

ELEELE SHOPPING CENTER SPACE FOR LEASE

4469 WAIALO ROAD • ELEELE • KAUAI



AVAILABLE SPACES FOR LEASE

	sq ft*
Retail or Office Space	408
Retail Space	480
Retail Space	1,591
Storage	408

* Area is approximated in rentable square feet.

RATES

	Rate
Retail/Office Base Rent	\$1.25-\$1.75/sq ft/mo
Retail Percentage Rent	8%
Storage Gross Rent	\$0.85/sq ft/mo
Operating Expenses*	\$0.35/sq ft/mo
Merchant's Association	\$0.02/sq ft/mo

* Operating expenses are estimated for 2005 and include common area maintenance, insurance, and real property tax. Tenant pays own electricity via separate meters. Insurance and real property tax are readjusted as rates change.

FEATURES

- Busy Major West Kauai Neighborhood Center
- Ample Parking
- Easy on and off Kaunualii Hwy, on the road to Port Allen
- Anchor tenants include Big Save Market, McDonald's, Post Office, First Hawaiian Bank, & Ace Hardware.
- Planned new residential developments nearby.

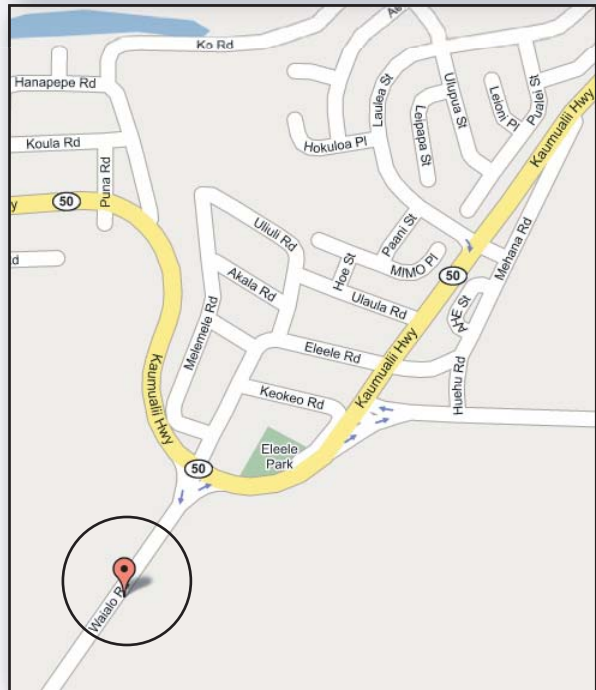
INQUIRE WITH

ALLAN M. BEALL (B)

Senior Associate

Phone: 808.245.4649

E-Mail: abeall@cbcpacific.com



COPYRIGHT 2004 COLDWELL BANKER COMMERCIAL PACIFIC PROPERTIES. THE INFORMATION CONTAINED HEREIN COMES FROM SOURCES DEEMED RELIABLE; HOWEVER, NO REPRESENTATION OR WARRANTY IS MADE BY COLDWELL BANKER COMMERCIAL PACIFIC PROPERTIES AND SAID INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. NO SUBAGENCY OFFERED. ALL MAPS, FLOORPLANS, AND/OR ILLUSTRATIONS CONTAINED HEREIN ARE NOT DRAWN TO SCALE. MEASUREMENTS INCLUDING BUT NOT LIMITED TO SQUARE FOOTAGES, DISTANCE, AND VOLUME ARE APPROXIMATIONS.

COLDWELL BANKER COMMERCIAL PACIFIC PROPERTIES
733 BISHOP STREET, SUITE 1500, HONOLULU, HAWAII 96813

PHONE: 808.526.0896
FAX: 808.533.7817

[HTTP://WWW.CBCPACIFIC.COM](http://www.cbcpacific.com)

