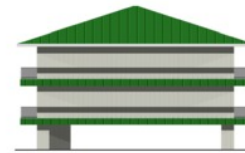
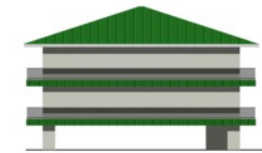




FOR LEASE | OFFICE

KAMANU CENTER II

73-5624 Maiau Street | Kailua Kona, HI 96740



CarbonZero

KAMAU CENTER II



PROPERTY HIGHLIGHTS

- 2-Story Class A Office/Retail Professional Building
- Under Building Parking and Two Upper Floors
- Security Provided
- Elevated
- \$10 PSF Tenant Improvement Allowances will be made available
- Construction is Slated for October 2019
- Includes a Covered Walkway to Kamanu Center I
- Ease of access off of Kamanu Street



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PRESENTED BY:

Gregory G. Ogin, CCIM, CPM

Principal & Managing Director

808.329.6446

gogin@svn.com

HI #RB-16053

HI #RB-16614



DISCLAIMER

KAMANU CENTER II | 24,738 SF | KAILUA KONA, HI

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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FOR LEASE | OFFICE

KAMANU CENTER II

73-5624 Maiau Street | Kailua Kona, HI 96740

1 | PROPERTY INFORMATION

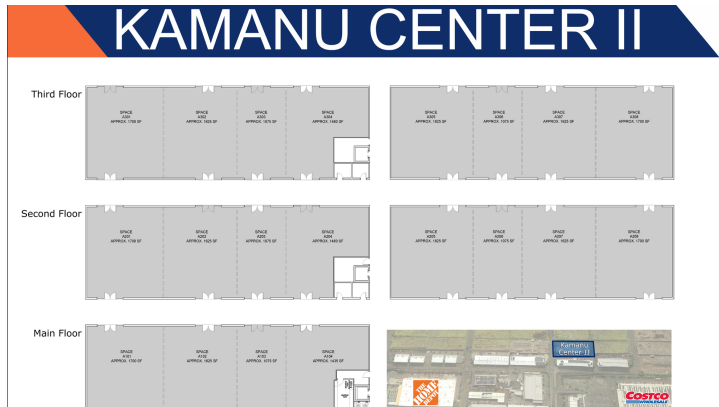




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HI #RB-16614

Executive Summary



PROPERTY SUMMARY

AVAILABLE SF:	24,738 SF
LEASE RATE:	\$1.75 PSF/Month NNN
LOT SIZE:	1.21 Acres
BUILDING SIZE:	24,738 SF
BUILDING CLASS:	A
YEAR BUILT:	2017
TMK #:	3-7-3-051:096
ZONING:	ML-1A
MARKET:	Hawaii Island
SUB MARKET:	North Kona
CROSS STREETS:	Kamanu And Maiau Streets

PROPERTY OVERVIEW

A new two-story Class A Building is being constructed adjacent to the existing Kamanu Center, located directly above Costco in Kailua-Kona's New Industrial District. Spaces for lease will be demised to suit the lessee's needs, and will be available in a range of areas from 1,000 square feet through 6,000 square feet. A Tenant Improvement Allowance will be made available to lessees. Asking Base Rent is \$1.75 psf/month and CAM at this property is currently estimated to be \$0.60 psf/month. Occupancy is slated for October 2019.

PROPERTY HIGHLIGHTS

- 2-Story Class A Office/Retail Professional Building
- Under Story Parking and Two Upper Floors
- Security Provided
- Elevatored
- \$10 PSF Tenant Improvement Allowances will be made available
- Building Construction is slated for completion by Third Quarter 2019
- Includes a Covered Walkway to Kamanu Center I
- Ease of access off of Kamanu Street



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Property Description



LOCATION DESCRIPTION

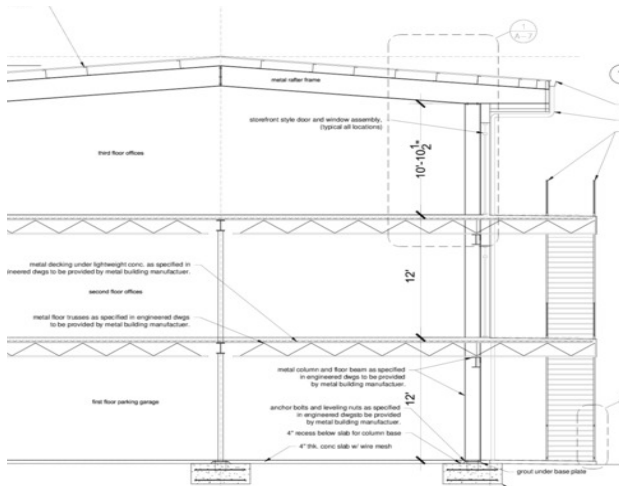
Conveniently located at the intersection of Kamanu and Maiau Streets in the New Industrial District in Kailua-Kona. The site is centrally located just minutes from the visitor/business/retail centers of Kailua-Kona, the Keahole International Airport, and NELHA Energy Lab. Immediately adjacent to Costco Wholesale and a block from the Home Depot, the property is highly trafficked and will have a strong street presence.

SITE DESCRIPTION

Brand New Office Building is being constructed in the Kaloko Light Industrial District in Kailua-Kona.

