



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:** **Space 1:** Approximately 2,259 sq.ft. ground level air conditioned office/showroom space with 2 restrooms. 4 Private Offices and open area layout. See attached layout. Excellent condition!
- Space 2:** Approximately 1,000 sq.ft. of office space with private Restroom. 2 private offices and open area layout with split A/C Units. Excellent condition!
- Base Rent:** \$2.50 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**