

# KEAWE BUSINESS CENTER FOR LEASE

34 Kupuohi Street



<u>Unit</u>	<u>Size</u>	<u>Price (+CAM)</u>	<u>Condition</u>	<u>Comments</u>	<u>Status</u>
101	1,331 sq ft	\$3.50/sq ft	Loft	Ground floor, walk-up end unit	Available
103	858 sq ft	\$3.50/sq ft	Built out	Fully built-out unit	Available
105	847 sq ft	\$3.50/sq ft	Loft	Can be combined with 106	Available
106	1,406 sq ft	\$3.50/sq ft	Loft	Ground floor, walk-up end unit	Available
<b>2nd floor spaces range from 858 to 6,604 sq ft. These are in Loft condition and priced at \$3.50/sq ft.</b>					
301	1,476 sq ft	\$3.50/sq ft	Loft	Spectacular ocean views. Includes 576 sq ft of exterior lanai	Available
303	858 sq ft	\$3.75/sq ft	Built-out	Fully built-out unit	Available

## CONTACT THE LEASING AGENTS

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COMMERCIAL PROPERTIES  
OF MAUI

CAM is \$0.77/sq ft

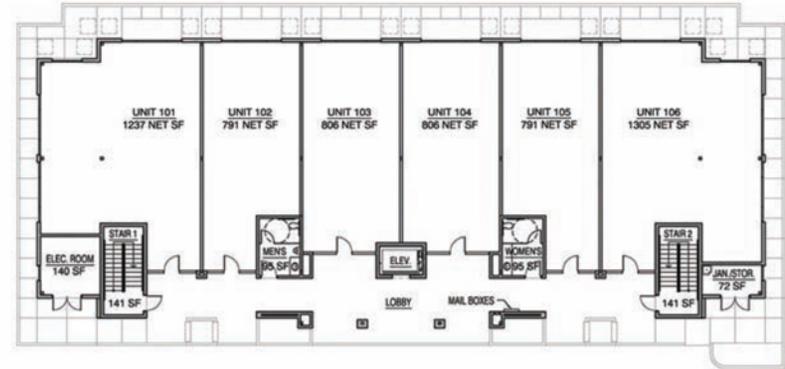


**ABOUT THE PROPERTY**

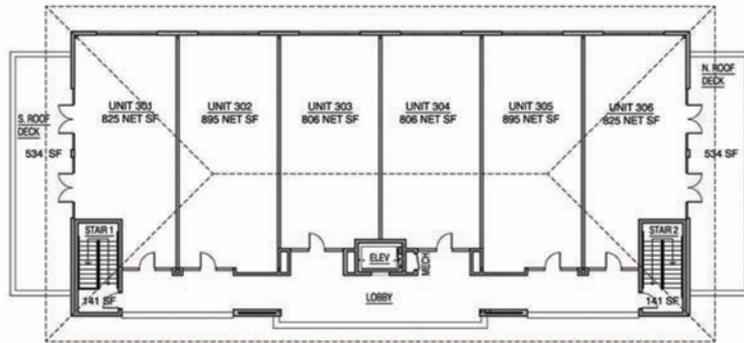
- West Maui's only Class A commercial development
- Three story 22,840 s.f. ocean **view** professional office building
- Presenting 18 office suites ranging in size from approximately 800-1400 s.f.
- Flexibility to create larger space to meet individual owner requirements
- Featuring six premiere third floor penthouse office suites
- Fee simple condominium ownership
- Steel framed construction and eco friendly design
- Tropical landscaping of native Hawaiian plants and vegetation
- Both professional and medical office uses with spectacular ocean and outer island views of Molokai and Lanai
- Adjacent to the new Lahaina Gateway Shopping Center and the Lahaina Cannery Mall
- Premium central location with immediate access to the approved Lahaina Bypass through the Keawe intersection providing direct access to any West Maui location in minutes

**CONSTRUCTION AND DESIGN**

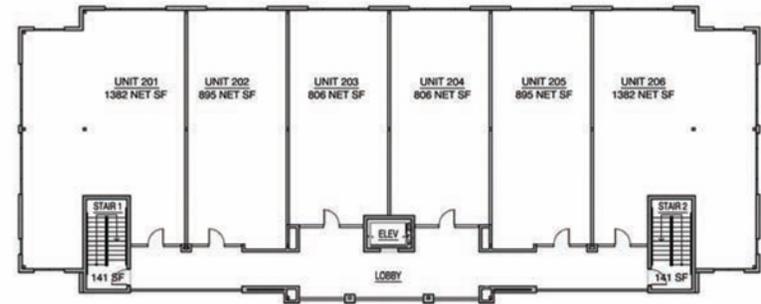
- Permitted tenant improvement plan included and provided to each owner, allowing immediate occupancy
- State of the art amenities exemplifying the highest quality design and construction
- Spacious common areas: lobbies, hallways, restrooms, stairways, elevator access
- Private restroom option available for each office suite
- Reserved parking provided for each suite with an abundance of guest parking
- Highest quality steel construction exemplifying a unique island style design
- Double glazed windows and energy efficient amenities
- A complete fire sprinkler system throughout the building
- Telephone/CATV conduit to each office suite



**FLOOR PLAN  
GROUND LEVEL**



**FLOOR PLAN  
THIRD LEVEL**



**FLOOR PLAN  
SECOND LEVEL**



**EXCLUSIVE LISTING AGENTS**  
**Greg Sheehan (R) S and Scott Kenar (R) S**  
**CALL (808) 244-2200**  
[www.KeaweBusinessCenter.com](http://www.KeaweBusinessCenter.com)

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