ZONING

ML-1A



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FOR LEASE | OFFICE

KAMANU CENTER II

73-5624 Maiau Street | Kailua Kona, HI 96740

2 | LOCATION INFORMATION

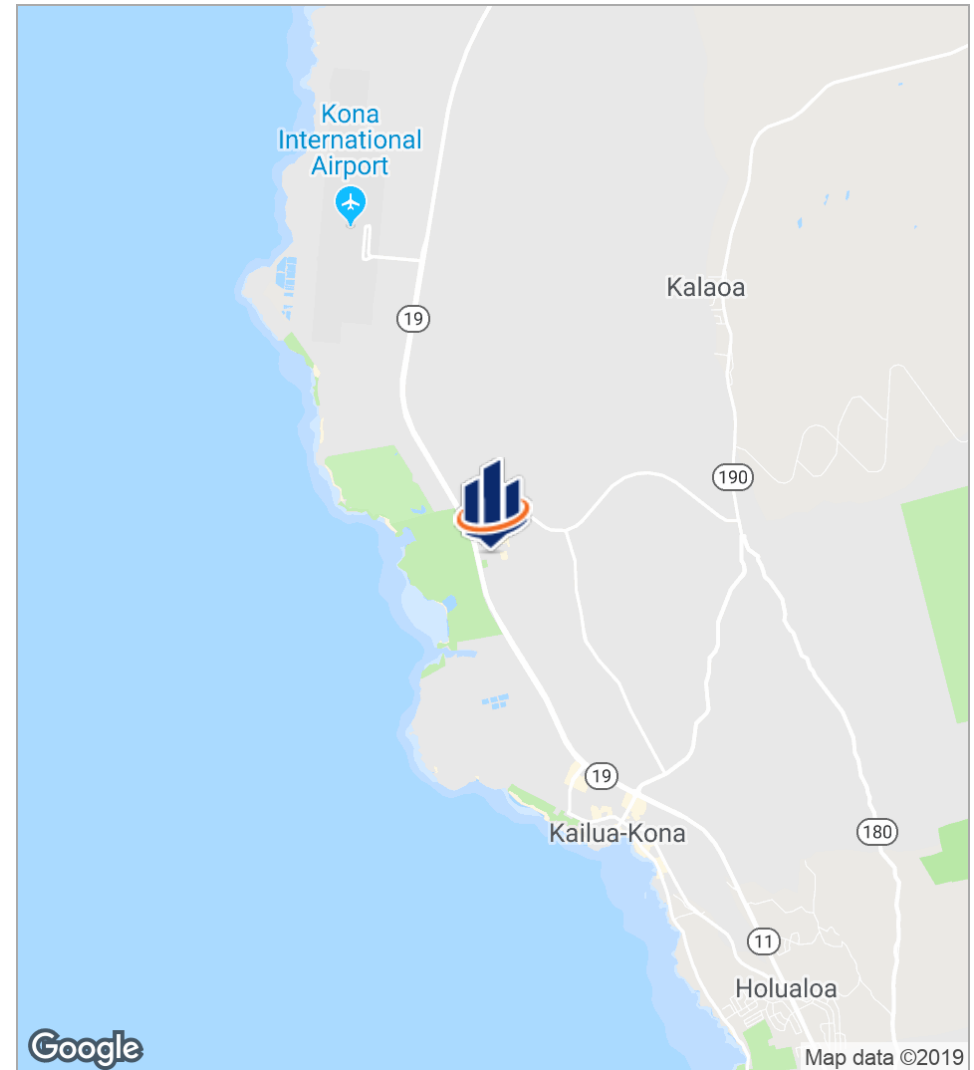
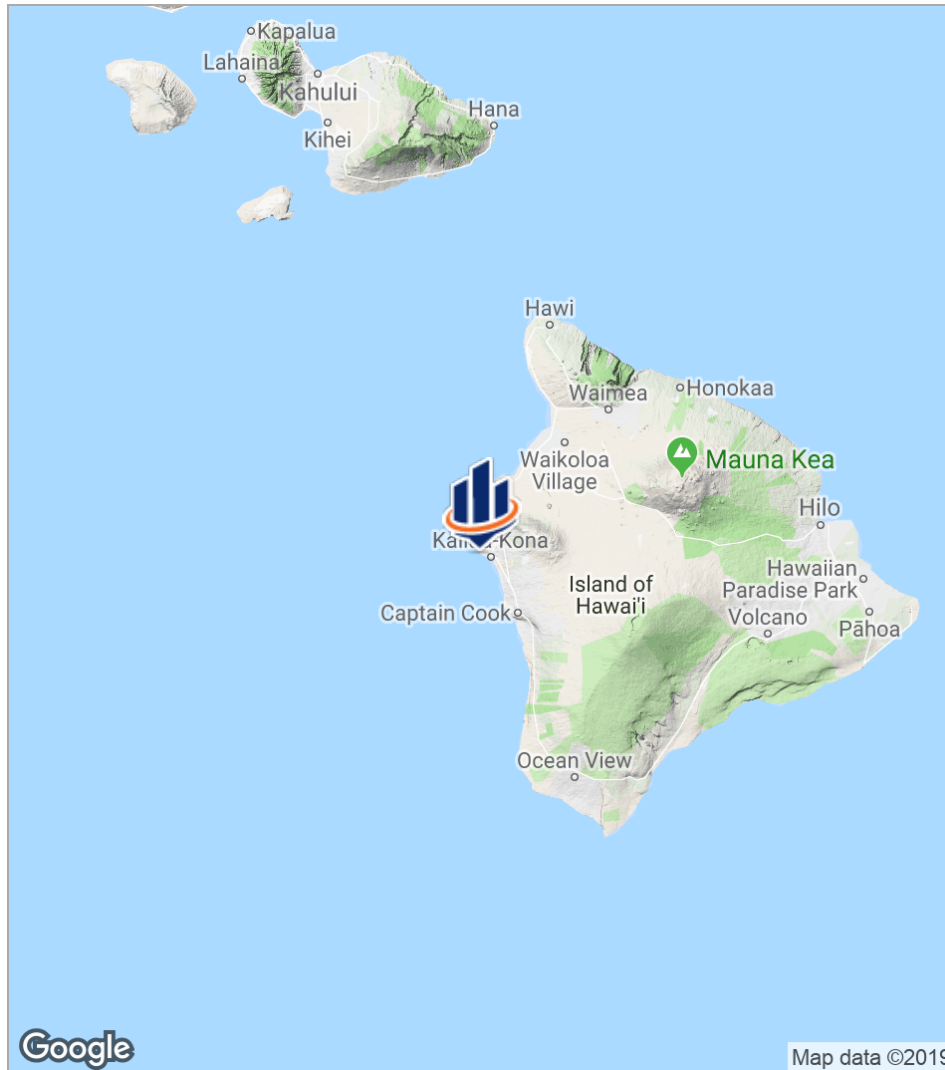




