

Waikoloa Highlands Center

Major Restaurant Opportunity



Waikoloa Highlands Center

68-1845 WAIKOLOA ROAD • WAIKOLOA, HI 96738

RESTAURANT SUITE 500

Proposed Term Sheet

Why pay the RESORT rent and CAM rates when 7 miles up the hill at Waikoloa Village you can pay less rent and definitely attract all the resort tourists plus have 6,572+ (2012 census) residents of Waikoloa Village at your door step?

- Space 500 (6,400 square feet)
- 10 year lease, plus one 5 year option
- Rent Commencement earlier of 9 months (this free rent would be for the construction period) or opening of Business whichever comes first
- \$2.75 / square foot base rent plus \$1.05 / square foot CAM, base rent subject to 3% annual increases
- CAM abated during next 6 months during which tenant would be paying base rent (ie, months 10 – 15)
- \$400,000 Tenant Improvement Allowance payable by Landlord to Tenant
- Landlord will complete the following:
 - › Renovate the outside of stand alone building
 - › Replace all the glass windows on the golf course side
 - › Put in a new air conditioning system
 - › Renovate the plumbing
 - › Demo the bar and kitchen areas to give tenant a clean slate
 - › Strong personal guarantor required for lease

FOR LEASING, CONTACT:

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