

AVAILABLE FOR SALE OR FOR LEASE

**SUITE 105 • 99-128 AIEA HEIGHTS DR**

AIEA, HI 96701



**OWNER-USER OPPORTUNITY**



CUSHMAN &  
WAKEFIELD

ChaneyBrooks





## PROPERTY DESCRIPTION

This 688 SF ground-floor leasehold space at 99-128 Aiea Heights Drive, Suite 105, has been fully renovated and is in like-new condition. Featuring a welcoming reception area, three private offices each with its own sink, and a restroom, the unit also includes the added convenience of an in-suite washer and dryer. Ideally suited for a variety of businesses—such as a medical or dental office, spa or wellness center, consulting or law firm, or beauty salon—the space offers flexibility for many professional uses. Situated in a prime, central location with over 240,000 people within a 5-mile radius, this property presents an excellent opportunity for buyers seeking to invest in a high-demand area.



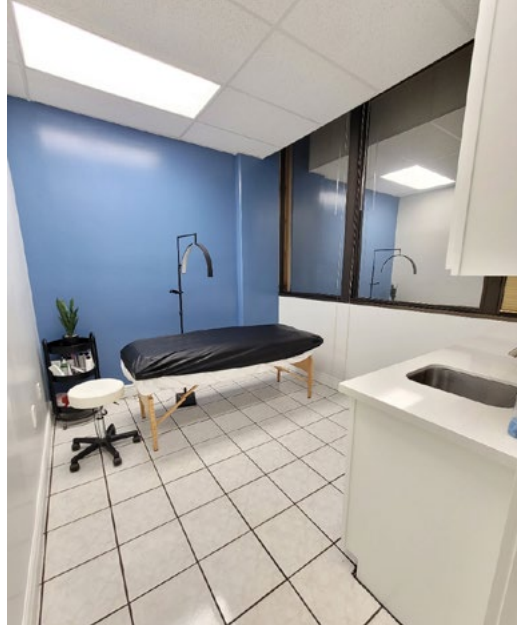
## PROPERTY SUMMARY

<b>ADDRESS</b>	Suite 105, 99-128 Aiea Heights Dr, Aiea, HI 96701
<b>SIZE</b>	688 SF
<b>ZONING</b>	R5
<b>TENURE</b>	Leasehold until June 30th 2032
<b>PRICE</b>	\$89,000
<b>MAINTENANCE/PARKING:</b>	\$1,148.14/month - Billed monthly (\$1.67/SF/mo)
<b>QUARTERLY RESERVE:</b>	\$1,508.33 - Billed Quarterly (\$0.73/SF/mo)
<b>LEASEHOLD FEE:</b>	\$938.00 - Billed Quarterly (\$0.45/SF/mo)
<b>2024 PROPERTY TAX:</b>	\$2,983.44

## LEASING DETAILS

<b>BASE RENT</b>	Negotiable
<b>OPERATING EXPENSES</b>	\$2.85/SF/Mo
Plus electricity separately metered.	





CONTACT US FOR MORE INFORMATION

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