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Location Maps



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Regional Map



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Area Plan



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FOR LEASE | OFFICE

KAMANU CENTER II

73-5624 Maiau Street | Kailua Kona, HI 96740

3 | AVAILABLE SPACES

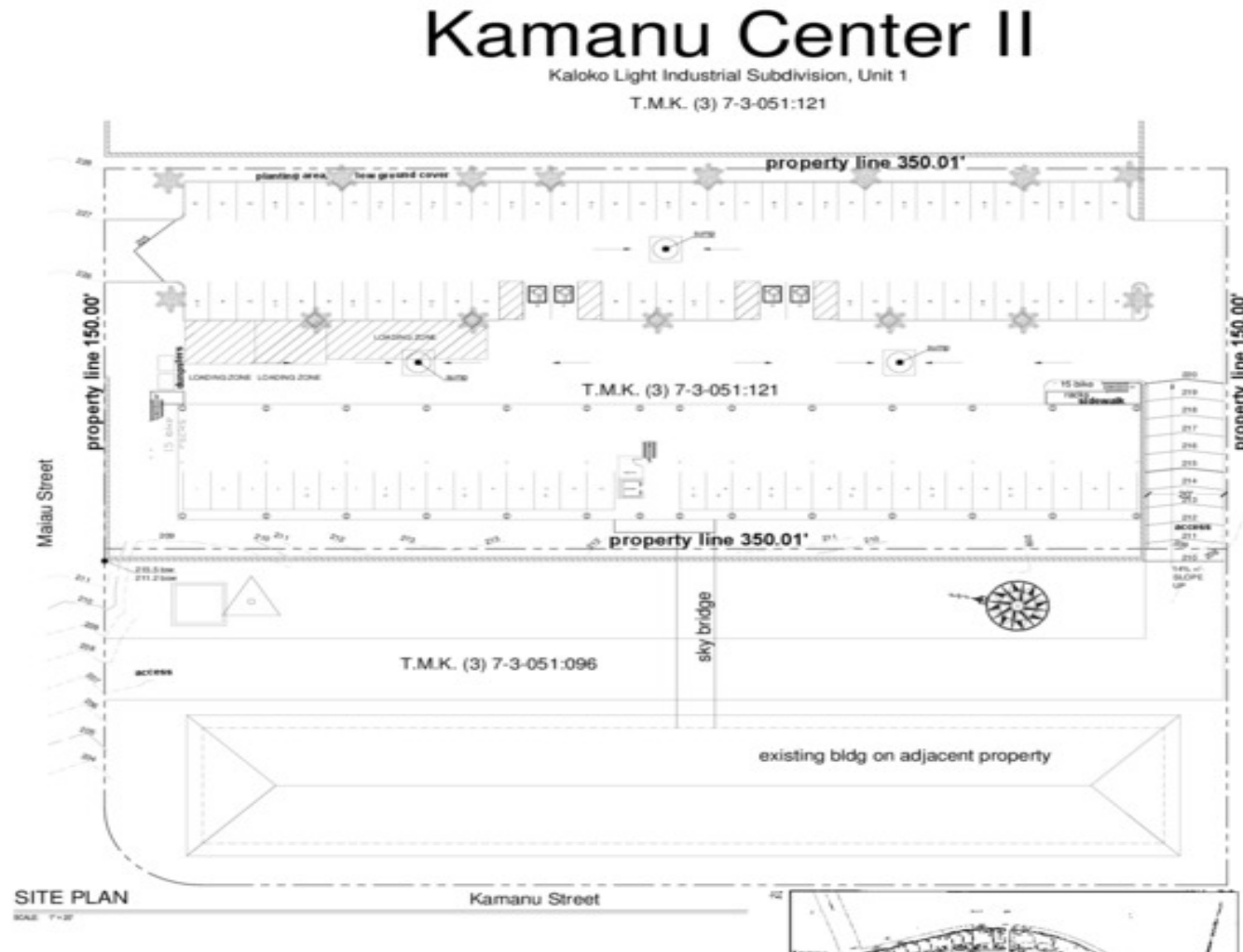




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Parking Plan - First Floor

HI #RB-16614

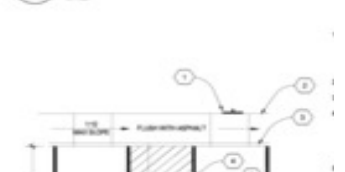
**ARCHITECT**

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A1.1	SITE GRAD
A1.2	LANDSCAP
A1.3	STONE WAL
A2.0	OVERALL P
A2.1	FIRST FLO
A2.2	SECOND FL
A2.3	THIRD FLO
A2.4	FOUNDATIO
A3.0	FLOOR FIN
A3.10	ROOF PLAN
A4.0	BUILDING S
A7.0	EXTENSION
A10.0	ELECTRICA
A10.1	ELECTRICA
A11.0	FIRST FLO
A11.1	SECOND FL
A11.2	THIRD FLO
A11.3	PLUMBING

