

# ULANA

WARD VILLAGE





## ULANA INDUSTRIAL SPACE

Introducing a premier development opportunity in the vibrant Kakaako district! Envision your business thriving in a state-of-the-art warehouse designed to meet your specific needs.

Ulana Ward Village will feature 2 floors of prime warehouse and flex space options. Users will have the ability to customize units to meet unique business needs, with flexibilities in size range and space use. Whether you need specialized storage, a distribution center, or a creative studio, this development can be tailored to your vision. It's the ideal development for businesses in the hospitality, retail or food industries servicing the surrounding Kaka'ako, Waikiki, Ala Moana and Downtown submarkets.

Situated just minutes from Waikiki, this facility offers unbeatable access to major highways, ports, and downtown Honolulu. Located in a thriving commercial hub that ensures seamless logistics and operations with high visibility. Elevate your business and capitalize on this rare opportunity!

### FEATURES & BENEFITS

- Ground level and second floor units
- Common loading zones
- Camera and roving security
- With flexibilities in size range and space use, units are customizable to meet unique business needs
- Highly desired central location with an industrial inventory of less than 1%

### \*ULANA RETAIL SPACE

**P101 | 1,853 SF** - includes 617 SF of unbuilt Mezzanine area\*\*

**P102 | 805 SF** - includes 268 SF of unbuilt Mezzanine area\*\*

**P103 | 864 SF** - includes 288 SF of unbuilt Mezzanine area \*\*

**P104 | 2,100 SF** - includes 699 SF of unbuilt Mezzanine area\*\*

\*\* available for tenant build-out.



## IDEAL USERS

### RETAIL

- Showroom/storage of products (clothing, jewelry, etc.)
- Creative studio for manufacturing
- Indoor design / staging
- Home improvement

### FOOD

- Food prep, packaging and storage
- Satellite cold storage

### HOSPITALITY

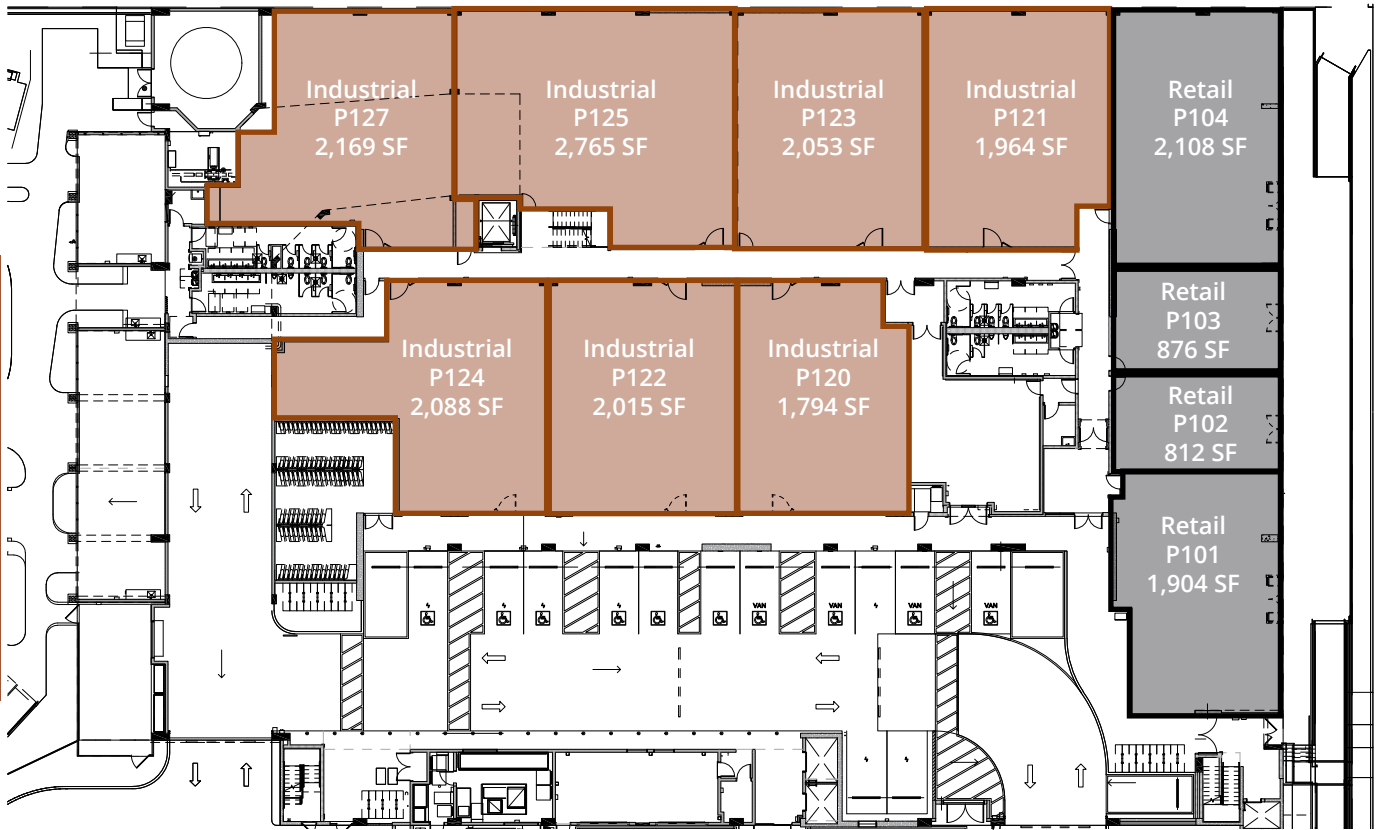
- Janitorial
- Maintenance
- Laundry / Dry Cleaning

