

CLASS A MULTI-TENANT OFFICE INVESTMENT OPPORTUNITY  
KIHEI, MAUI

# Premier PLACE

535 LIPOA PKWY  
KIHEI, MAUI

[www.CBRE-PremierPlace.com](http://www.CBRE-PremierPlace.com)



**CBRE**



CBRE CAPITAL MARKETS, AS EXCLUSIVE ADVISOR, IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE THE FEE SIMPLE INTEREST IN PREMIER PLACE (THE “PROPERTY”). THE PROPERTY CONSISTS OF A TWO-STORY CLASS-A LOW RISE OFFICE BUILDING TOTALING 47,732 SQUARE FEET ON 2.81 ACRES OF LAND.

The Building has been institutionally owned and managed since 2021. It is currently 97.5% leased to a highly diversified group of national, local, and government tenants with the largest tenant having the longest lease term. With institutional-grade credit tenants, rents well below market, and a WALT of 4.25 years, this is a core-plus investment opportunity with value-add traits.

Positioned at 535 Lipoa Parkway within the prestigious Maui Research & Technology Park, the property benefits from a well-established presence in a dynamic business environment surrounded by a diverse mix of local and national companies, healthcare providers, and government agencies.

Constructed in 1991, Premier Place is a two-story, multi-tenant corporate style office building situated on a professionally landscaped parcel that offers generous on-site parking and contemporary architectural design. The building has consistently demonstrated strong historical occupancy and currently enjoys stable in-place tenancy, providing secure cash flow and operational stability.

With upside potential through mark-to-market rents, Premier Place offers investors a unique opportunity to capitalize on long-term value in one of Hawaii’s most supply-constrained office markets, with close adjacency to the luxury Wailea market. The combination of location, tenant mix, and market fundamentals position Premier Place as a best-in-class investment opportunity in Maui.



## INVESTMENT HIGHLIGHTS



### NET LEASED CLASS A OFFICE INVESTMENT

A net leased multi-tenant investment opportunity with lease security and excellent WALT. The largest tenant has the longest lease term.



### BELOW MARKET RENTS

The net rents are 13% below market offering an investors an exceptional mark-to-market opportunity when leases rollover.



### HIGH BARRIERS TO ENTRY

Limited commercial zoned land, extended entitlement process, and high construction costs make new office development in Maui rare.



### STABLE IN-PLACE CASH FLOW

The property is currently 97.5% leased to a diverse tenant mix including strong national (First American Title), local, and public company credit. 78% of the building is leased to federal government (FEMA), state government (Hawaii Technology Academy), and defense-related credit tenants (KBR, L3Harris).



### DIVERSE PROFESSIONAL TENANT ROSTER

Well diversified and balanced rent roll with a wide range of industries including real estate, government, investment and education.



### RARE MAUI OFFICE OPPORTUNITY

One of the few institutional quality, multi-tenant office buildings in Maui at a significant discount to estimated replacement cost of \$650 PSF.



### DESIRABLE LOCATION

Located in the Maui Research & Technology Park in Kihei, the property boasts world-class views and excellent proximity to Wailea, Makena and Kihei resorts, residential communities, and central government services.



### RESILIENT SUBMARKET

Kihei's commercial inventory remains tight with very low office vacancy rates and limited to no future supply.

MOLOKINI CRATER

KAHO'OLAWA

WAILEA

SOUTH KIHEI



maui economic DEVELOPMENT BOARD



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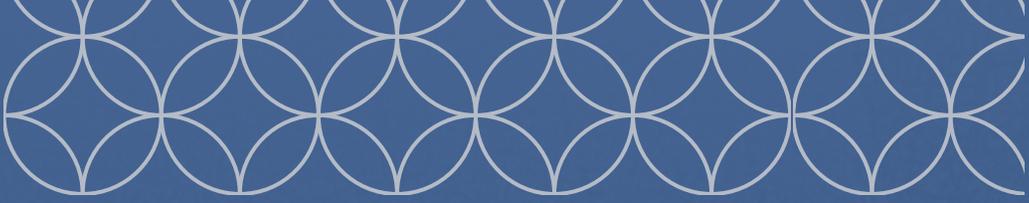




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