Area Summary

Total Square Footage
Code Analysis Items

1. Design Criteria
 - Building Code: 2015 IBC, 2015 IRC, 2015 ASCE 7-16, 2015 ASCE 8-17, 2015 ASCE 9-17, 2015 ASCE 10-17, 2015 ASCE 11-17, 2015 ASCE 12-17, 2015 ASCE 13-17, 2015 ASCE 14-17, 2015 ASCE 15-17, 2015 ASCE 16-17, 2015 ASCE 17-17, 2015 ASCE 18-17, 2015 ASCE 19-17, 2015 ASCE 20-17, 2015 ASCE 21-17, 2015 ASCE 22-17, 2015 ASCE 23-17, 2015 ASCE 24-17, 2015 ASCE 25-17, 2015 ASCE 26-17, 2015 ASCE 27-17, 2015 ASCE 28-17, 2015 ASCE 29-17, 2015 ASCE 30-17, 2015 ASCE 31-17, 2015 ASCE 32-17, 2015 ASCE 33-17, 2015 ASCE 34-17, 2015 ASCE 35-17, 2015 ASCE 36-17, 2015 ASCE 37-17, 2015 ASCE 38-17, 2015 ASCE 39-17, 2015 ASCE 40-17, 2015 ASCE 41-17, 2015 ASCE 42-17, 2015 ASCE 43-17, 2015 ASCE 44-17, 2015 ASCE 45-17, 2015 ASCE 46-17, 2015 ASCE 47-17, 2015 ASCE 48-17, 2015 ASCE 49-17, 2015 ASCE 50-17, 2015 ASCE 51-17, 2015 ASCE 52-17, 2015 ASCE 53-17, 2015 ASCE 54-17, 2015 ASCE 55-17, 2015 ASCE 56-17, 2015 ASCE 57-17, 2015 ASCE 58-17, 2015 ASCE 59-17, 2015 ASCE 60-17, 2015 ASCE 61-17, 2015 ASCE 62-17, 2015 ASCE 63-17, 2015 ASCE 64-17, 2015 ASCE 65-17, 2015 ASCE 66-17, 2015 ASCE 67-17, 2015 ASCE 68-17, 2015 ASCE 69-17, 2015 ASCE 70-17, 2015 ASCE 71-17, 2015 ASCE 72-17, 2015 ASCE 73-17, 2015 ASCE 74-17, 2015 ASCE 75-17, 2015 ASCE 76-17, 2015 ASCE 77-17, 2015 ASCE 78-17, 2015 ASCE 79-17, 2015 ASCE 80-17, 2015 ASCE 81-17, 2015 ASCE 82-17, 2015 ASCE 83-17, 2015 ASCE 84-17, 2015 ASCE 85-17, 2015 ASCE 86-17, 2015 ASCE 87-17, 2015 ASCE 88-17, 2015 ASCE 89-17, 2015 ASCE 90-17, 2015 ASCE 91-17, 2015 ASCE 92-17, 2015 ASCE 93-17, 2015 ASCE 94-17, 2015 ASCE 95-17, 2015 ASCE 96-17, 2015 ASCE 97-17, 2015 ASCE 98-17, 2015 ASCE 99-17, 2015 ASCE 100-17
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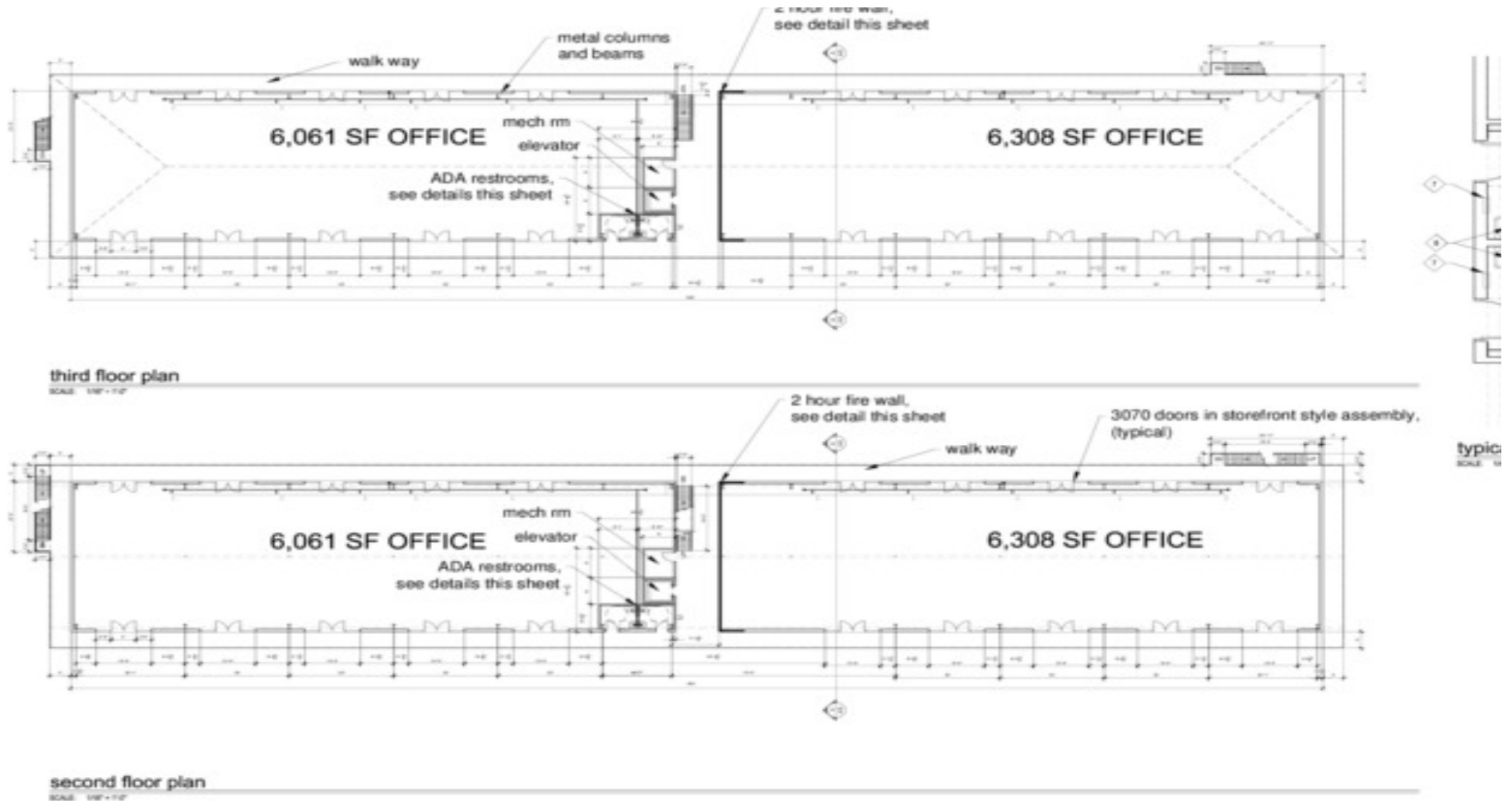
1 SUMP DETAIL



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Building Plans - First & Second Floors

