



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

Ofc: (808) 486-2035



## **FOR LEASE ! GROUND FLOOR OFFICE!** **GENTRY WAIPIO BUSINESS PARK**

<b>Address:</b>	94-479 UKEE ST.
<b>Description of Premises:</b>	Approximately 2,259 sq.ft. ground floor air conditioned office/showroom space with 2 restrooms. 4 Private Offices and open area layout. Excellent condition!
<b>Base Rent:</b>	\$2.50 per sq.ft. per month with annual increases
<b>Common Area Charges:</b>	Currently estimated at \$.47/sq.ft./month. Common area charges includes 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>	Available on premises. To be determined. 2 Common Handi-Cap stalls. On Street parking in industrial park.
<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**

**MARCIA MORENO-PRINCIPAL BROKER Cell: (808) 256-2342**