



FOR LEASE

**PEARL KAI
SHOPPING CENTER**

- Office
- Retail
- Restaurant

**98-199 Kamehameha Hwy.
Aiea, Hawaii 96701**

INVESTMENT SUMMARY

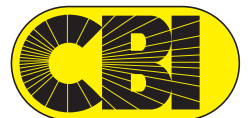
Building Type:	Retail & Office
Availability:	840 SF to 1,260 SF Spaces
Lease Term:	2 to 5 years
Base Rent:	\$3.00 to \$5.50 per SF/mo
Estimated CAM:	Retail/Office: \$1.16 per SF/mo Restaurant: \$1.41 per SF/mo Medical: \$1.41 per SF/mo
Water/Sewer:	Included in CAM
Other Utilities:	Separately Metered



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98-199 KAMEHAMEHA HWY

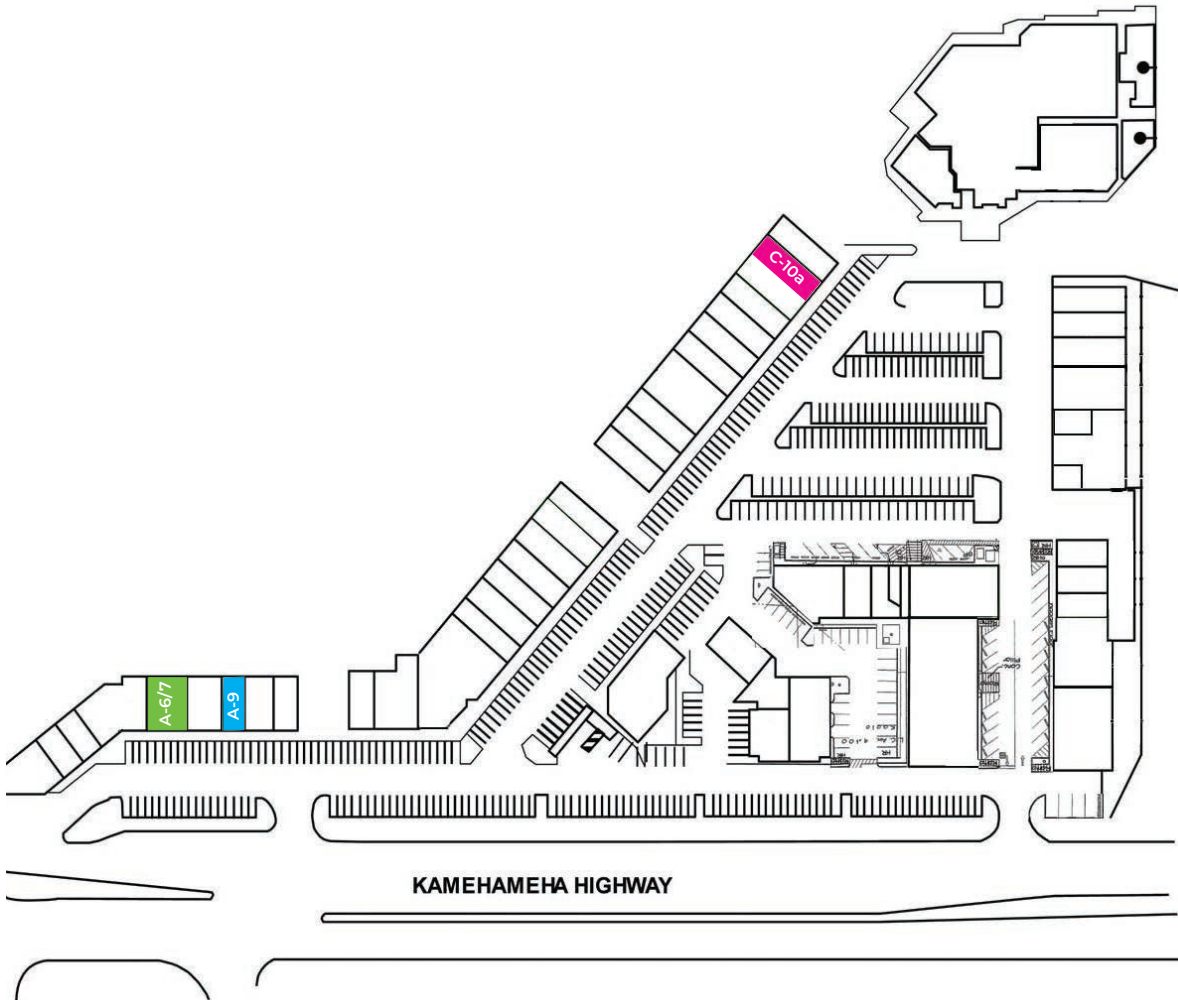


PROPERTY DETAILS

- Conveniently located just off H1 Freeway on Kam Hwy in the heart of Aiea
- Situated in a very high traffic area.
- Across the street from Pearlridge Center
- Lots of free customer parking
- Very busy retail center.
- With high customer traffic.
- No percentage rent!
- Great tenant mix with retail, restaurant, office, & professional services
- Tenant improvement packages available

AVAILABLE SPACES

Unit	Size (SF)	Notes
Unit A-6/7	1,260 SF	Kam Hwy frontage. Water/sewer & restroom
Unit A-9	840 SF	Kamehameha Hwy Frontage. Currently built for convenience store use.
Unit C-10a	1,200 SF	Open Layout Retail



This plan is for general illustrative purposes only and all actual information is subject to verification including tenancy, layout, parking, and others. Not to scale.



C-10a



A-9



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