

PARK PLAZA

THE PROFESSIONAL BUILDING IN THE MAUI RESEARCH AND TECHNOLOGY PARK

Park Plaza is conveniently located in the Maui Research and Technology Park, a 430-acre technology-oriented development on the slopes of Mount Haleakala.

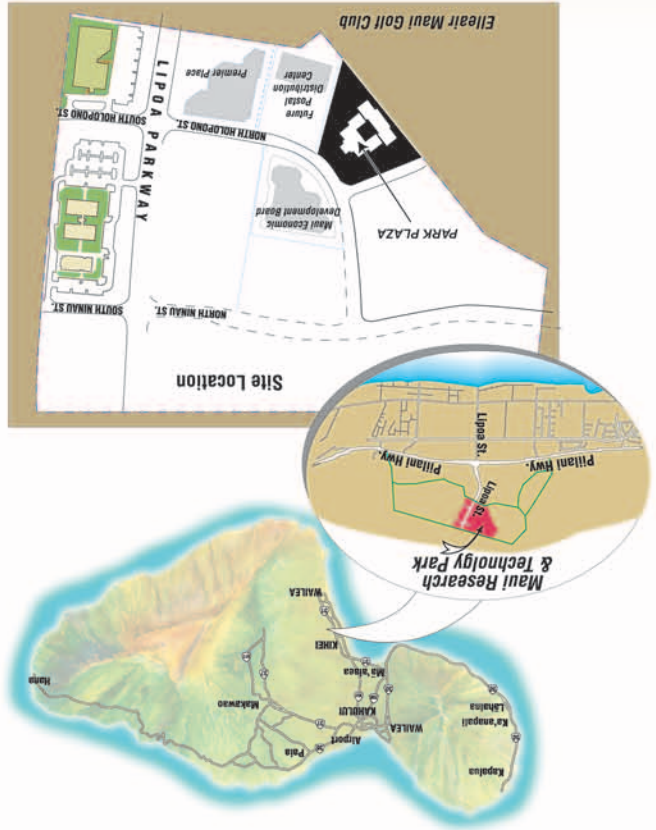
PARK PLAZA:

TRAVEL TIMES TO PRIMARY DESTINATIONS

- Business:**
- 25 minutes Business County of Maui offices
 - 25 minutes State of Hawaii offices
 - 25 minutes United States Federal offices
 - 25 minutes National passenger and cargo airport
 - 25 minutes Deep water harbor in Kahului
 - 25 minutes Maui Chamber of Commerce
 - 1 minute Maui Economic Development Board office
 - 10 minutes Real estate and title companies
 - 2 minutes One of world's most powerful computers

Pleasure:

- 2 minutes Public golf course
- 6 minutes World-class tennis courts and lessons
- 10 minutes World-class golf courses and lessons
- 10 minutes Fine & casual dining and entertainment
- 10 minutes World-class shopping
- 10 minutes World-class hotels, spas and beauty salons
- 10 minutes World-class beaches, diving and surfing
- 15 minutes World-class deep sea fishing
- 15 minutes World-class seawater aquarium
- 15 minutes The Pacific Whale Foundation



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CONTACT





Located on the lower slopes of Haleakala above Maui's south shore, the new Park Plaza joins a prestigious group of fast-growing enterprises hosted by the Maui Research & Technology Park. With units starting from 730 sq. ft., the Plaza offers an ideal environment to grow your business while enjoying panoramic views spanning Ma'alaea to Makena.

THE FACTS

- Commercial Class A
- Office Condominium ownership
- Lot area: 2.36 acres
- Building area: approximately 35,000 sq. ft.
- Units: starting from 730 sq. ft.
- Delivery: loft shell
- Parking: 122 stalls
- Space planning services available

