

FOR SALE



PRIME KAPAHULU OWNER-USER OPPORTUNITY

WITH GATED PARKING & MODERN AMENITIES

**3113 OLU ST.
HONOLULU, HAWAII 96816**



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VIRTUAL TOUR



NAI CBI Hawaii
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3113 Olu Street

PROPERTY DESCRIPTION

This versatile Owner-User opportunity offers a premium, two-story commercial space strategically located just off the vibrant Kapahulu Avenue. Designed for maximum professional functionality, the building features a mix of private offices, an open bullpen for multiple workstations, and flexible conference rooms.

The interior is well-appointed with specialized amenities, including a custom-built rolling filing system, a dedicated computer/server room, ample storage, and a kitchenette. Notably, the executive private office includes a shower/steam room, offering a rare level of convenience for on-site principals. The property is secured by a gated parking lot with remote control access and a comprehensive camera security system.

- **Flexible Layout:** The 4,480 sq. ft. interior includes a large lobby/ waiting room on the first floor and a spacious open room with two private offices on the second floor.
- **Turn-Key Ready:** Features like the high-density mobile shelving and modern office furniture support immediate business operations.
- **Strategic Access:** Located in one of Honolulu's most sought-after corridors, providing high visibility and strong foot traffic for retail or professional services at a five-minute drive from world renown Waikiki.



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INVESTMENT SUMMARY

Asking Price:	\$4,400,000.00
Tenure:	Fee Simple
TMK:	1-3-1-3-45
Zoning:	B-2 (Community Business District)
Building Size:	4,480 SF
Land Size:	5,600 SF
Year Built:	1991
Parking:	11 Stalls (Gated/Secure)
Construction:	Concrete Masonry
Accessibility:	Dual Stairwells for flexible floor access



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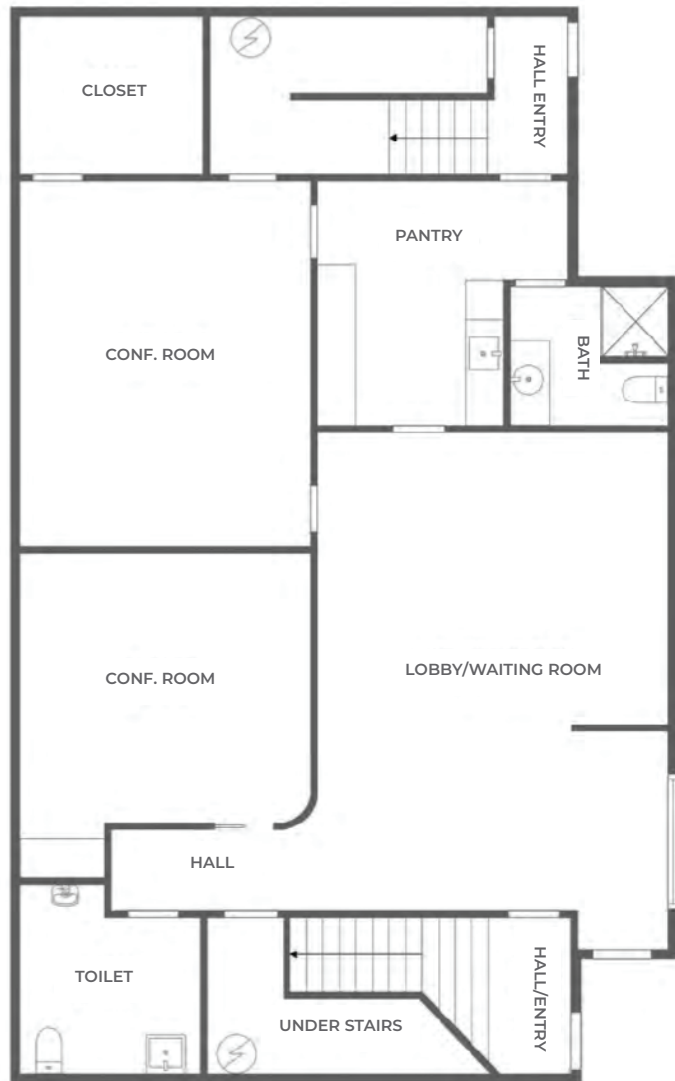




