



FOR LEASE

1923 REPUBLICAN ST. WAREHOUSE

1923 Republican St.
Honolulu, Hawaii 96819

PROPERTY HIGHLIGHTS

- Industrial Warehouse space in Honolulu's Urban Core
- Located in Iwilei Industrial Corridor
- Surrounded by Contractors, Distributors, and Service Businesses
- Excellent Location for Warehouse, Logistics, or Storage Use
- Easy Access to Downtown, Kalihi, and major roadways
- Ideal for Island-wide distribution and last-mile delivery

PROPERTY SUMMARY

Available Space: 3,750 SF

Base Rent: \$1.75 - \$2.00/SF/Month

CAM: Est. \$0.67/SF/mo; \$2,513/mo

TMK: 1-1-2 008-049-0000

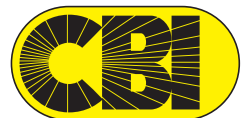
Zoning: I-2 Industrial

Lease Term: Triple Net (NNN)



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CAM ESTIMATE & LEASE COST SUMMARY

1923 Republican Street Warehouse – Honolulu, Hawaii

Property Summary

Property Address	1923 Republican Street, Honolulu, HI
Lot Size	5,000 Sq Ft
Ground Floor Area	3,750 Sq Ft
Property Type	Industrial Warehouse
Lease Structure	Base Rent + CAM (Triple Net / NNN style reimbursement)

Estimated Common Area Maintenance (CAM)

Expense Category	Description	Annual Cost	Monthly Cost
Property Tax	City & County of Honolulu real property tax	\$18,643	\$1,553
Building Insurance	Owner property insurance + general liability	\$5,225	\$435
Maintenance Reserve	Roof repair, building repairs, contingency	\$3,600	\$300
Exterior Upkeep	Concrete yard cleaning and upkeep	\$1,200	\$100
Administrative Reserve	Accounting and operating contingency	\$1,500	\$125

Total Estimated CAM: \$30,168 per year | \$2,513 per month | \$0.67/SF/ Month

Illustrative Lease Cost

Building Size	3,750 SF
Base Rent	\$1.75 - \$2.00/ SF / Month
Estimated Monthly Base Rent	\$6,562 - \$7500
Estimated Monthly CAM	\$2,513
Estimated Total Monthly Occupancy Cost	\$9,075 - \$10,013 + GET (4.712%)

Base rent increase 3% every year.

Tenant Insurance Requirements (Typical)

Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate.

Tenant Property Insurance: Covers tenant equipment, inventory, and improvements.

Workers Compensation: Required if employees operate on the premises.

Landlord must be listed as Additional Insured on tenant liability policy.

Notes

CAM estimates are provided for budgeting purposes and may change annually based on adjustments to property taxes, insurance premiums, and maintenance costs. Tenant insurance is not included in CAM and must be obtained directly by the tenant.



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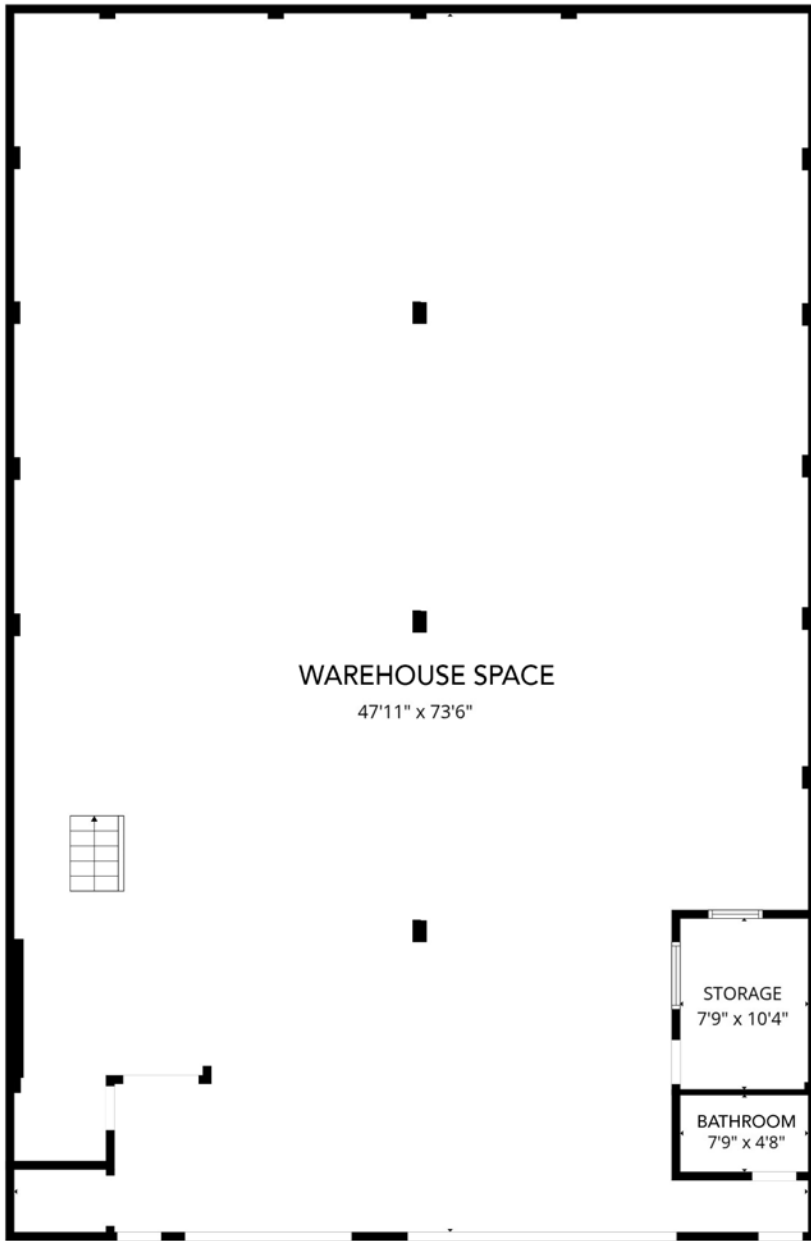




