



FOR LEASE | OFFICE

KUAKINI TOWER

75-5722 Kuakini Highway, Kailua Kona, HI 96740

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	490 - 1,046 SF
LEASE RATE:	\$1.25 - 1.50 SF/Month (NNN)
LOT SIZE:	45,947 SF
BUILDING SIZE:	25,041 SF
BUILDING CLASS:	A
YEAR BUILT:	1979
RENOVATED:	1998
ZONING:	CV-7.5
MARKET:	Island Of Hawaii
SUB MARKET:	West Hawaii
CROSS STREETS:	Kuakini Highway & Sarona Street
TRAFFIC COUNT:	30,000

PROPERTY DESCRIPTION

Kuakini Tower is an attractive, two-story Class A office building located on a main business thoroughfare in Kailua-Kona. A landmark building, it features impressive colonial style columns and a main entry leading to a large, skylit atrium lobby area. The building's CAM is \$1.33/sf/month which includes Land Lease, In-office Janitorial Service and Common Area Maintenance. Electricity and Central Air to your unit is \$0.49/sf/month. Kuakini Tower offers on-site property management, is full-air-conditioned, and features carpeted offices and beautiful wood-trimmed enclosed hallways. Anchor tenants include Clark Realty, Jewell & Krueger, Old Republic Title & Escrow of Hawaii, Mokulele Airlines and Jung a Vassar.



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HI #RB-16614
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Property Description

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LOCATION OVERVIEW

Kuakini Tower, a premier office building located in the Kailua-Kona business district, is in close proximity to restaurants, hotels, and visitor and retail centers, and the ocean. The property is located right across from McDonald's on Kuakini Highway and is in easy walking distance from Kailua Pier and bustling Alii Drive. On-site covered parking and surface parking is available for tenants. The property is located at the intersection of Kuakini Highway and Sarona Street, adjacent to the Holiday Inn, and enjoys highly visible street frontage on Kuakini Highway.

PROPERTY HIGHLIGHTS

- Prime Kailua-Kona Location
- Cool and Comfortable - centrally air conditioned
- Amenities within easy Walking Distance
- Elevated
- In-office Janitorial Service
- Air Conditioned Interior Hallways
- Ample covered and open parking
- Immediate Occupancy



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Location Maps



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Retailer Map



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Aerial Map



Ōneo Bay
Google

Map data ©2019 Imagery ©2019, Maxar Technologies



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Google

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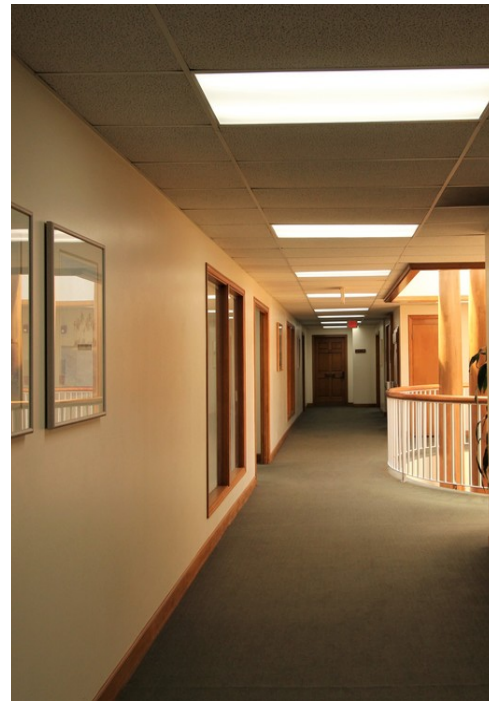
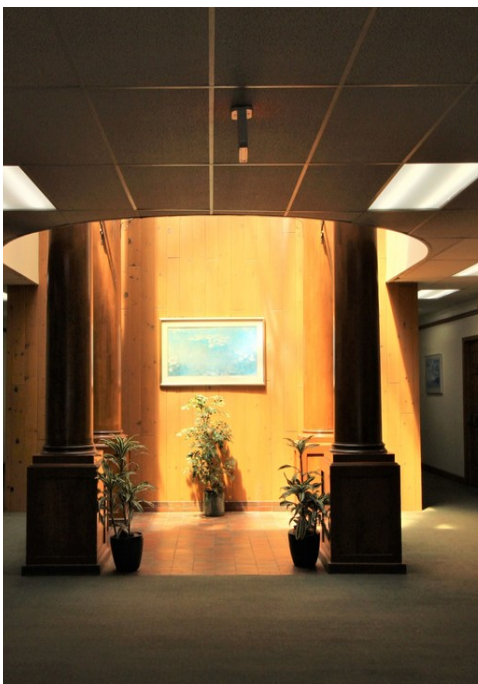


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[Additional Photos](#)



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Lease Rate: \$1.25 - 1.50 SF/MONTH (NNN)

Total Space 490 - 1,046 SF

Lease Type: CAM is \$1.33 PSF/mo. HVAC and Electricity is \$0.49 PSF/mo.

