



FEE SIMPLE OFFICE CONDO UNITS



10 HOOHUI ROAD
LAHAINA, HI 96761



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EXECUTIVE
SUMMARY

The Offering

CBRE, in partnership with ValueRock Realty Partners, presents this opportunity for an owner-user to acquire a fee simple commercial condominium in the core of West Maui. Prominently located along West Maui's main thoroughfare, Honoapiilani Highway, this offering consists of three (3) fee simple commercial condominiums. Kahana Gateway Professional Center consists of approximately 28,161 square feet of office space and sits on 39,512 square feet of land area. This three-story professional building has been condominiumized to offer each floor as its own, fee simple unit.



Investment Highlights



FEE SIMPLE COMMERCIAL CONDOMINIUM

Limited fee simple offerings in the West Maui market.



MAIN SERVICE CENTER FOR WEST MAUI

Kahana Gateway Professional Center is a well located asset with high visibility and convenient access. This property allows owner-users the opportunity to provide essential services to the West Maui community.



SIGNIFICANT TIME AND COST SAVINGS

The commercial condo offerings within Kahana Gateway Professional Center allow business owners valuable time and cost savings for built out units at a significant discount to replacement costs.



OWNER-USER BENEFITS

Significant upside potential as an owner-user to secure excellent HEDCO financing, receive significant tax savings from depreciation, and benefit from the long-term stability and control of one's asset.



CONTROL OF ASSET

This offering of three (3) commercial condominiums, comprised of three separate floors, provides prospective buyers the flexibility and added benefits of controlling their asset and potentially repositioning individual floors to complementary users in the future.



EXCELLENT BUILDING AMENITIES

The property benefits from abundant parking and is located immediately adjacent to Kahana Gateway Shopping Center with a top-tier tenant mix including Maui Brewing Company, Whaler's General Store, Shell Gas, First Hawaiian Bank, Bank of Hawaii, McDonald's, Hawaiian Village Coffee, and Liberty Dialysis.



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PROPERTY
DESCRIPTION

Property Overview

Kahana Gateway Professional Center is a rare, three (3) story office building conveniently located in the heart of West Maui. Located along Honoapiilani Highway and set at a four-way signalized intersection, this property maintains prominent visibility and has convenient ingress and egress. Consisting of approximately 28,161 square feet of office space, this well-established center is opportunely positioned to service a variety of office, professional, medical, and educational operators.



Address:	10 Hoohui Road, Lahaina, HI 96761
Parcel:	(2) 4-3-5-38
Land Area:	39,512 SF
GLA:	28,161 SF
Parking:	56 Stalls
Zoning:	B-2
Ownership:	Fee Simple
Year Built:	1990










FINANCIAL
ANALYSIS





The commercial condo offerings within Kahana Gateway Professional Center provide business owners the advantageous opportunity to own and control their real estate, with significant discount to replacement costs.

OWNER USER BENEFITS

-  Advantageous tax benefits as an owner-user
-  Appreciation of asset
-  Principal reduction and equity build up
-  Favorable financing available for small business owners through the SBA 504 loan program providing high leverage and a low down payment
-  Considerable savings compared to leasing costs

THE OFFERING

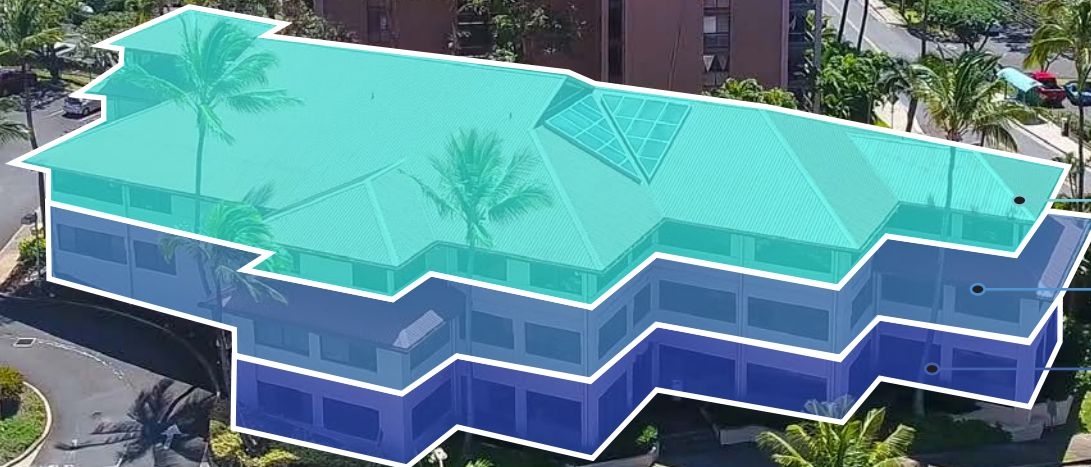
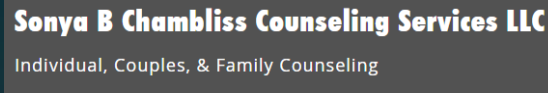
First Floor	9,028 SF	Call for Pricing
Main Floor	10,287 SF	Call for Pricing
Penthouse	8,846 SF	Call for Pricing



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TENANT
OVERVIEW

Kahana Gateway Professional Center is a multi-tenant office building servicing the greater West Maui community. Current tenants include:



Penthouse

Main Floor

First Floor

KAHANA GATEWAY
PROFESSIONAL CENTER

INVESTMENT CONTACTS

Matthew McKeever | Associate
CBRE | Capital Markets
C +1 808 419 5171 | T +1 808 541 5148
matthew.mckeever@cbre.com
Lic. RS-80252

Kelly K. Graf | Associate
CBRE | Advisory & Transaction Services
C +1 808 722 2425 | T +1 808 541 5112
kelly.graf@cbre.com
Lic. RS-83271

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