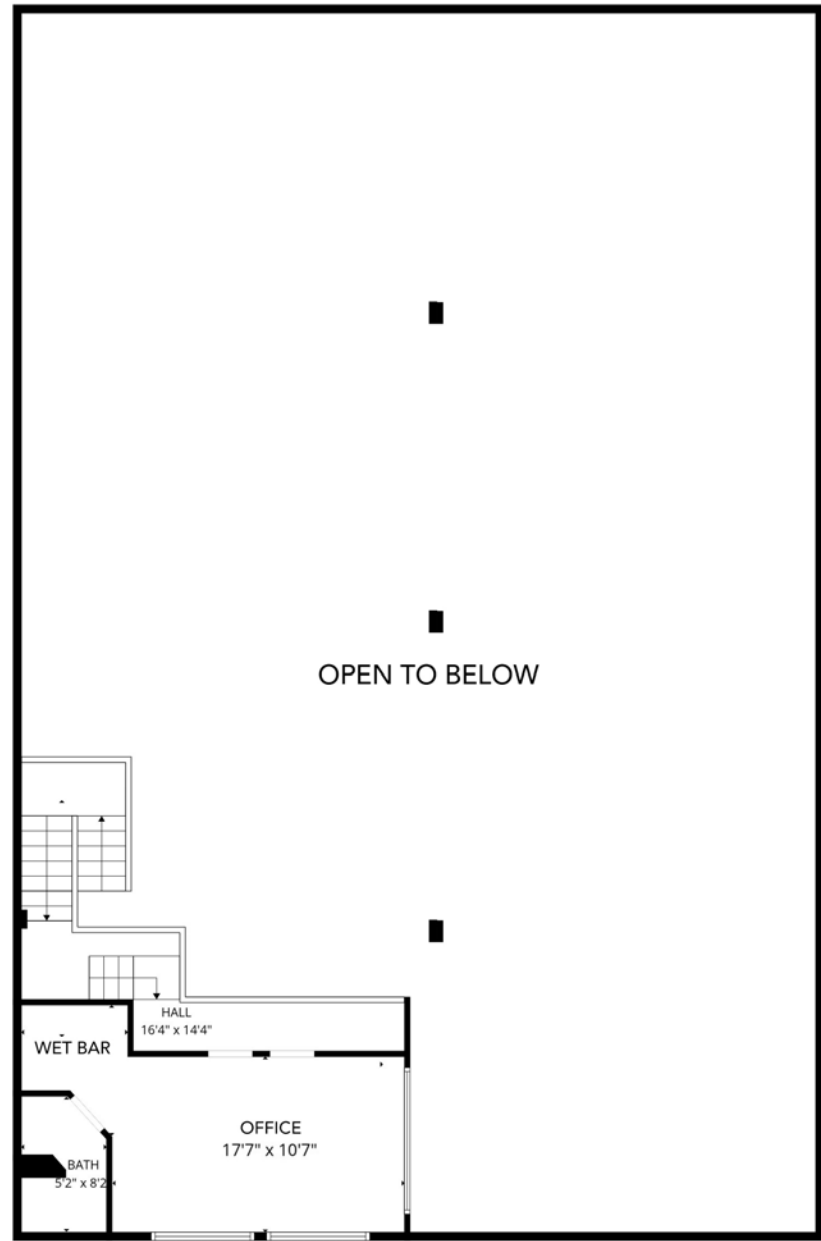
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1ST FLOOR

