



91-1010
SHANGRILA STREET
Kapolei, Hawaii 96707



PROPERTY DESCRIPTION

Located in a beautiful garden office setting with abundant parking and easy 24/7 access to office suites, Kalaeloa Professional Center offers a welcoming business environment in the bustling second city of Kapolei. Minutes from the Ka Makana Alii regional mall and main connecting arterials off the H-1 freeway including Kamokila Boulevard, Fort Barrette Road and Kualakai Parkway.



PROPERTY HIGHLIGHTS

- Abundant tenant and visitor parking
- Direct access to perimeter suites from parking areas
- Onsite conference room with kitchen facilities
- High-speed fiber optic network and VOIP
- WiFi in common areas at no charge to tenants
- ATM in main lobby
- Opportunity Zone location may provide tax benefits to business owners

PROPERTY DETAILS

BASE RENT	Upon Request
OPERATING EXPENSES	\$0.96/RSF/MO
	Electricity and janitorial separate
PARKING	1 stall per 500 RSF - NO CHARGE



OFFERED EXCLUSIVELY BY



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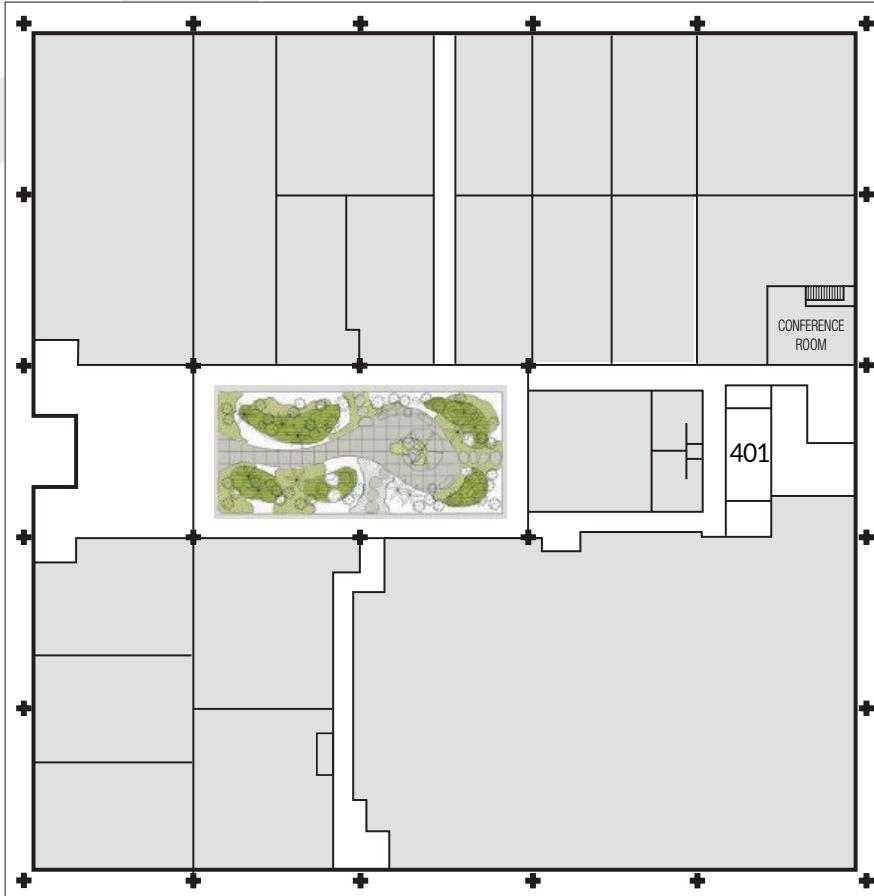
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BUILDING FLOOR PLAN



AVAILABLE SUITES

Suite	RSF	Comments
401	326 RSF	Pleasant ready to occupy suite containing an open layout and sink. Available on 11/1/24.

LEASED SPACE



The information contained herein has been obtained from sources believed to be reliable. While we know of no reason to doubt its accuracy, we make no guarantee, warranty or representation as to its accuracy or completeness. It is the responsibility of you and your advisors to independently verify the information and conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 10/16/24

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REAL ESTATE ADVISORY GROUP

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