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FLOOR 1



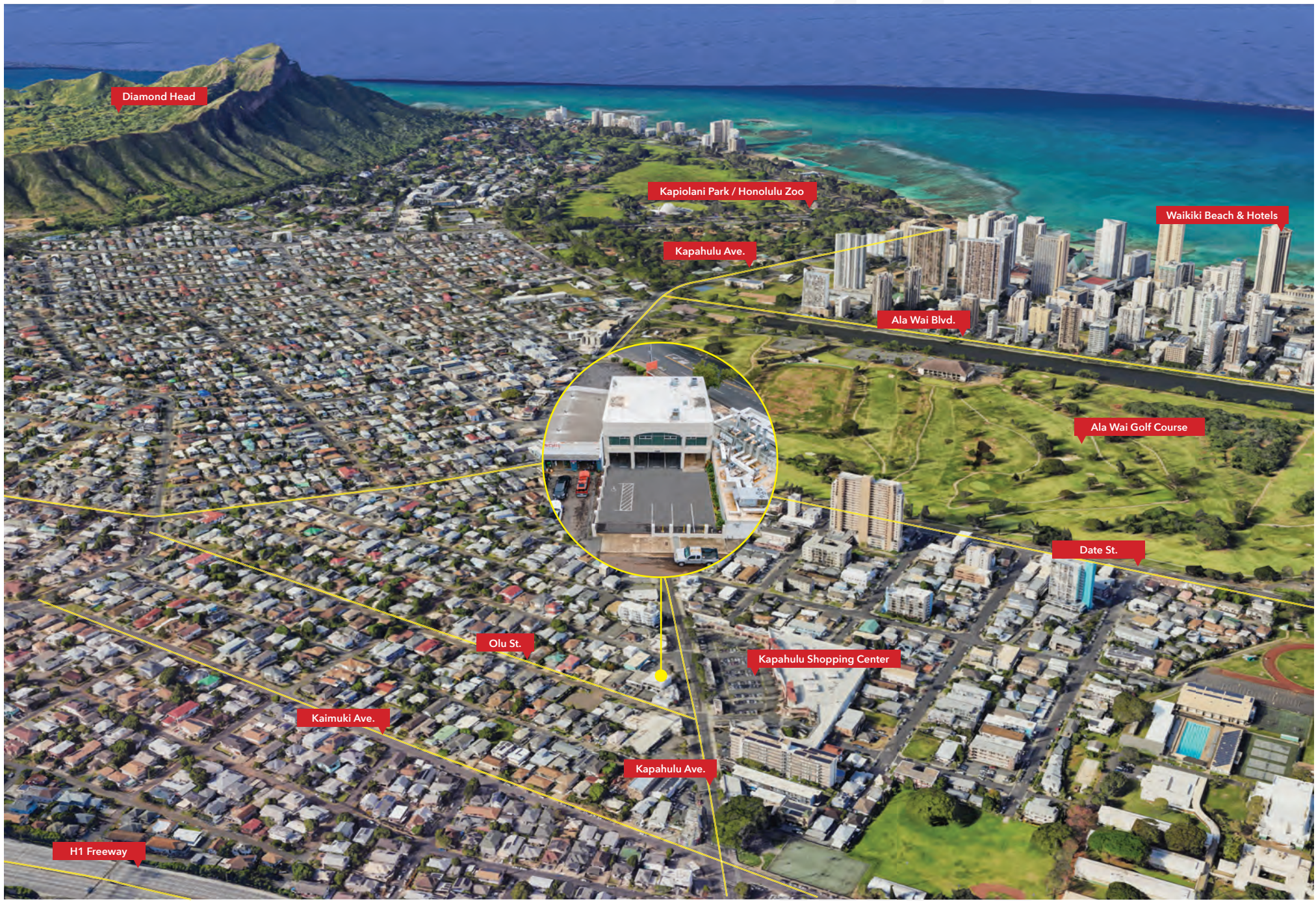
FLOOR 2



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