## PROPERTY HIGHLIGHTS

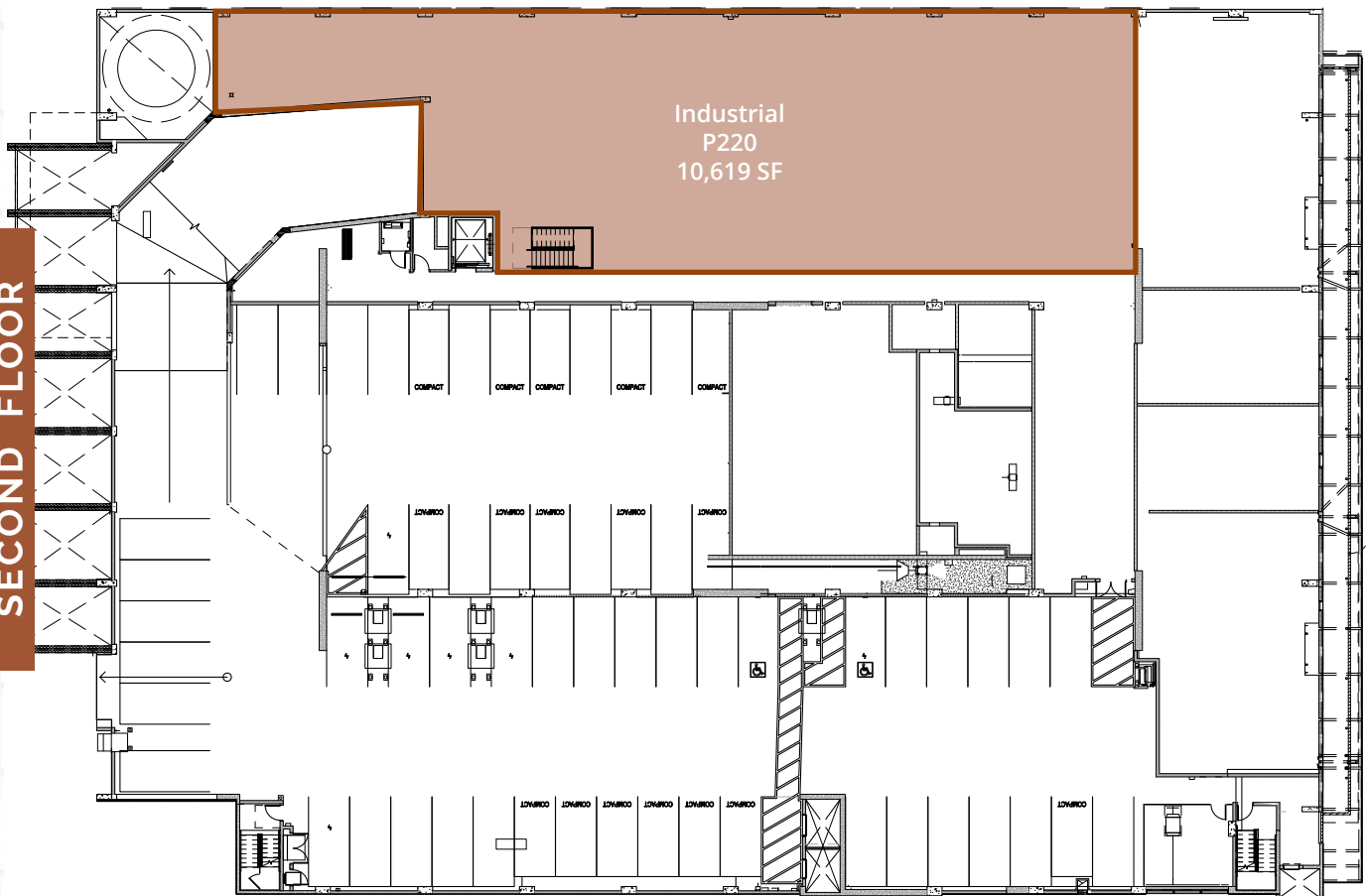
Address	820 Auahi Street Honolulu, HI
TMK	(1) 2-1-053-001:0000
Zoning	MUZ-R
Occupancy Date	Q4 2025
Available Spaces	1,794 - 10,619 SF
Base Rent	Negotiable
CAM	\$0.06 PSF/Mo
RPT	\$0.84 PSF/Mo
Term	5 - 10 Years