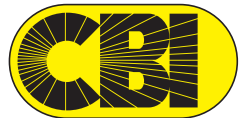


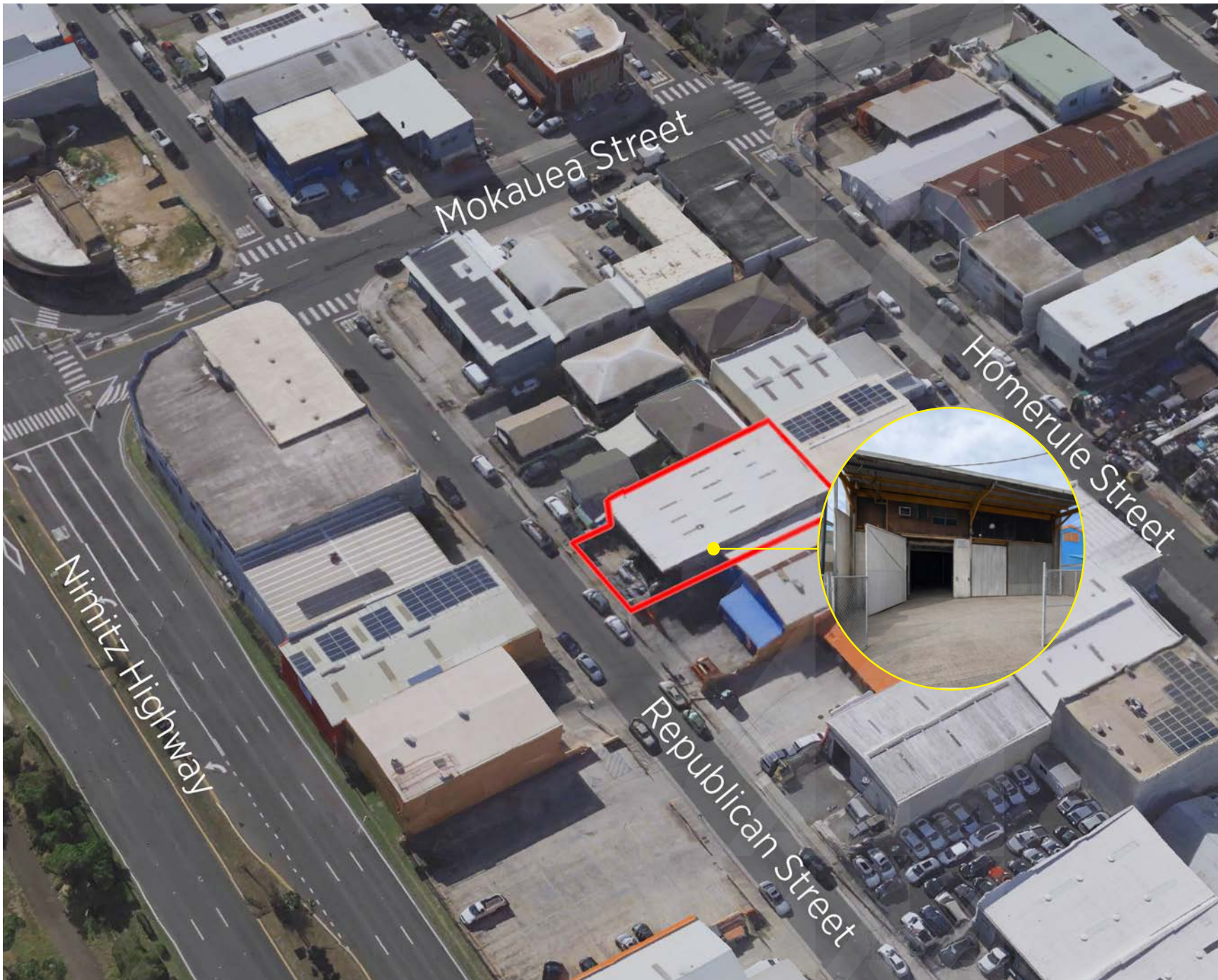
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