Lease Term: 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Kuakini Tower - 101A	Office Building	\$1.25 SF/MONTH	NNN	1,046 SF	36 months	CAM is \$1.33/mo.
Kuakini Tower - 104B	Office Building	\$1.50 SF/MONTH	NNN	676 SF	36 months	CAM is \$1.33/mo
Kuakini Tower - 107	Office Building	\$1.25 SF/MONTH	NNN	685 SF	36 months	CAM is \$1.33/mo.
Kuakini Tower - 201	Office Building	\$1.25 SF/MONTH	NNN	862 SF	Negotiable	CAM is \$1.33/mo.
Kuakini Tower - 205	Office Building	\$1.25 SF/MONTH	NNN	490 SF	Negotiable	CAM is \$1.33/mo.
Kuakini Tower - 209	Office Building	\$1.25 SF/MONTH	NNN	570 SF	Negotiable	CAM is \$1.33/mo.
Kuakini Tower - 212	Office Building	\$1.25 SF/MONTH	NNN	685 SF	36 months	CAM is \$1.33/mo.
Kuakini Tower - 217	Office Building	\$1.25 SF/MONTH	NNN	1,020 SF	36 months	Larger office space in landmark Kuakini Tower -- now available to lease! Convenient location in the heart of Kailua-Kona. CAM is \$1.33/mo.



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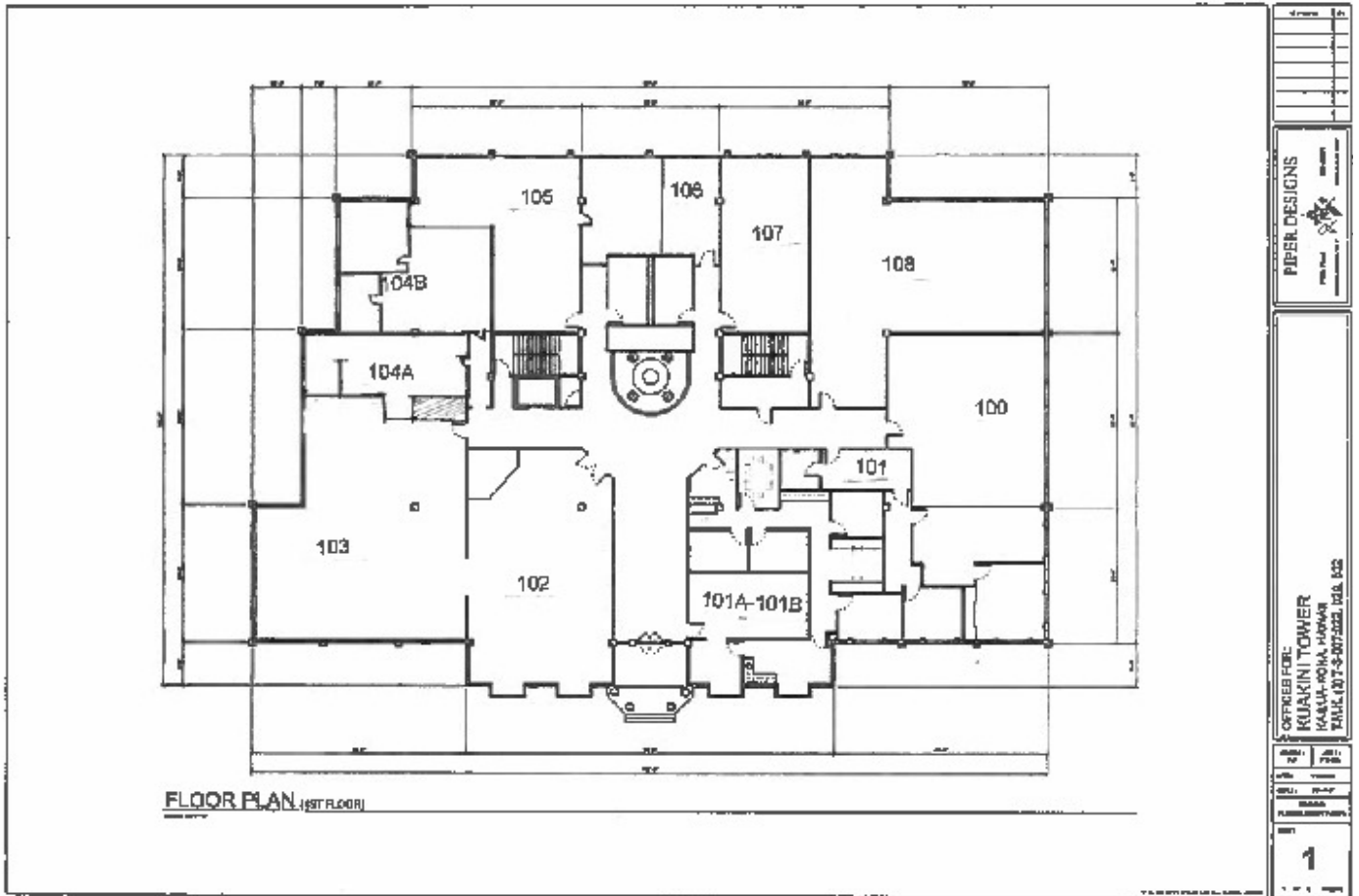


