



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
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Contact Us Today for leasing inquiries.

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

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.





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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

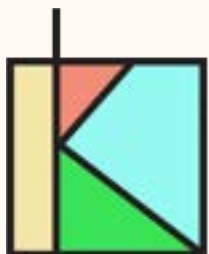
Proximity to government and civic facilities



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

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Disclaimer:Information contained herein is deemed reliable but not guaranteed. All details, including property condition, pricing, and availability, are subject to change, errors, omissions, or withdrawal without notice. Any projections or opinions are provided for general information only and do not represent guarantees of future property performance.