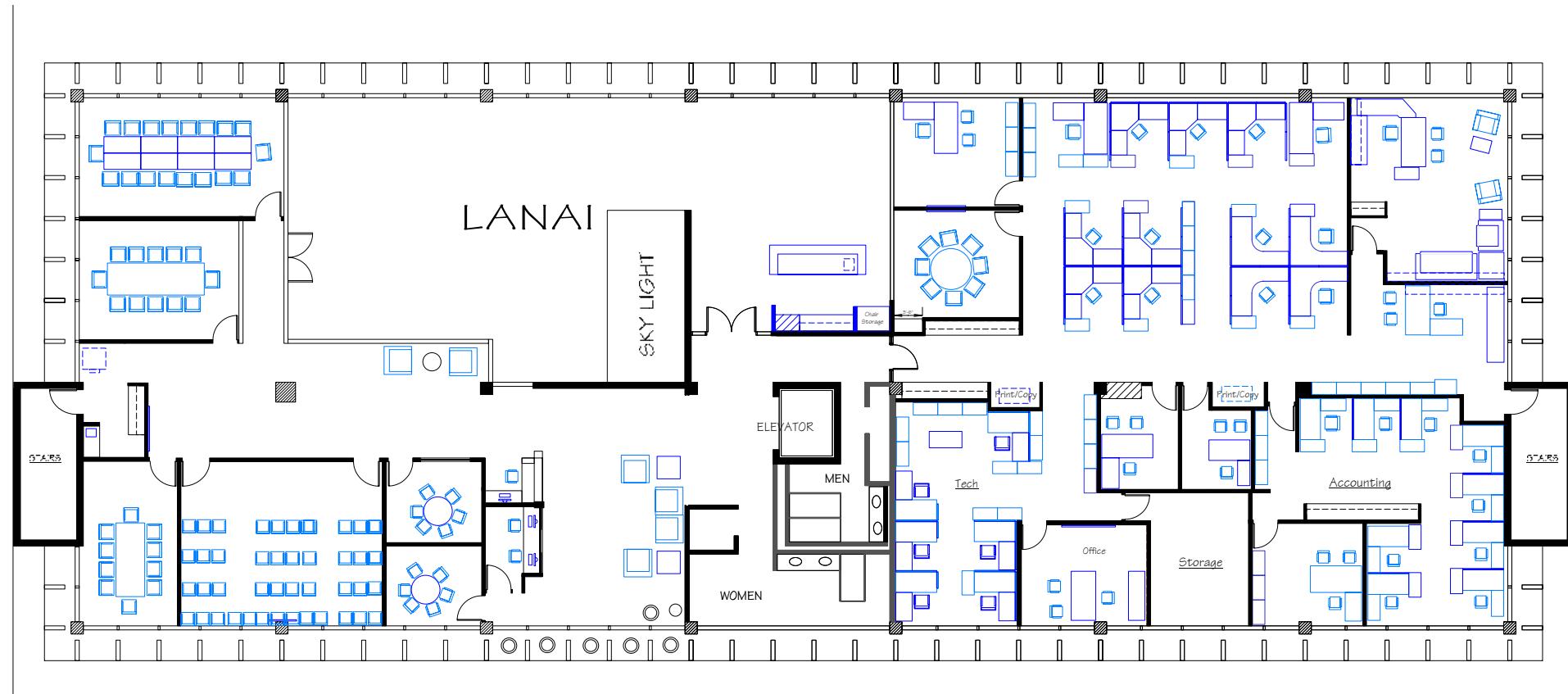


Second Floor

- Large format conducive towards full floor occupancy
- Flexibility to maintain the open layout or close off to create private offices or more conference rooms

