

**LEASE**

# 1000 Henry Street

**75-1000 HENRY STREET**

Kailua Kona, HI 96740

**PRESENTED BY:**

**GREGORY OGIN**

O: 808.329.6446

[gogin@svn.com](mailto:gogin@svn.com)

HI #RB-16053

**SUSIE SCRIBNER**

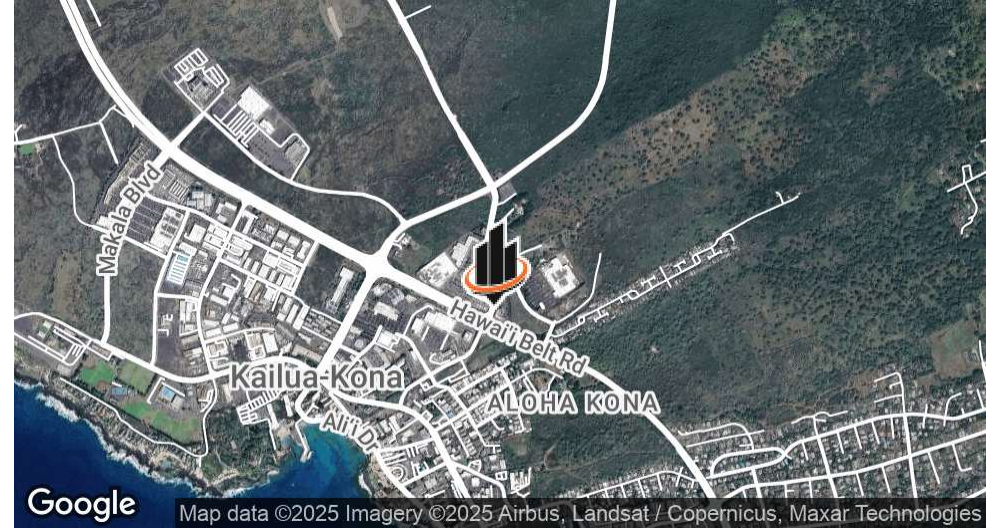
O: 805.403.0301

[susie.scribner@svn.com](mailto:susie.scribner@svn.com)

Hawaii #RS-84227



## PROPERTY SUMMARY



## OFFERING SUMMARY

|                  |                       |
|------------------|-----------------------|
| LEASE RATE:      | \$2.75 SF/month (NNN) |
| NUMBER OF UNITS: | 11                    |
| AVAILABLE SF:    | 1,001 SF              |
| LOT SIZE:        | 1.49 Acres            |
| BUILDING SIZE:   | 30,503 SF             |
| NOI:             | \$754,287.00          |
| CAP RATE:        | 10.06%                |

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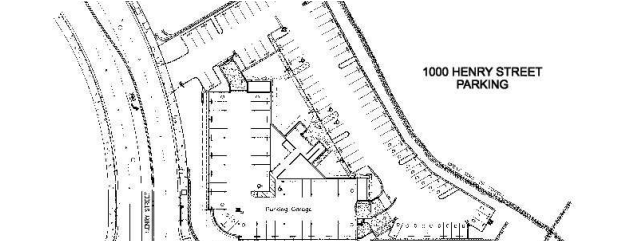
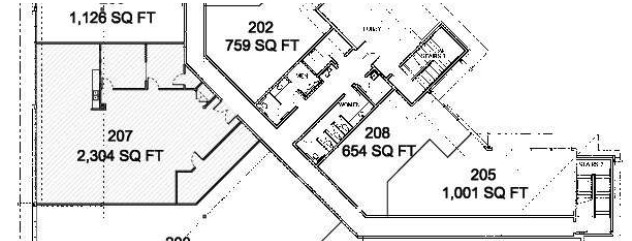
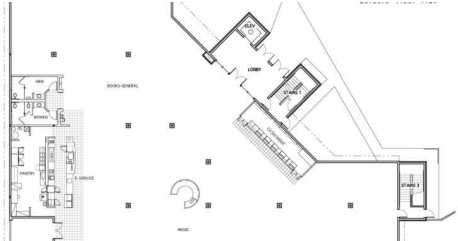
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## PROPERTY DESCRIPTION

High visibility Office/Retail building of approximately 30,503 square feet, located at the crossroads of highly trafficked Queen Kaahumanu Highway and Henry Street. This intersection boasts traffic counts in excess of 25,000 vehicles/day. The large 15,648 square foot first floor retail space, leased by anchor tenant Planet Fitness, features an open lanai and additional 800 square foot elevated common space lobby. This property also offers 16,297 square feet of covered below-level parking and additional storage area. The second floor, designated for office use, also provides an approximately 800 square foot elevated common space lobby. Estimated CAM \$1.47 SF/Mo. 1000 Henry Street is located adjacent to Lowe's, across from WalMart and Dennys, and a short stroll to the new Niumalu Safeway shopping center along with a number of other restaurants, retail establishments, offices and medical providers. The property is also in easy walking distance to the heart of Kailua-Kona's business/retail/visitor centers and the Pacific Ocean.



ADDITIONAL PHOTOS



**GREGORY OGIN**  
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Hawaii #RS-84227

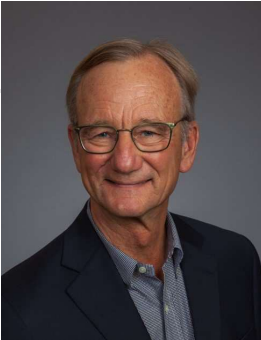
LOCATION MAP



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Hawaii #RS-84227

ADVISOR BIO 1



GREGORY OGIN

Principal & Managing Director

gogin@svn.com  
Direct: 808.329.6446 | Cell: 808.987.6446

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PROFESSIONAL BACKGROUND

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii. Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates. Greg’s numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board (Hawaii BAR). He serves as President of Amfac Community Council, Rotary Club – Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children’s Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

EDUCATION

North Hennepin State University

SVN | GO Commercial  
75-5722 Kuakini Highway Suite 214  
Kailua Kona, HI 96740  
808.329.6446

|                     |                        |
|---------------------|------------------------|
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