



RESTAURANT FOR LEASE

Nalu Lani Plaza @ 401 Kamakee Street



For more information on this exclusive listing, please contact:
Jeremy Long (R), CPM, CCIM
Principal Broker & President
Email: jlong.JERrealty@gmail.com Direct: 808.781-7993

- **FULLY TURNKEY Suite 102**
(Past Bar Garden/Better Bites)
- **2394RSF - Inside**
- **1217SF - Outside Open area (FREE RENT!)**
- **Lease Term: 3yr plus**
- **Monthly Gross Rent: \$23,500**
Rate: \$6.64RSF (\$15,100)
CAM: \$1.65SF (\$4000)
GET (\$915.00), (Parking \$350)
(Note: Electric, Gas, Water separately billed \$3000 estimate)
- **NEWER AC SYSTEM (4 yrs)**
- **Restroom entrance in back to 1st floor lobby.**
- **Parking – Tenant: \$115 24/7 parking pass @ 1133 Waimanu (short walk). Property parking pass \$350 a month. Customer: \$2.50hr in lot &/or Free parking Wholefoods 4th and 5th floor.**
- **LOCATION, LOCATION:**
Strong take out orders, walk in customers, and visibility.

Features:

- **STRONG WALKABILITY!**
- **Energy efficient Updated Building**
- **Great Kakaako location near Whole Foods, Ala Moana Beach Park, Ample customer parking, Tenant parking options available.**
- **Secure building w/camera's**
- **Fully renovated building; Newer AC, elevator, bathrooms & more.**
- **Great Tenant mix.**

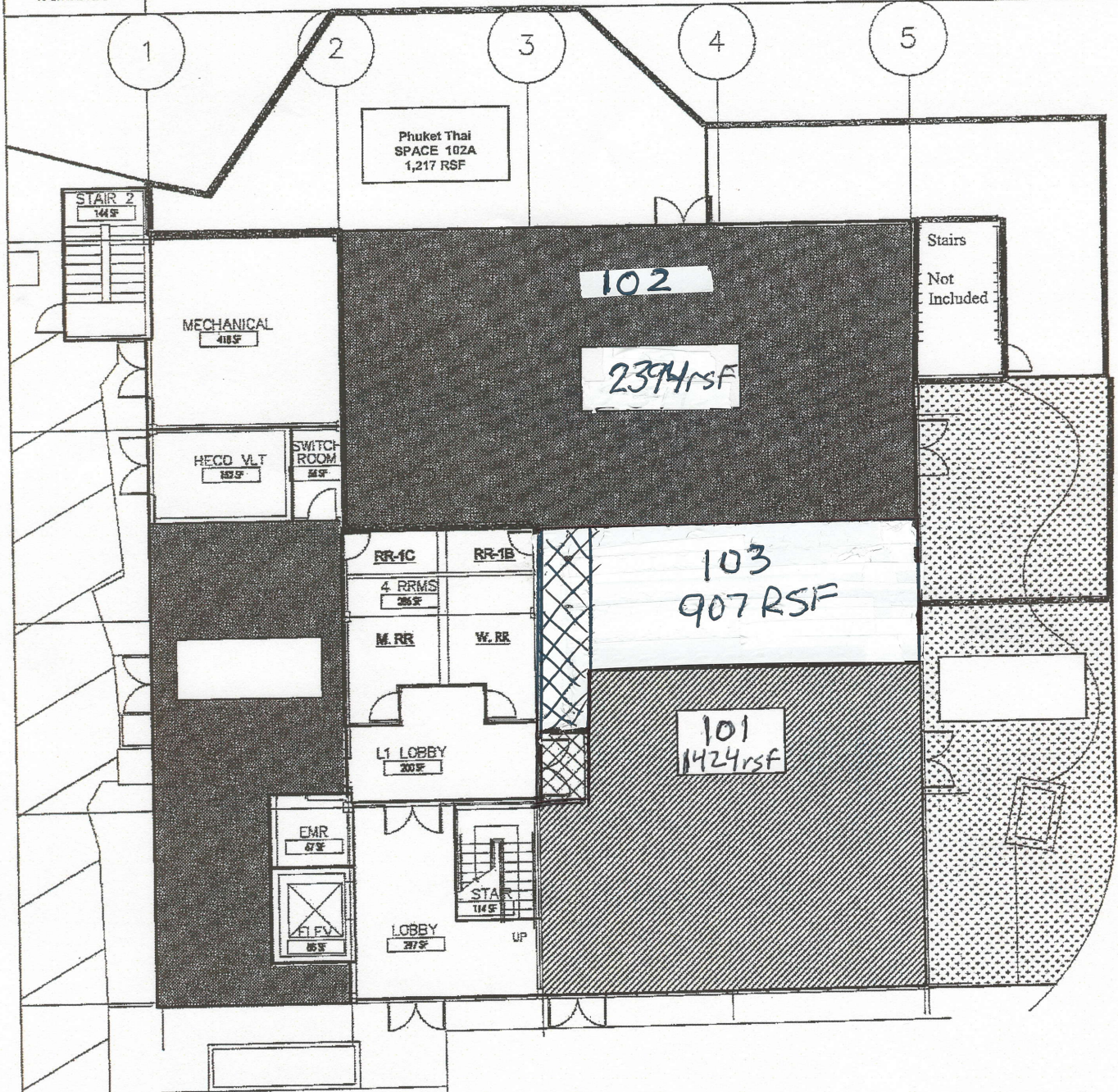
JER Realty. 401 Kamakee Street, 420 Honolulu, HI 96814 808.781-7993 Cell

This statement with the information it contains is provided with the understanding that all negotiations relating to the purchase, renting, or leasing of the above described property shall be conducted through Ideal Properties, Inc. All information furnished regarding property for sale or lease, is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.



NGA HAWAII LP
ARCHITECTURE
+ PLANNING

EXHIBIT A



Date: October 23, 2006