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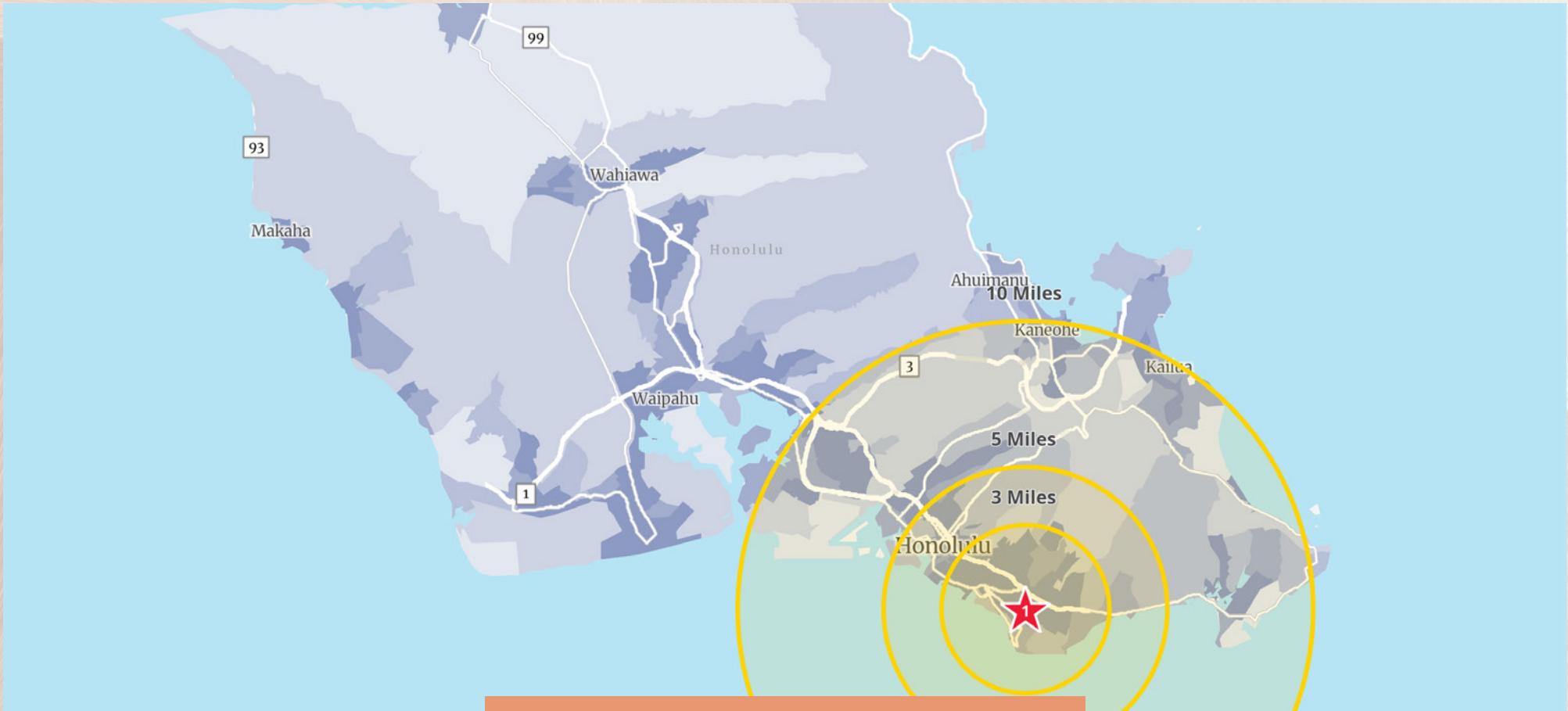
Floor Plans



Third Floor

- Private, open-air courtyard, excellent for private functions, corporate meetings or team building events
- Full kitchen allows for additional amenities
- Ample meeting room spaces in different size ranges

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Demographics

Demographics	3-Mile	5-Mile	10-Mile
Population	186,395	273,259	508,116
Households	85,087	119,492	192,368
Avg. Household Income	\$118,098	\$123,281	\$134,390
Median Age	44.0	44.2	42.3
Bachelor's Degree +	48.0%	45.8%	42.6%



Contact Us

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CONFIDENTIALITY AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (this "Agreement") is made as of the _____ day of _____, 2024, by _____ ("Recipient"), in favor of WSC Capital LLC, whose principal place of business and post office address is P.O. Box 161261, Honolulu, HI 96816 the owner of the Asset (defined below) ("Owner"), with respect to the fee simple interest in the property commonly known as 614 Kapahulu Avenue containing approximately 35,284 square feet of land, located at 614 Kapahulu Avenue, Honolulu, HI 96815, TMK Number(s) (1) 1-2-7-36-3 and all improvements thereon ("Asset").

1. Background.

Owner and/or Owner's broker, Colliers International ("Colliers") may be providing and/or making available to Recipient information and/or documents relating to the Asset. The information may be presented to Recipient in various forms including, but not limited to, photocopies of documents, digital information on CD-ROM, digital information sent via electronic mail, and/or digital information accessible via the Internet (collectively "Information").

2. Confidentiality.

Recipient, including, but not limited to its directors, officers, employees, managers, members and/or shareholders, agrees that it will keep all Information, including any information derived from the Information, regardless of whether the Information is marked or specifically identified as "confidential" or "proprietary", confidential, except as to Recipient's professional consultants (disclosed to Owner in advance) who will be evaluating the feasibility of Recipient acquiring the Asset. The Confidential Information shall not include such portions thereof which (i) are or become available to the public other than as a result of a disclosure by the Recipient; (ii) becomes available on a non-confidential basis from another source which is not subject to a confidentiality agreement; (iii) was known by the Recipient prior to its disclosure by the Disclosing Party; or (iv) are required to be disclosed by applicable law or at the request of any regulatory authority having jurisdiction over the undersigned.