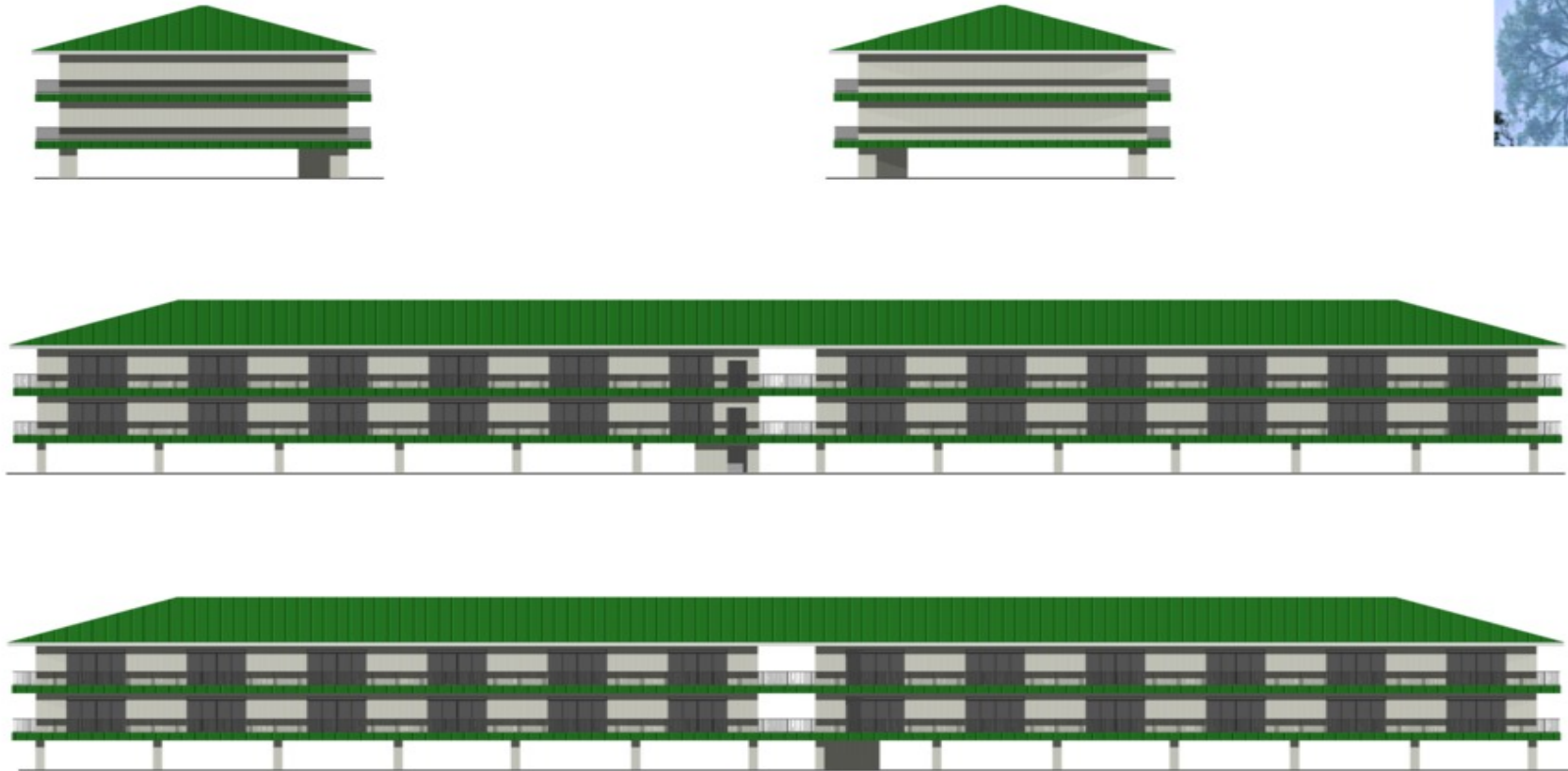




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Exterior Facades

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Available Spaces

Lease Rate: \$1.75 PSF/MONTH **Total Space** 30,045 SF
Lease Type: Triple Net **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
	Office and/or Retail	\$1.85 psf/month + CAM	Triple Net	1,000 - 6,000	10 years	Available Spaces Range in areas from 1,000 to 6,000 sf. CAM at this property is estimated at \$0.60 PSF/month. \$10 PSF TI Allowances are available for a 10-year lease.
Kamanu Center II - Suite A101	Office Building	\$1.75 SF/MONTH	NNN	1,700 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A102	Office Building	\$1.75 SF/MONTH	NNN	1,625 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A103	Office Building	\$1.75 SF/MONTH	NNN	1,075 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A104	Office Building	\$1.75 SF/MONTH	NNN	1,435 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A201	Office Building	\$1.75 SF/MONTH	NNN	1,700 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A202	Office Building	\$1.75 SF/MONTH	NNN	1,625 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A203	Office Building	\$1.75 SF/MONTH	NNN	1,075 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A204	Office Building	\$1.75 SF/MONTH	NNN	1,480 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A205	Office Building	\$1.75 SF/MONTH	NNN	1,825 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A206	Office Building	\$1.75 SF/MONTH	NNN	1,075 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A207	Office Building	\$1.75 SF/MONTH	NNN	1,625 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A208	Office Building	\$1.75 SF/MONTH	NNN	1,700 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.



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Available Spaces

Lease Rate: \$1.75 PSF/MONTH
Lease Type: Triple Net
Total Space: 30,045 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
	Office and/or Retail	\$1.85 psf/month + CAM	Triple Net	1,000 - 6,000	10 years	Available Spaces Range in areas from 1,000 to 6,000 sf. CAM at this property is estimated at \$0.60 PSF/month. \$10 PSF TI Allowances are available for a 10-year lease.
Kamanu Center II - Suite A301	Office Building	\$1.75 SF/MONTH	NNN	1,700 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A302	Office Building	\$1.75 SF/MONTH	NNN	1,625 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A303	Office Building	\$1.75 SF/MONTH	NNN	1,075 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A304	Office Building	\$1.75 SF/MONTH	NNN	1,480 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A305	Office Building	\$1.75 SF/MONTH	NNN	1,825 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A306	Office Building	\$1.75 SF/MONTH	NNN	1,075 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.
Kamanu Center II - Suite A307	Office Building	\$1.75 SF/MONTH	NNN	1,625 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF..
Kamanu Center II - Suite A308	Office Building	\$1.75 SF/MONTH	NNN	1,700 SF	Negotiable	Adjacent units may be combined for greater square footage -- suites are available in areas up to 6,000 SF.



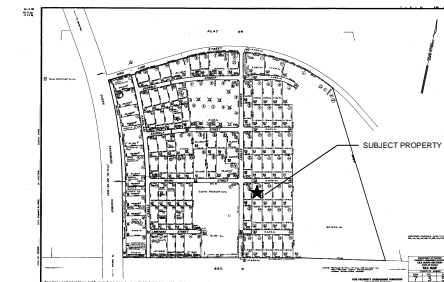
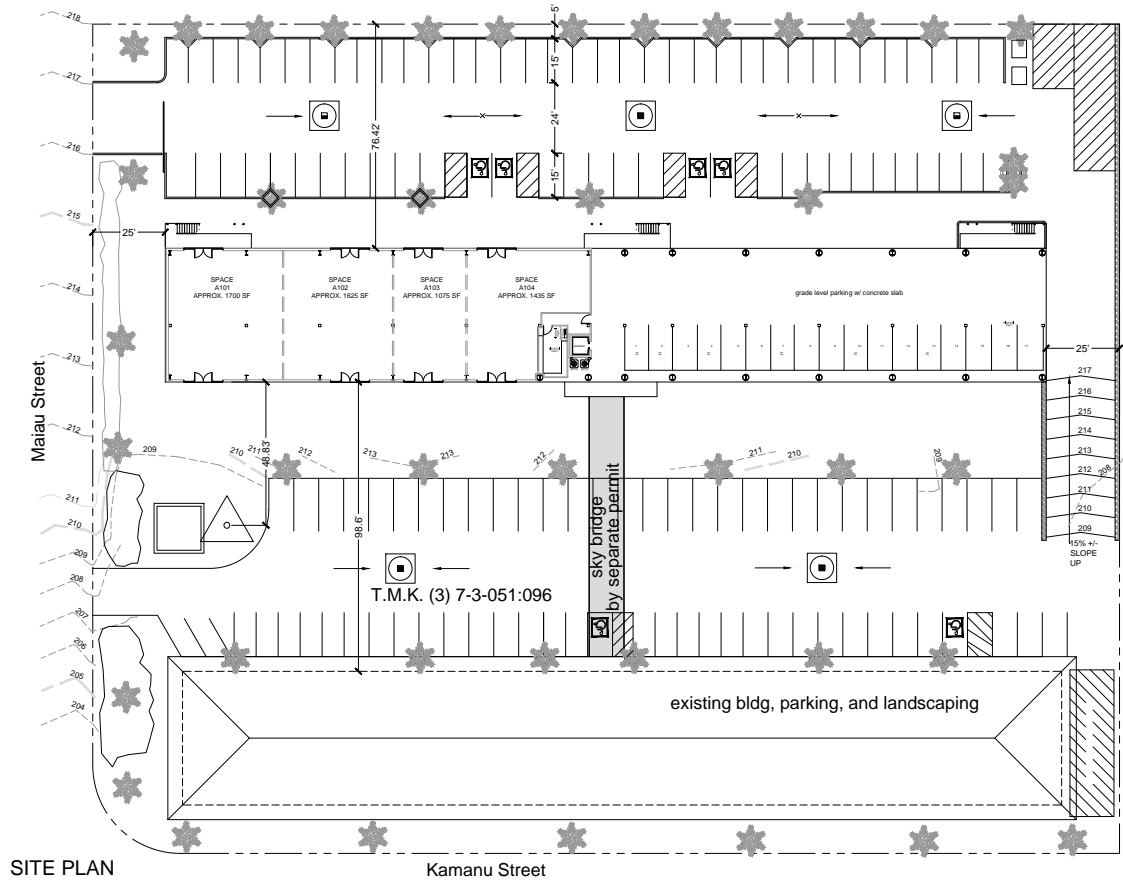
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Leasing Plan