# Available Space

## GROUND FLOOR



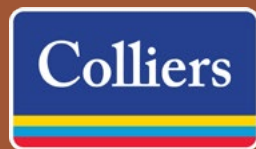
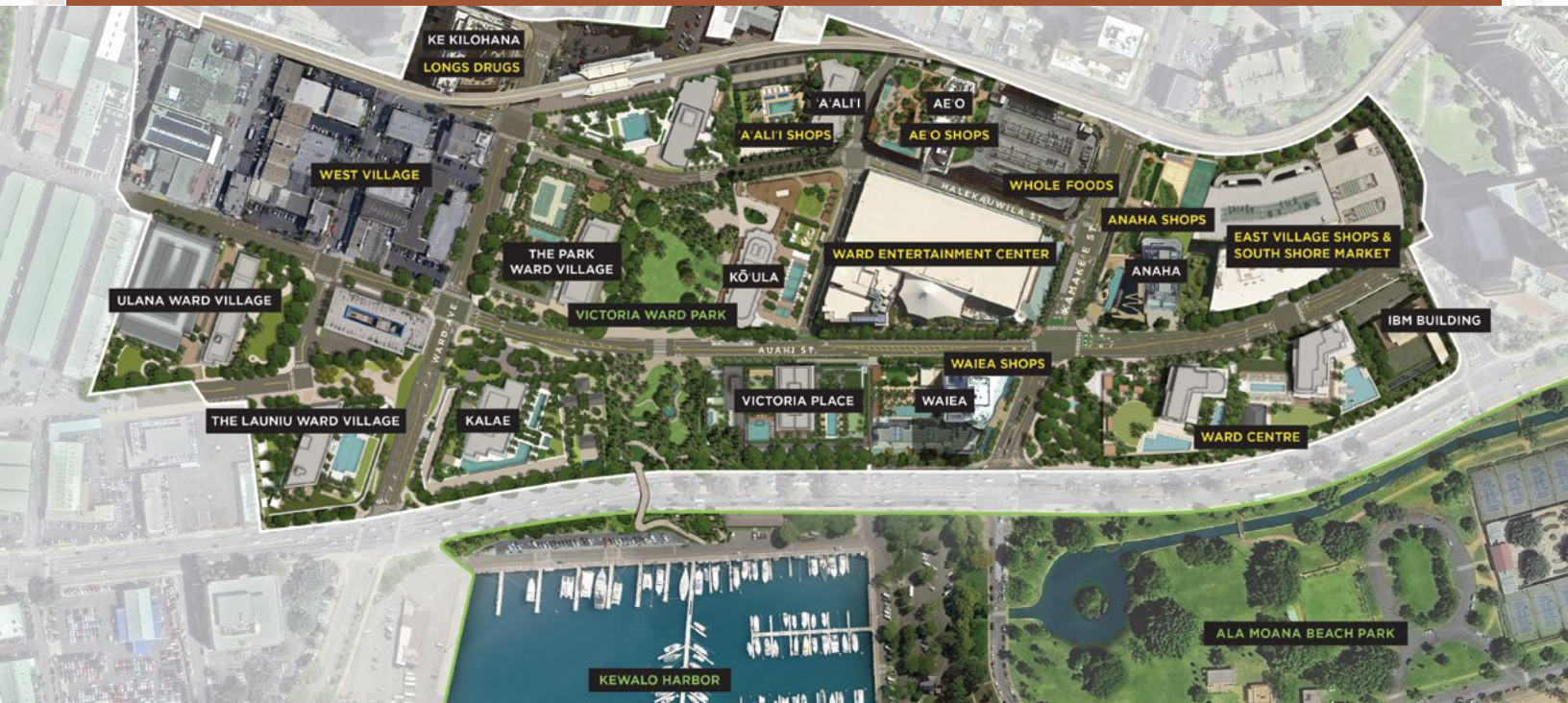
## SECOND FLOOR





# WARD VILLAGE

*A vibrant neighborhood in the center of it all*



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## CONTACT US

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