



BICP



OFFICE SUITE FOR LEASE

73-4257 HULIKOA DRIVE SUITE E

KAILUA-KONA, HI 96740

James J. Augustine

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75-240 Nani Kailua Dr, Ste 8, Kailua-Kona, HI 96740

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PROPERTY DESCRIPTION

Professional office space available on Hulikoa Drive in Kailua-Kona. This 559-square-foot suite is part of the Kona Business Collective, a well-established multi-tenant building home to a curated mix of professional, government, and trade organizations, including Tinguely Development, Kona Mountain Coffee, the Department of Human Services (State of Hawaii), and TMS Custom Woodworks.

Tenants enjoy shared access to a conference room, a full kitchen, restrooms, and on-site parking. A polished, professional environment at a competitive rate.

LOCATION DESCRIPTION

The KBC Building sits near the top of Hulikoa Drive, providing an easy commute and straightforward client visits. The area is professionally oriented with a strong mix of trades and service businesses throughout.

OFFERING SUMMARY

Lease Rate:	\$3 SF/month (Gross)
Total Monthly Rent (including GET):	\$1,756.02
Available SF:	559 SF
Building Size:	12,792 SF

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Suite E



Shared Kitchen



Shared Conference Room



Location



Building Reception



Shared Conference Room

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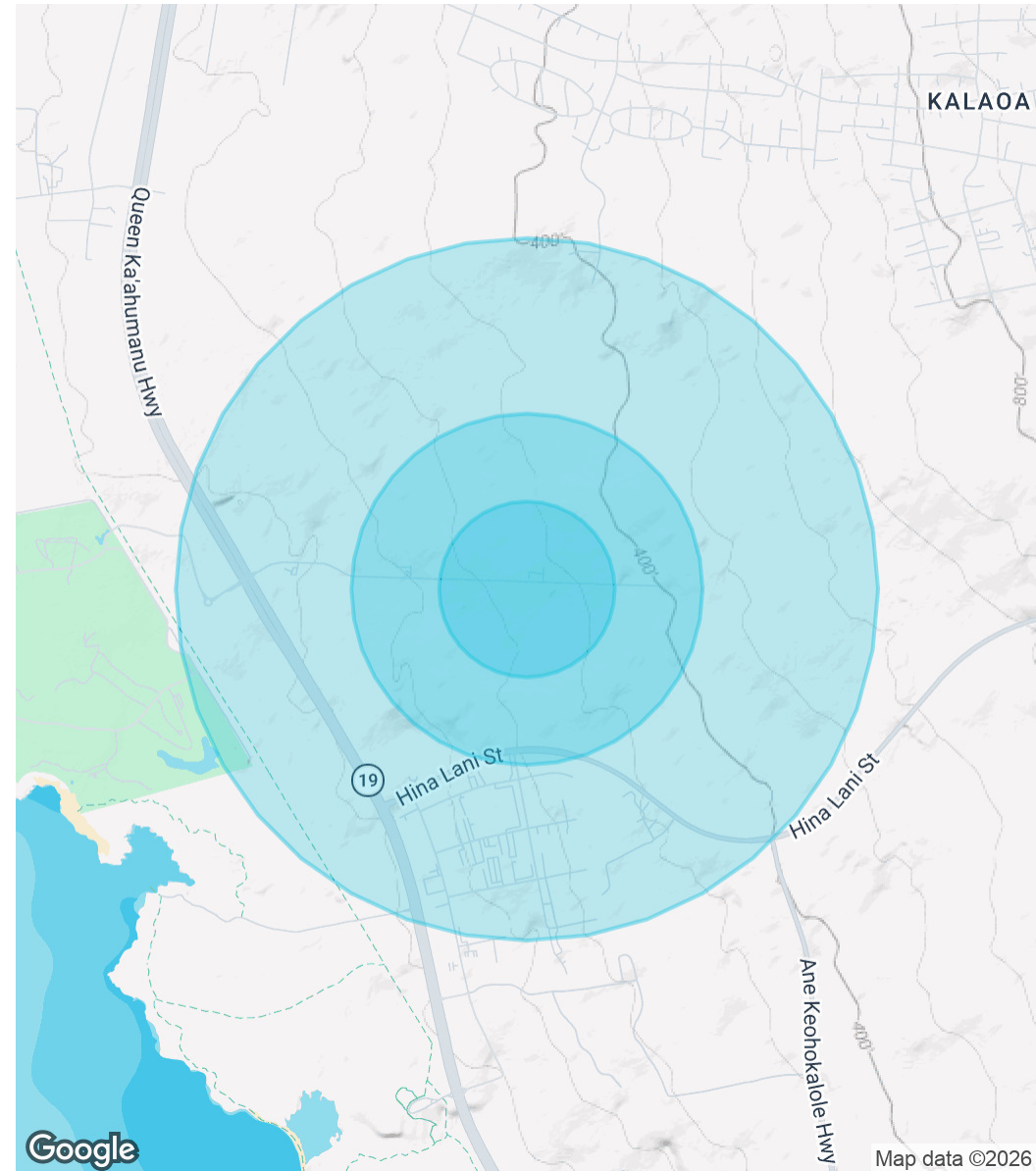
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	85	342	1,272
Average Age	38.5	38.2	37.3
Average Age (Male)	43.2	42.8	41.1
Average Age (Female)	35.1	34.8	34.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	37	148	523
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$105,339	\$104,960	\$102,924
Average House Value	\$692,558	\$689,895	\$673,884

2023 American Community Survey (ACS)



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