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Floor Plans



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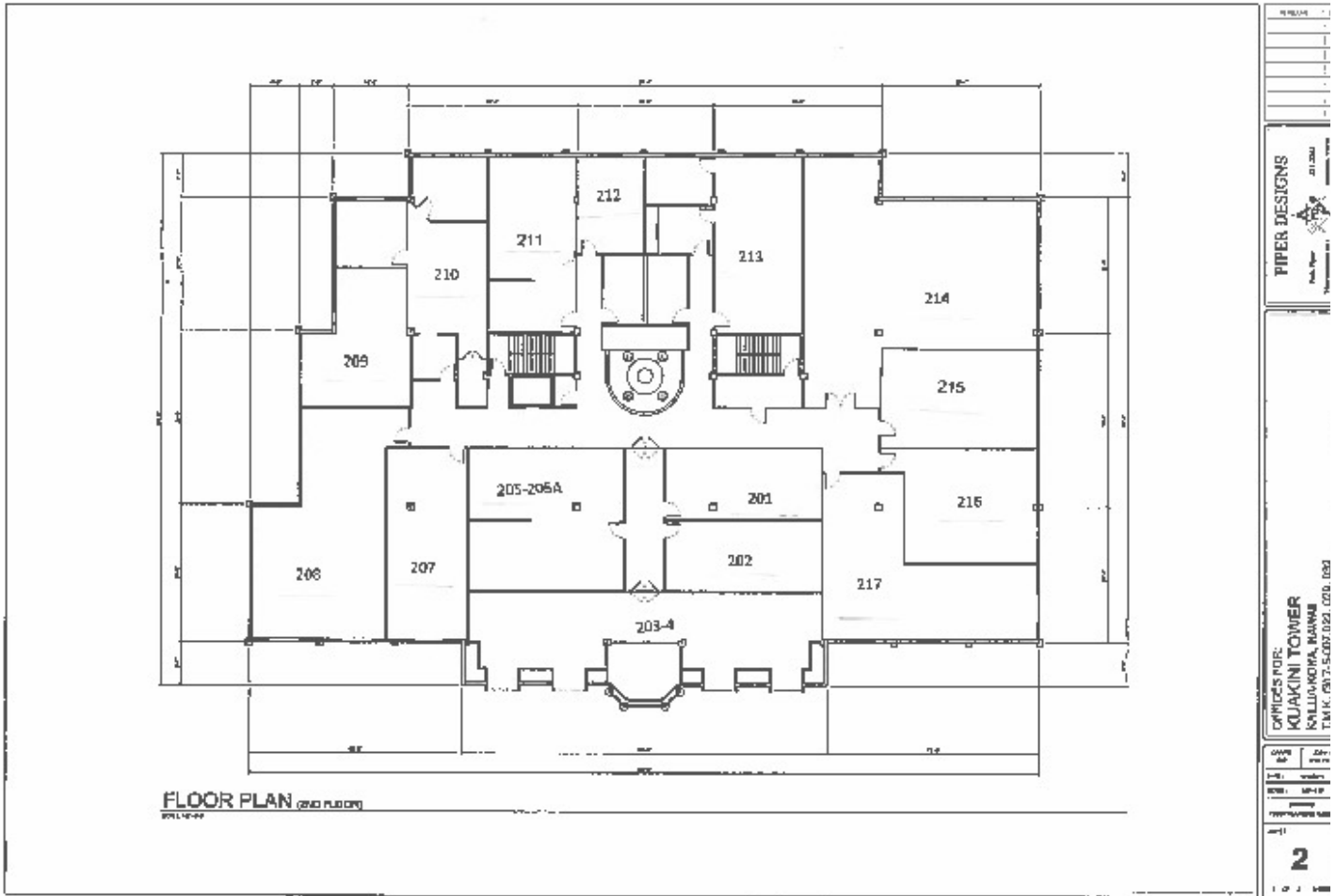