HI #RB-16614
AL:
SITE PLAN
3 PLAN
SIGN PLAN
IG PLAN



Leasing Plan
Kamanu Center II
Consolidated lot T.M.K. (3) 7-3-051:096



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Issue date: 9/16/2017

A-18.0



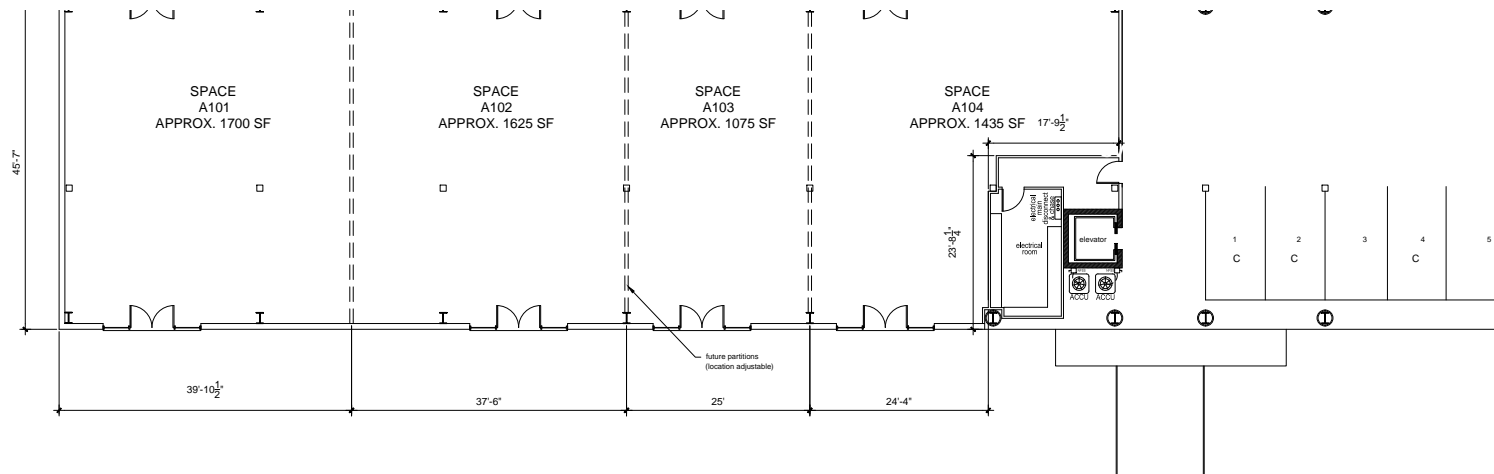
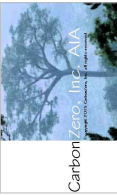
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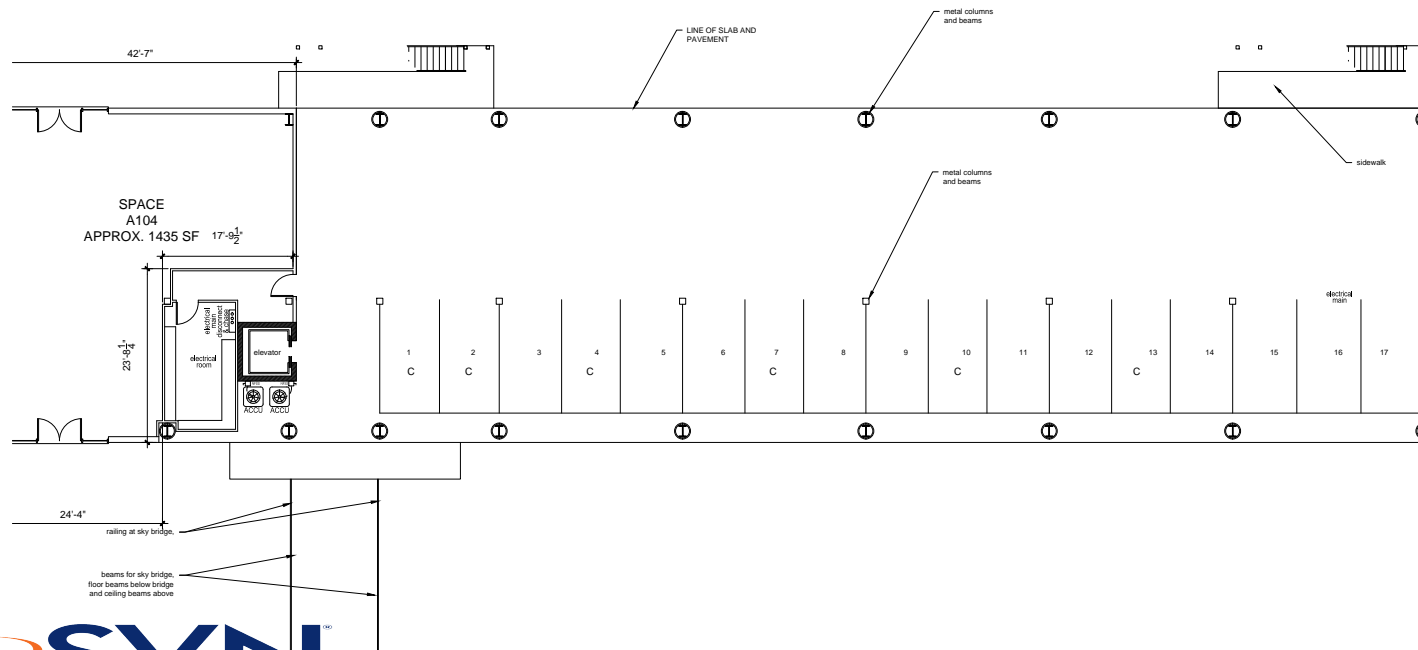
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Leasing Plan

HI #RB-16614



main floor leasing plan, north end of building
SCALE: 1/8" = 1'-0"



parking level plan, south end of building
SCALE: 1/8" = 1'-0"



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Main Floor Leasing Plan
Kamanu Center II
Consolidated lot T.M.K. (3) 7-3-051-096



