



Lanihau Professional Center Complex

75-5591 Palani Rd, Kailua Kona, HI 96740



William Wong

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Lanihau Professional Center Complex

\$21.00 /SF/YR

- 165 parking stalls available, more than any other office complex.
- Centrally located close to bank, post office, restaurants and shopping centers.
- ...

1. 165 parking stalls available, more than any other office complex
2. Centrally located close to bank, post office, restaurants and shopping centers.
3. We generate more than 1,000 patrons to our complex each DAY. If your company needs exposure, this is instant exposure for you.
4. We try to maintain our property very well. We have begun a modernization makeover in the lobbies and hallways including new flooring.
6. We have a full time maintenance person for any common area repairs or maintenance. We have our own janitorial staff for common areas 7 days/week.
8. We have security personnel from 7pm to 3am 7 days a week.



Rental Rate:	\$21.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	76,671 SF
Year Built:	1986
Walk Score ©:	65 (Somewhat Walkable)
Rental Rate Mo:	\$1.75 /SF/MO

2nd Floor Ste 2002

Space Available	855 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 10 Years

This move in ready unit includes built-in reception and waiting room for patients, private bathroom, a physician's office, (3) three exam/treatment rooms, and a lab room. This corner unit has lots of windows allowing for natural light.

1

2nd Floor Ste 2004

Space Available	1,616 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

This unit is a large office that opens into a reception area then moves into a wide open space with 3 private offices along windows exposing highway and mountain views. There is a large breakroom/kitchen with sink. Large storage room.

2

2nd Floor Ste 2008-B

Space Available	1,072 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

When you enter the unit you walk through a hallway where it opens into an open space with lots of windows. Bright and light office with ocean views. Unit contains one office/conference room. There is also a kitchen sink with counter.

3



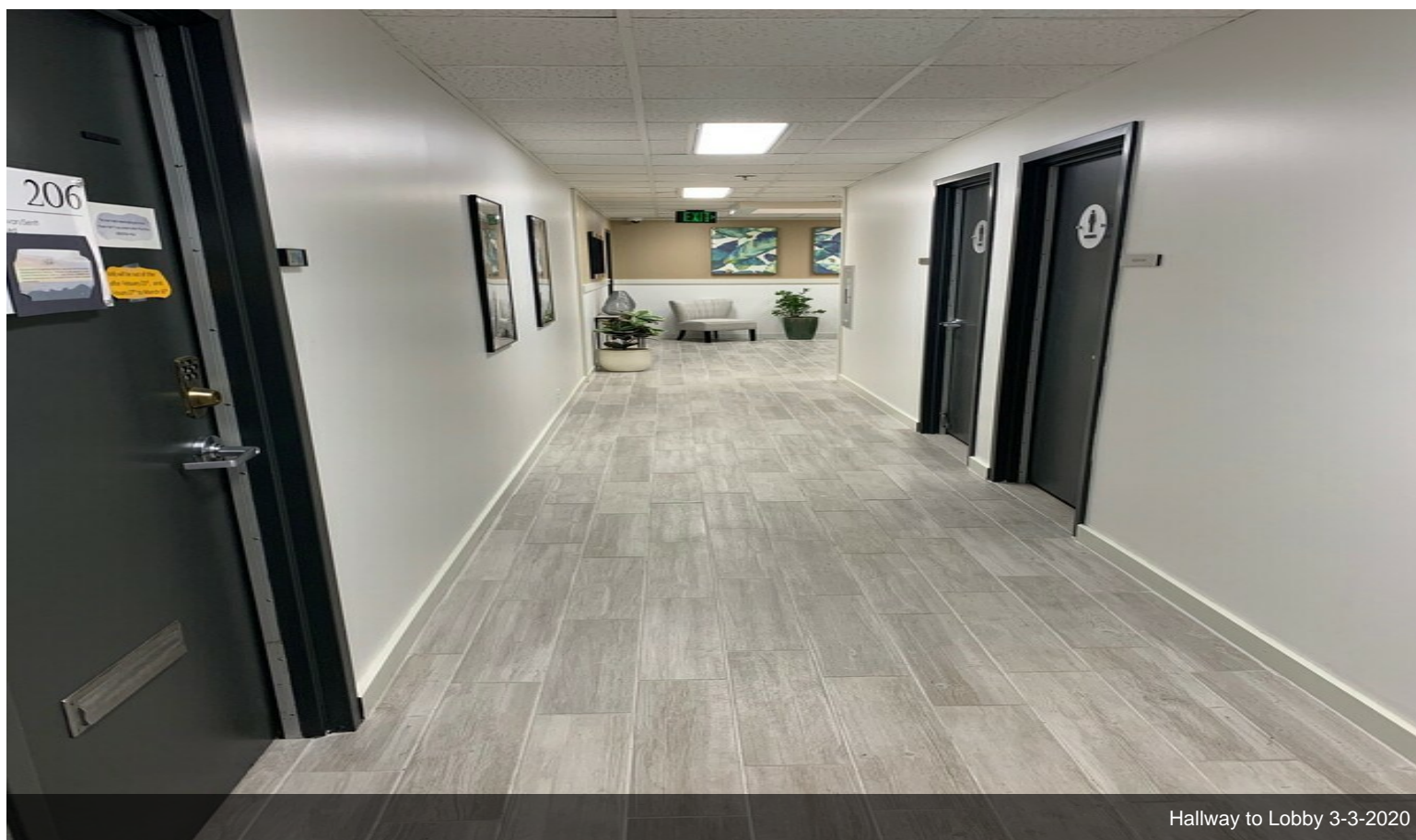
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- 165 parking stalls available, more than any other office complex.
- Centrally located close to bank, post office, restaurants and shopping centers.
- We generate more than 1,000 patrons to our complex each DAY. If your company needs exposure, this is instant exposure for you.
- We maintain our property very well. We have had several major renovations, makeovers and painting over the years. In 2020, we completed a major renovation of KBXtreme 2nd Floor Offices that include upgraded lobbies, elevator, hallways, signage and entrances with tile and interior décor, flooring, etc. In 2017, we upgraded our lobbies and hallways at the Lanihau Professional Center.
- We are very competitive with our rents and will match or undercut other Class A and sometimes Class B buildings.
- We have a full-time maintenance person for any common area repairs or maintenance. No other office building complex has this.
- We have our own janitorial staff for the common areas 7 days per week.
- We have security or management personnel from 7pm to 3am 7 days a week. No other office building complex has this as homeless is a problem everywhere throughout the village.
- Unlike most other office buildings, we have a lot of fun activities and energy being generated at KBXtreme Family Entertainment Center that employees and customers can take advantage of. We are the center of activity in Kona and have helped many of our tenants by making it an enjoyable place to work. For example, tenants' staff frequently goes to the XFactor Sports Club and Lounge for pau hana drinks and to Chubby's Diner, one of the most popular restaurants in Kona.
- Niualu Marketplace, which is adjacent to our complex, consists of a 180,000 square foot shopping center featuring Safeway.

Property Photos



2nd Floor Lobby 3-3-2020



Hallway to Lobby 3-3-2020

Property Photos