Recipient further agrees, prior to disclosing the Information to any consultants, that it will inform such consultant that they are required to observe and maintain the confidentiality of the Information and the provisions of this Agreement. Recipient is authorized to share such Confidential Information with investors only after such investors have also signed a Confidentiality Agreement with similarly content that the expressed in this Confidentiality Agreement.

3. Limitation on Use of Information.

All Information furnished to Recipient by Owner will be used solely by Recipient for the purpose of evaluating the feasibility of purchasing the Asset and Recipient agrees not to use the Information, including any information derived from the Information, for any other purpose.

4. Limitation on Disclosure of Information.

Recipient will not disclose to anyone, with exception to its disclosed consultants, the existence of or any other aspect of the Information or any information derived from the Information.

5. Prohibition Against Copying and Return of Materials.

No copies of the Information shall be made or disclosed to anyone whatsoever without the prior written consent of Owner. Upon the completion of the above-described evaluation, or upon request by Owner, Recipient shall return to Owner all Information in the form that was provided to Recipient and any and all duplications thereof.

6. Damages.

Recipient acknowledges and agrees that Owner has a substantial, material and proprietary interest in the Information and that if the Information or any other information protected under this Agreement is disclosed by Recipient in any respect whatsoever without Owner's prior written consent, Owner may suffer immediate and irreparable harm and may be substantially and materially damaged.

7. Remedies.

In the event Recipient breaches any of the conditions set forth in this Agreement, Owner shall have the right to exercise all of its rights and remedies at law and equity, including, without limiting the generality of the foregoing, the right to obtain injunctive relief. The non-prevailing party shall pay all costs and expenses, including, without limitation, reasonable attorneys' fees incurred by the prevailing party in enforcing any of the covenants or conditions contained in this Agreement.

8. Agency.

Owner is represented by Colliers, a licensed real estate broker in the State of Hawaii. The brokerage agreement between Owner and Colliers provides for a two percent (2%) commission to any properly licensed broker representing the buyer of the Asset. If a properly licensed real estate broker represents Recipient, Recipient must provide the information below simultaneously with the execution of this Agreement. If Recipient's broker is not listed below at the time of Recipient's execution hereof, neither Owner nor Colliers shall be obligated to compensate any alleged brokerage representative of Recipient making claims to commissions at a subsequent date and Recipient shall indemnify, defend and hold Owner and Colliers harmless from any brokerage commission claims. If a properly licensed real estate agent represents itself as Recipient or if a real estate agent is a principal or owner of Recipient, neither Owner nor Colliers shall be obligated to compensate Recipient. No commission will be accrued or paid unless the sale is closed and proceeds distributed to Owner.

Recipient's Broker:

Company: _____

Agent: _____

(if not represented

License No.: _____

please write "NONE")

Address: _____

City: _____

State & Zip: _____

Telephone: (_____) Fax: (_____)

Email: _____

9. No Waiver.

No waiver by Owner of any breach hereunder shall be deemed a waiver of any other or subsequent breach.

10. No Oral Modifications.

This Agreement may not be altered, amended, changed, waived, terminated or modified in any respect or particular unless the same shall be in writing and consented to by Owner and Recipient.

11. Successors and Assigns.

This Agreement shall inure to the benefit of Owner and to its successors and assigns and be binding upon Recipient and its legal representatives, successors and assigns.

12. No Third Party Beneficiaries.

This Agreement is not intended to confer any benefits upon any persons, firms, corporations or other entities except Owner and Recipient and their respective directors, officers, employees, managers, members and/or shareholders.

13. Choice of Law.

This Agreement shall be construed, governed and enforced in accordance with the laws of the State of Hawaii without giving effect to principles of conflict of laws.

14. No Other Agreement.

Recipient acknowledges that this Agreement is solely for the purpose of establishing the confidentiality of the Information and does not grant Recipient any exclusive or other rights in connection with the purchase of Owner's Asset.

15. Termination.

This agreement shall terminate upon the date which is one (1) year from the date hereof.

IN WITNESS WHEREOF, Recipient has executed this Agreement as of the day and year first hereinabove set forth.

“Recipient”

Signature

Date

Print Name

Title

Company/Organization

E-Mail

Address

City/State/Zip

Direct Phone

Mobile Phone

Facsimile

Company/Organization Website**Additional Partner(s)/Broker(s) requesting to review due diligence documents:**

Signature/Date

Company/Organization

Print Name

E-Mail

Signature/Date

Company/Organization

Print Name

E-Mail

Please return signed Confidentiality Agreement (preferably via email in PDF format) to:

COLLIERS INTERNATIONAL

Attn: Mark D. Bratton* (R) CCIM
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Fax: 808-521-0977
Email: mark.bratton@colliers.com

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* Bratton Realty Advisers, Ltd., exclusively contracted to Colliers International HI, LLC