

KEAWE BUSINESS CENTER FOR SALE

34 Kupuohi Street



<u>Unit</u>	<u>Size</u>	<u>Price</u>	<u>Condition</u>	<u>Comments</u>	<u>Status</u>
101	1,331 sq ft	\$732,050	Loft	Ground floor, walk-up end unit	Available
105	847 sq ft	\$465,850	Loft	Can be combined with 106	Available
106	1,406 sq ft	\$773,300	Loft	Ground floor, walk-up end unit	Available
201	1,495 sq ft	\$747,500	Loft	2nd floor end unit	Available
202	949 sq ft	\$474,500	Loft	Can be combined with 201	Available
203	858 sq ft	\$429,000	Loft	2nd floor middle unit	Available
204	858 sq ft	\$429,000	Loft	Can be combined with 205	Available
205	949 sq ft	\$474,500	Loft	Can be combined with 206	Available
206	1,495 sq ft	\$747,500	Loft	2nd floor end unit	Available
301	1,476 sq ft	\$878,220	Loft	Spectacular ocean views and includes 576 sq ft of exterior lanai	Available
302	949 sq ft	\$564,655	Loft	Spectacular ocean views	Available
305	949 sq ft	\$564,655	Loft	Spectacular ocean views	Available
306	1,476 sq ft	\$878,220	Loft	Spectacular ocean views and includes 576 sq ft of exterior lanai	Available



EXCLUSIVE LISTING AGENTS
Greg Sheehan, R S and Scott Kenar, R S
 (808) 244-2200
www.keawebusinesscenter.com

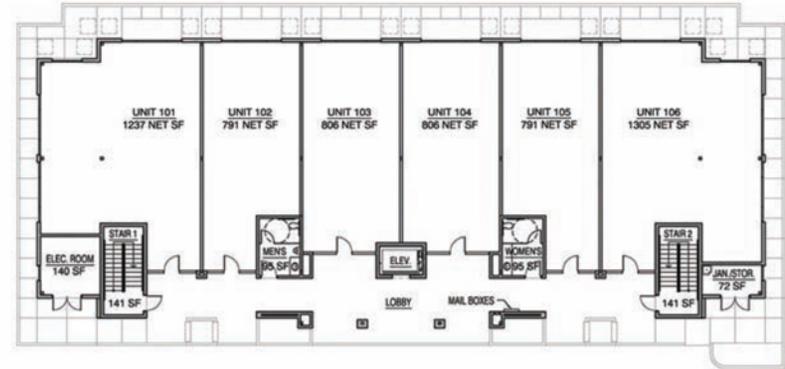


ABOUT THE PROPERTY

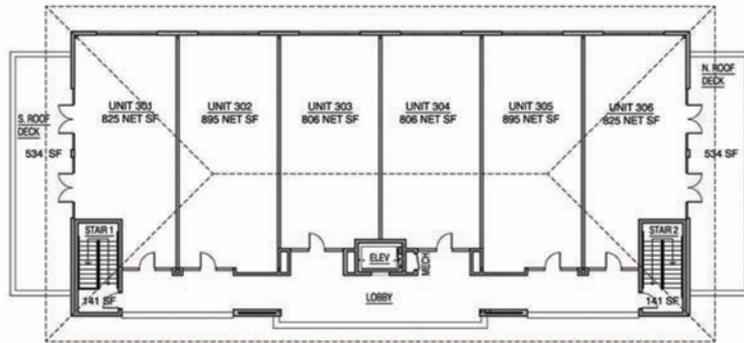
- West Maui's only Class A commercial development
- Three story 22,840 s.f. ocean **view** professional office building
- Presenting 18 office suites ranging in size from approximately 800-1400 s.f.
- Flexibility to create larger space to meet individual owner requirements
- Featuring six premiere third 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

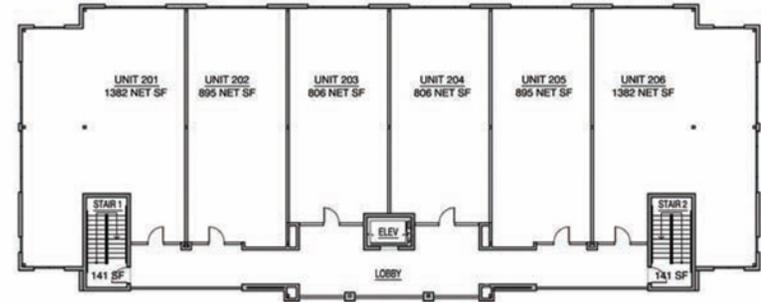
- Permitted tenant improvement plan included and provided to each owner, allowing immediate occupancy
- State of the art amenities exemplifying the highest quality design and construction
- Spacious common areas: lobbies, hallways, restrooms, stairways, elevator access
- Private restroom option available 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**



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