



99-1046 Iwaena Street, Suite 107  
Aiea, Hawaii 96701



## **FOR LEASE !**

### **GENTRY WAIPIO BUSINESS PARK**

<b>Address:</b>	94-479 UKEE ST.
<b>Description of Premises:</b>	Approximately 2,280 sq.ft. ground level office space Approximately 2,000 sq.ft. second level office space Total Area: 4,280 sq. ft.
<b>Warehouse Space:</b> (Optional)	Approx. 1,000 sq.ft. of high cube warehouse space is available
<b>Base Rent:</b>	\$2.25 per sq.ft. per month
<b>Common Area Charges:</b>	Currently estimated at \$.47/sq.ft./month. Common area charges include a prorata share of real property taxes, water & sewer, Lessors building fire & liability insurance, landscaping, roving security guard services, and building maintenance and repairs.
<b>Lease Term:</b>	Negotiable
<b>Parking:</b>	Assigned stalls available plus Two (2) common handi-cap stalls.
<b>Security Features:</b>	After hours "Roving Security Guard Services" in Park. Fenced and gated property Security Camera on property

**FOR FURTHER INFORMATION AND SHOWINGS PLEASE CONTACT**

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