

Nalu Lani Plaza @ 401 Kamakee Street



For more information on this exclusive listing, please contact:

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Principal Broker & President

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- **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.**

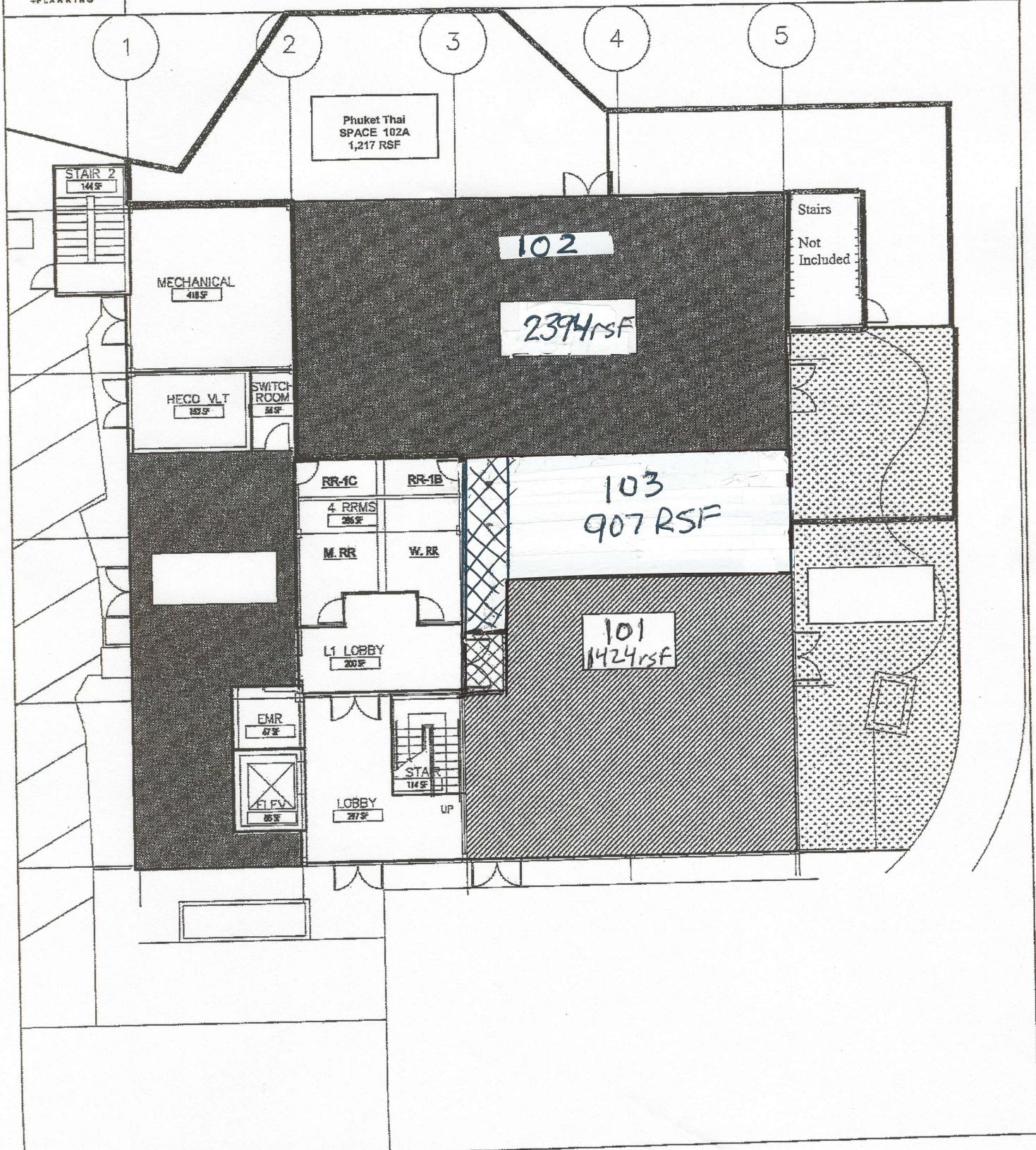
Features:

- **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.



NGA HAWAII INC.
ARCHITECTURE
+ PLANNING

EXHIBIT A



Date: October 23, 2006