



99-1046 Iwaena Street, Suite 107
Aiea, Hawaii 96701

Ofc: (808) 486-2035



FOR LEASE ! **GENTRY WAIPIO BUSINESS PARK**

- Address:** 94-479 UKEE ST.
- Description of Premises:** Approximately 1,000 sq.ft. of second floor office space with private restroom. 2 private offices and open area layout. Offices and open area have split A/C units. Private Entrance. Excellent condition!
- Base Rent:** \$2.25 per sq.ft. per month with annual increases
- Common Area Charges:** Currently estimated at \$.47/sq.ft./month.
Common area charges includes a prorata share of real property taxes, water & sewer, Lessors building fire & liability insurance, landscaping, roving security guard services, and building maintenance and repairs.
- Lease Term:** Negotiable
- Parking:** Available on premises. To be determined. 2 Common Handi-Cap stalls.
On Street parking in industrial park.
- Security Features:** After hours "Roving Security Guard Services" in Park.
Fenced and gated property. Security Camera on property

FOR FURTHER INFORMATION AND SHOWINGS PLEASE CONTACT

MARCIA MORENO-PRINCIPAL BROKER Cell: (808) 256-2342