

Professional Row: Turnkey opportunity draws small businesses

Financial institution among latest to join Maui Lani Village Center

The Wailuku Federal Credit Union has joined Maui Lani Village Center's growing list of companies buying into the new commercial project in Central Maui.

"We're very pleased to have a well established financial institution come into the Village Center," said Grant Howe, principal broker at Commercial Properties of Maui, a co-listor of the project with CB Richard Ellis. "This further illustrates a growing desire to be in a new, central location and part of a master-planned community. The Maui Lani Village Center's great location and flexible zoning make it ideal for many professional services, retailers and small businesses. I understand that many of the credit union's customers live or work within a few miles of where the new building will be, and once completed, it will likely be a very convenient place for them."

As a mixed-used project, the Village Center allows for a broad range of uses including medical, professional, retail, light industrial and live-work arrangements. While some of the earlier investors in the Village Center, such as Paradise Beverages, sought larger lots to build spacious distribution centers, a number of small business owners have also expressed interest in owning their own office building.

"There's a special area within the Village Center designed with attorneys, doctors, other professionals and small business owners in mind," said Ryan Sakaguchi, vice president of CB Richard Ellis. "We call it Professional Row and buyers can either purchase an office building shell and build their own interior space, or opt for a turnkey solution. Either way, they'll own a fee simple lot, brand-new building and all the financial benefits that go along with ownership of real estate."

The gateway to Professional Row will be anchored by The Retina Institute of Hawaii, an award-winning medical company specializing in retina treatment for patients throughout the state. The institute's building plans for its new Maui facility are well under way.

"The Retina Institute of Hawaii and Center for Sight Maui are excited about the new facilities at the Maui Lani Village Center," said Dr. Michael Bennett, founder and president. "The new Center for Sight location will be a state-of-the-art facility with advanced diagnostic technology and staffed with fellowship-trained ophthalmologists located on the Valley Isle with weekly visits by retina subspecialists and surgeons. We care about providing the residents of

Maui with the best medical care available with a team of trained professionals."

The fact that there are an estimated 70,000 residents within a 10-mile radius has not been lost on the companies investing in the project.

"Professional Row is part of the greater Maui Lani community, which is planned to have over 3,700 homes," Sakaguchi said. "It's in a great location with

AT A GLANCE

Professional Row

- Buildings priced from \$990,000
- Turnkey option for buyers interested in owning their own office building
- New architecturally designed buildings with areas ranging from 2,000 s.f. to 6,000 s.f.
- Ample on-site and street parking
- Fee simple
- Customized interior build outs with initial space planning services included
- Landscaping included
- Conveniently located with respect to the hospital and medical clinics
- Approximately 70,000 residents within a 10-mile radius
- Model available for viewing; call for an appointment

respect to the Maui Memorial Medical Center, plus nearby residential neighborhoods like Wailuku Heights and Waikapu. It's also serviced by new regional roadways that have made it easier than ever to get to Wailuku, Kahului, the airport and places beyond."

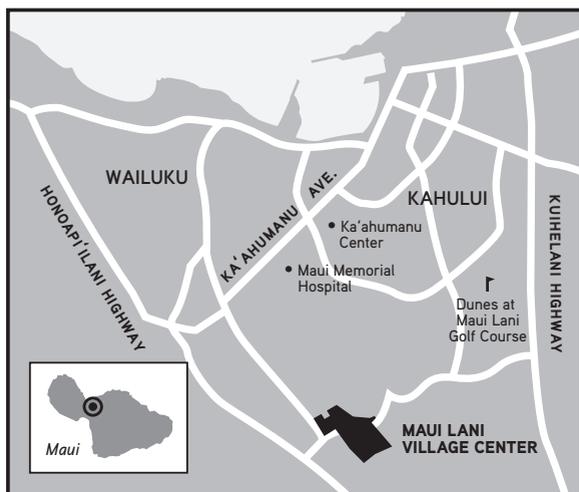
Other businesses moving into the Maui Lani Village Center include Marmac Ace Hardware, Walgreens, Oceanic Time Warner Cable, Menehune Water and 76 Gas.

■ For more information about the project, contact Commercial Properties of Maui at 808-244-2200 or CB Richard Ellis in Honolulu at 808-541-5172.



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The Maui Lani Village Center is located near the population core of Maui, surrounded by approximately 70,000 residents within a 10-mile radius.



Professional Row was designed as a turnkey option that alleviates buyers from having to manage the design and building process themselves.