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Second Floor Plan



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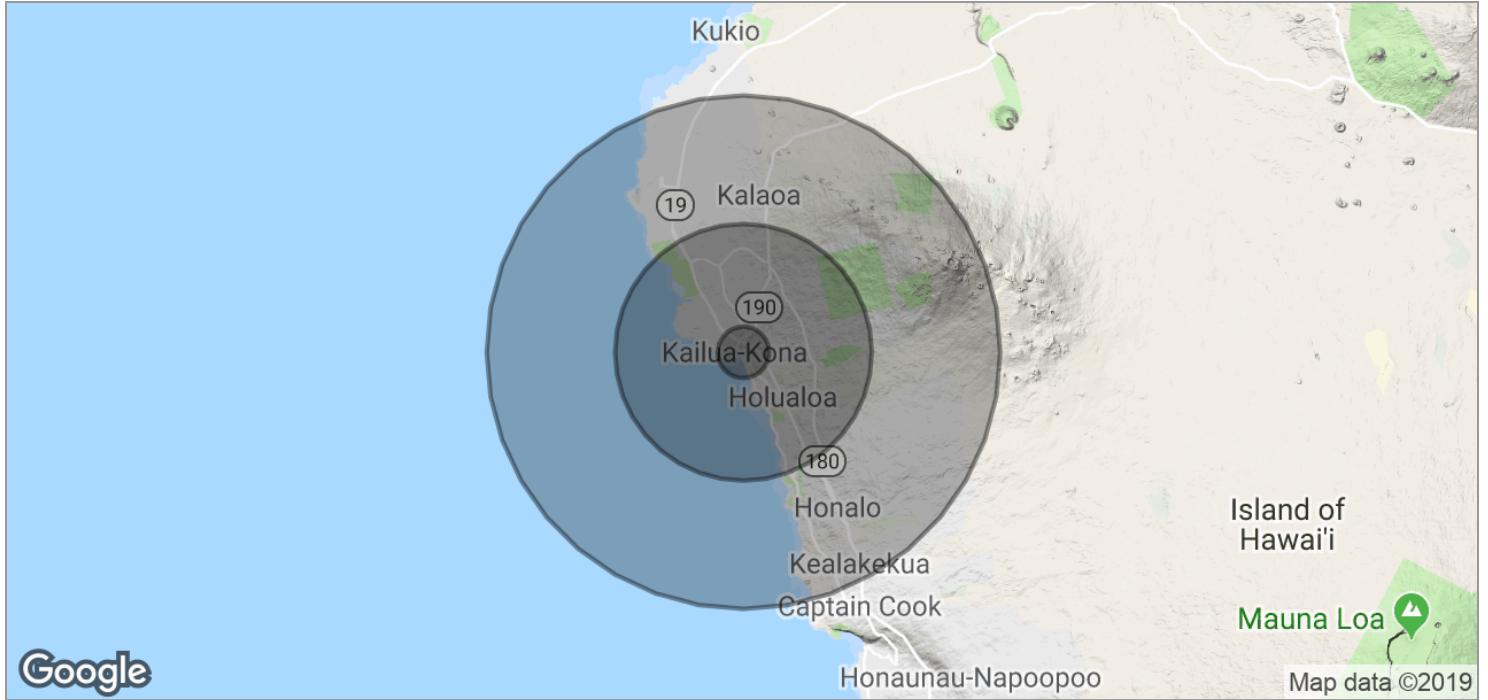


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,704	18,527	23,584
MEDIAN AGE	44.5	42.6	44.1
MEDIAN AGE (MALE)	43.3	41.9	43.5
MEDIAN AGE (FEMALE)	44.5	42.7	44.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	643	6,782	8,844
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$70,239	\$76,916	\$77,076
AVERAGE HOUSE VALUE	\$530,525	\$574,703	\$574,809



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DISCLAIMER

KUAKINI TOWER | 25,041 SF | KAILUA KONA, HI

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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Gregory G. Ogin, CCIM, CPM

Principal & Managing Director
SVN | GO Commercial

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates.

Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board [Hawaii BAR]. He serves as President of Amfac Community Council, Rotary Club - Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

Memberships & Affiliations

CCIM, CPM

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