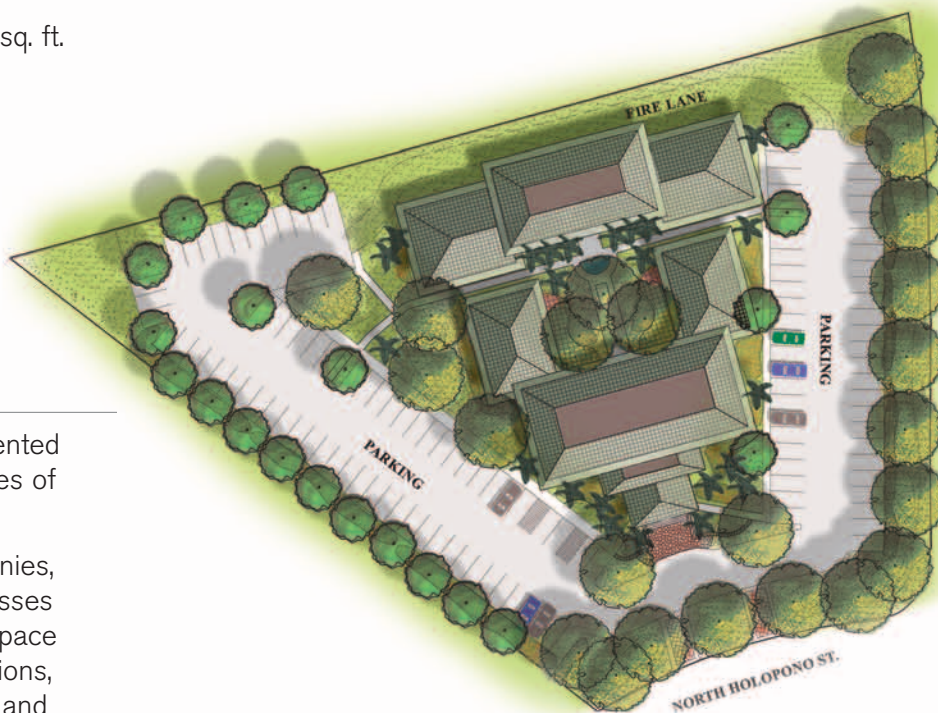
“An ideal environment created for growth, Park Plaza offers Commercial Class A Office Condominiums available for fee simple ownership.”

THE ADVANTAGES

- LOCATION. Ideally situated in the state-of-the-art Maui Research and Technology Park in Kihei.
- Professional Center available for fee simple condominium ownership.
- High-quality development by Pacific Rim Land, Inc.
- Attractive, contemporary Hawaiian-style architecture.
- Customization of units available to fit individual needs.
- Outstanding ocean and mountain panoramic views.
- Ample parking with direct access to nearby Kihei, Wailea and Makena.
- Quick 25 minute drive to Wailuku and Kahului County, State and Federal offices and business centers.
- 90% financing available for qualified owner users.
- 10% down for qualified buyers.
- Lease with option to purchase also available.

THE PARK

- 430-acre technology-oriented development on the slopes of Haleakala.
- Houses incubator companies, private and public businesses working in the areas of space surveillance, communications, research and technology and professional services that support that component.
- Currently hosts the following facilities: Maui High Performance Computing Center, Premier Place, Maui Research & Technology Center and Enterprise Building.



THE AREA

- Kihei, Wailea, Makena population: 20,258 (fastest growing community on Maui)
- Households: 7,735
- Average household income: \$63,972
- Maui annual tourism: 2,500,000 visitors
- Percentage visiting Wailea: 80%

** 2000 Census*

The Maui Research & Technology Park is intended to be a singularly attractive environment for the location of new and diverse businesses. Permitted uses at Park Plaza include:

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|--------------------------------|------------------------------|------------------------------|------------------------------------------|
| Agricultural biotechnology | Environmental assessment | Marketing | Space museum |
| Banks | Financial institutions | Medical services | Technical conferencing |
| Computer services | Financial services | Professional services | Technological product marketing |
| Corporate & government offices | Fitness centers | Real estate | Telecommunications |
| Day care centers | Information technology (IT) | Research & development (R&D) | University-sponsored or related programs |
| Employee training | Inn for visitors at the Park | Restaurants | Warehousing |
| Energy & photovoltaic R&D | Manufacturing | Sales & services | |

Intended uses must comply with Maui Research & Technology Park permitted uses.