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issue date: 9/16/2017

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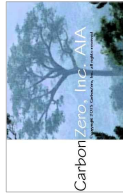
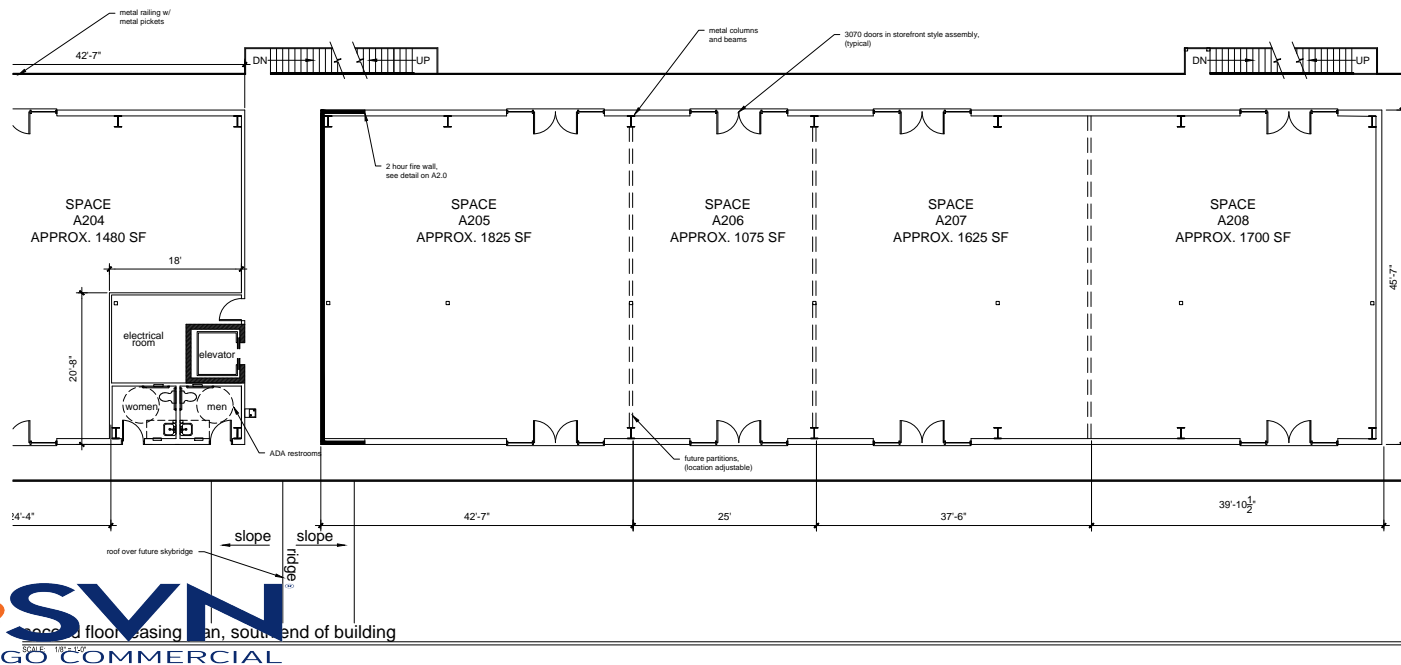
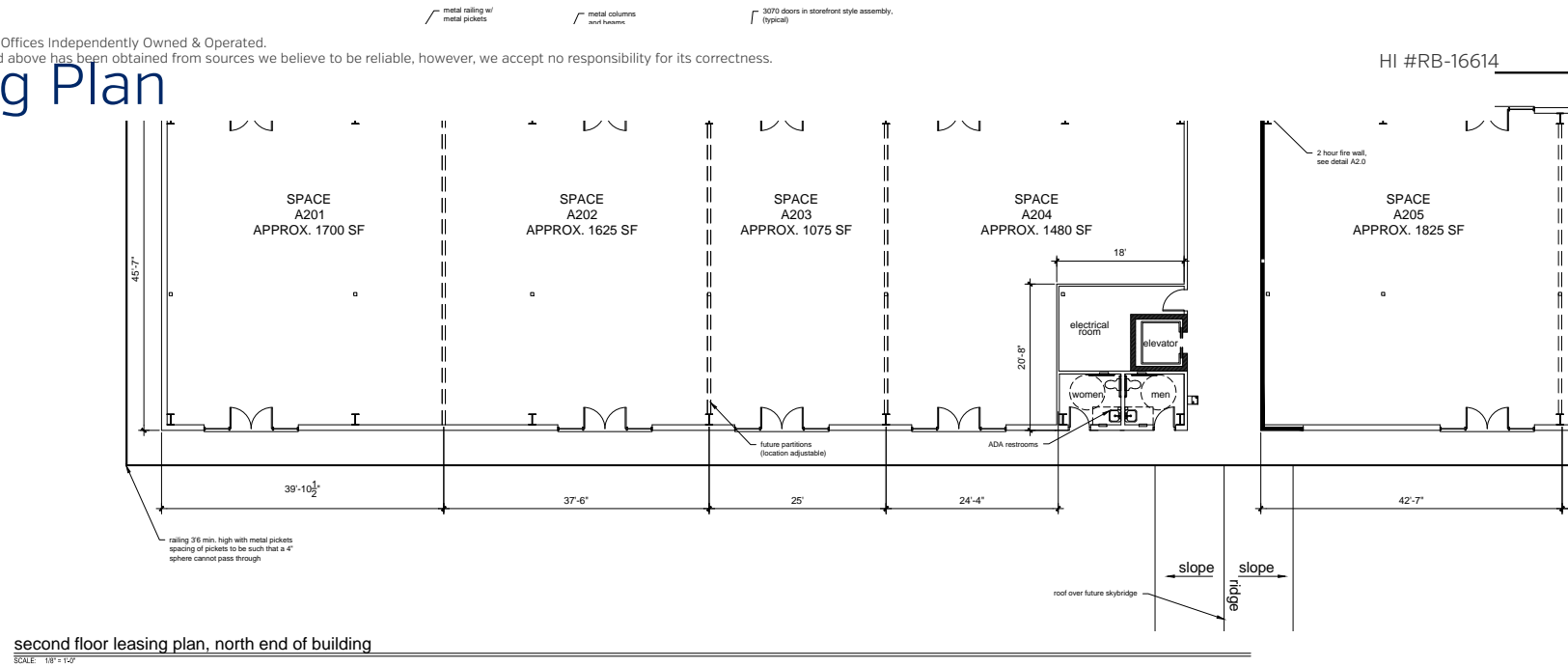


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Leasing Plan

HI #RB-16614



Second Floor Leasing Plan
Kamanu Center II
Consolidated lot T.M.K. (3) 7-3-051:096



