

# FOR LEASE

KAUAI COMMERCIAL REALTY LLC  
PROPERTY MANAGEMENT AND BROKERAGE SERVICES



102      103

HALEKO  
PROFESSIONAL  
BUILDING

**4491 RICE ST LIHUE HI 96766**

- **Airport Proximity**

Just 5 minutes from Lihue Airport – perfect for serving both locals and tourists arriving on the island

- **Central Location**

Highly visible location on Rice Street in the heart of Kauai's primary commercial corridor

- **Easy Access**

Convenient access from both Rice Street and Haleko Road, with multiple points for ingress and egress, including dedicated turns and a signalized intersection, ensuring excellent traffic flow and visibility for customers.

- **Ample Parking**

Benefit from convenient, and ample parking, ensuring easy access for both your customers and staff.

- **Ground Floor**

Enjoy the advantage of street-level space, offering prominent visibility and easy customer access directly from the vibrant street.

## ZONING - SPA-D

"Rice Street Neighborhood Design District."

## LEASING TERMS

BASE RENT	\$2.50 PER SF/MO
CAM	\$1.00 PER SF/MO
TERM	NEGOTIABLE

## AVAILABLE SPACES

SUITE 102 825 SF

SUITE 103 825 SF

Contact Us Today for leasing inquiries.

**Araceli Benson (B)**  
**808-289-8753 office**  
**970-457-7608 cell**

[araceli@kcommercialrealty.com](mailto:araceli@kcommercialrealty.com)

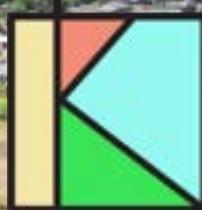
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Can be combined for a total of 1,650 SF, each suite has a water source, restroom, shared electric meter and is ready for build out. New LED lighting, fresh paint and flooring in progress.





## KAUAI COMMERCIAL REALTY LLC

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Lihue Civic Center

Bank of Hawaii

USPS

## Nearby Amenities & Foot Traffic



### Post Office

Walking distance to USPS and shipping services



### Financial Services

Multiple banks and credit unions nearby



### County Offices

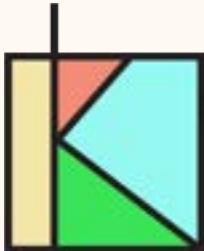
Proximity to government and civic facilities



### High Traffic

Steady flow of locals and tourists daily

The property benefits from its position within an established business district, surrounded by essential services and community anchors that generate consistent daily foot traffic. Your business will be part of a thriving commercial ecosystem.



**KAUAI COMMERCIAL REALTY LLC**

RB-24540

## **Araceli Benson (B)**

**RB-24043**

**Principal Broker/Owner**

**4303 Rice Street Suite C2 #303**

**Lihue HI 96746**

**808-289-8753 office**

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