

TURNKEY RESTAURANT & BAR OPPORTUNITY

44 KAINEHE ST, KAILUA, HI, 96734



INVESTMENT HIGHLIGHTS

ABOUT THE PROPERTY The Boardroom & Garden is a versatile and vibrant dining destination that offers two distinct outlets.

THE BOARDROOM is a farm-to-table, craft cocktail and shared plate dining experience, while **THE GARDEN** is an outdoor coffee shop and beer garden.

THE BOARDROOM & GARDEN is passionate about fresh and sustainable dining, sourcing local organic ingredients whenever possible and crafting each dish from scratch with care. This commitment to quality and sustainability translates into a unique, seasonal menu and a commitment to reducing their environmental footprint. The Boardroom strives to elevate the dining and cocktail experience with authenticity and consistent excellence, making it a staple restaurant in Kailua.





THE BOARDROOM: The Boardroom is an elegant farm-to-table restaurant known for its craft cocktails and shared plates. With an inviting atmosphere, it features an interior bar and an outdoor roofed deck that seats approximately 62 guests, including 4 bar seats.

THE GARDEN: Spanning 2,400 square feet, The Garden is a versatile space that functions as a coffee shop, beer garden, as well as an event and banquet venue perfect for private events. Half of the area is covered, and service is provided from an aesthetic Coffee/Bar Cart. The Garden also boasts an outdoor stage for live music, a 4k projector with a motorized screen, and three large screens for an enhanced guest experience.



CORY BEALL (B), PRESIDENT
(808) 469-4331
CORY@THEBEALLCORPORATION.COM

CATON SMITH (S), ASSOCIATE
(808) 469-4338
CATON@THEBEALLCORPORATION.COM

NEIGHBORHOOD OVERVIEW





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LEASE DETAILS





PREMIUM

EQUIPMENT LIST

SIZE

BASE RENT

CAM

LEASE TERM

HIGHLIGHTS

Upon request

Fully equipped and furnished.
Full FF&E list available upon request.

Approx. 4,400 SF of GLA

- Interior floor area approx. 2,000 SF
- Outdoor area approx. 2,400 SF

Contact Agent for details

\$1.00/SF/Month (estimated for 2025)

Negotiable

- Turnkey restaurant and bar opportunity
- Full liquor license
- Large outdoor area perfect for private events, banquets, and live music
- Fully functioning outdoor coffee cart/bar
- Recently renovated and in excellent condition
- Located in a dense residential area
- Accommodation for 25 to 175 guests
- Featured as one of Diners' Choice Awards Best Restaurants in Kailua



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GALLERY: THE BOARDROOM













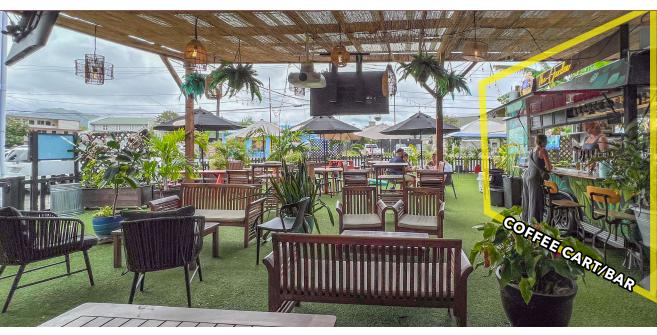




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GALLERY: THE GARDEN













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PROPERTY OVERVIEW





1120 12TH AVENUE, SUITE 301 HONOLULU, HI 96816 WWW.THEBEALLCORPORATION.COM

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