

CARLTON K.L. CHANG, Realtor

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AVAILABLE FOR LEASE

ADDRESS : 1810-A Kalani St. Hon., HI 96819 (DH unit)

ZONING : I-2

IMPROVEMENTS : ground floor warehouse, mezz., ofc /living qtr space
of approx. 3,100 sq. ft., with own restroom/shower.

OCCUPANCY : Approx. Mar. 1, 2023-subect to tenant vacating

PARKING : On site in front of unit

LEASE TERMS : 5-10 yr. lease with annual 5% increases

ESTIMATED OPERATING EXPENSE: Approx. \$1,674.71/mo (2022)

REMARKS: excellent street exposure.

PRICE : \$5,750.00/mo absolute net (\$7,774.56/mo
Base, CAM, & GET/mo.)

FOR FURTHER INFORMATION
CONTACT:

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All information, while from sources deemed reliable, is not guaranteed and is subject to error, omission, and withdrawal.

12/15/22

Commercial Property & Commercial General Liability									
Commercial Umbrella									
Total Insurance	\$ 3,124.00	\$ 260.38	\$ 260.38						
Real Property Tax (2023 actual)	\$ 18,757.48	\$ 1,563.12	\$ 1,563.12						
Water & Sewer (2022 actual)	\$ 1,796.68	\$ 149.72	\$ 150.00						
accounting	\$ 900.00	\$ 75.00	\$ 150.00						
management	\$ 900.00	\$ 75.00	\$ 150.00						
electricity	\$ 960.00		\$ 82.00						
Monthly CAM			\$ 2,350.00						
ewha whse			1250	\$ 675.29	\$ 0.54				
dh whse			3100	\$ 1,674.71	\$ 0.54				
Total			4350	\$ 2,350.00	\$ 0.54				
Electricity (2022 actual)	\$ 797.25	\$ 66.44	\$ 80.00						
1810-A Kalamit St.	3,100	71%	\$1,674.71						
1810-B Kalamit St.	1,250	29%	\$675.29						
	4,350	100%	\$2,350.00						