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Issue date: 9/16/2017

A18.2



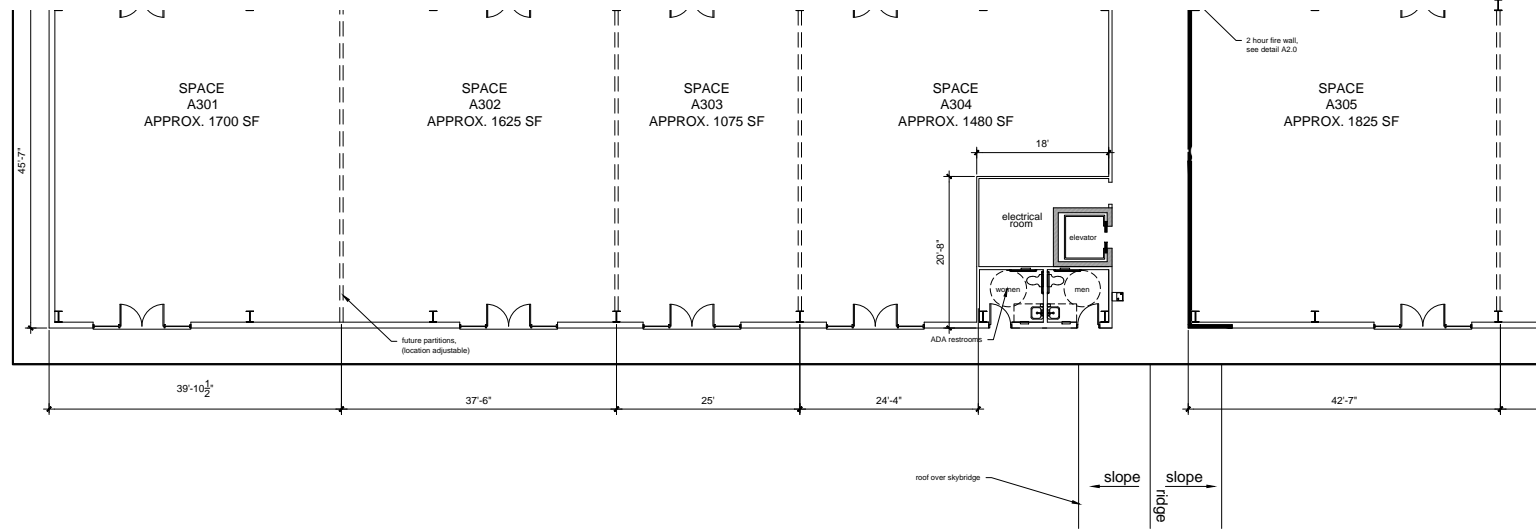
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GO COMMERCIAL



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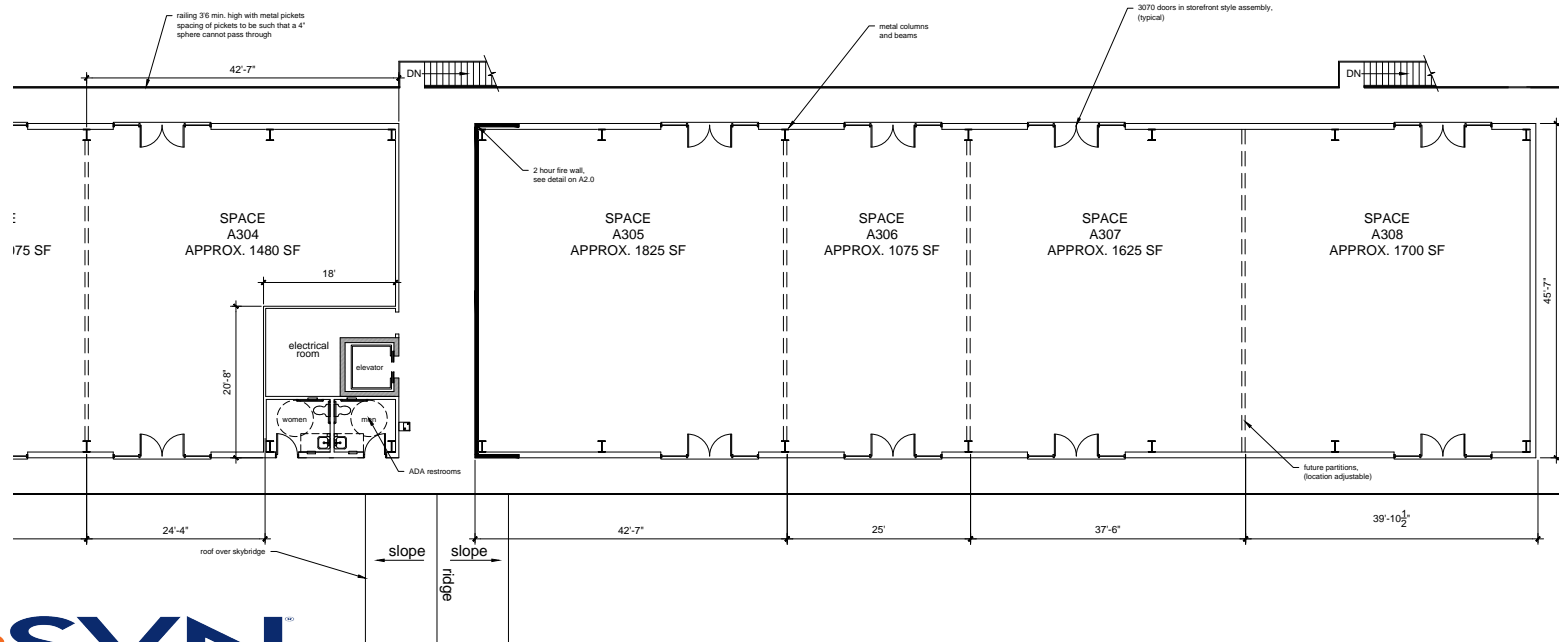
Leasing Plan

HI #RB-16614



third floor leasing plan, north end of building

SCALE: 1/8" = 1'-0"

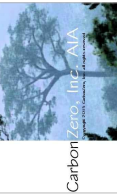


third floor leasing plan, south end of building

SCALE: 1/8" = 1'-0"



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Third Floor Leasing Plan
Kamanu Center II
Consolidated lot T.M.K. (3) 7-3-051:096



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY OBSERVATION.

Signature: _____ Expiration Date of the License: 4/30/2018

issue date: 9 16 2017

A18.3



FOR LEASE | OFFICE

KAMANU CENTER II

73-5624 Maiau Street | Kailua Kona, HI 96740

4 | DEMOGRAPHICS





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HI #RB-16614

Demographics Report

	1 MILE	5 MILES	10 MILES
Total households	215	3,646	7,546
Total persons per hh	3.3	2.8	2.7
Average hh income	\$88,198	\$75,731	\$77,498
Average house value		\$534,322	\$575,162

	1 MILE	5 MILES	10 MILES
Total population	708	10,324	20,473
Median age	32.7	40.7	43.1
Median age (male)	33.1	40.0	42.5
Median age (female)	30.6	40.0	43.3

* Demographic data derived from 2010 US Census



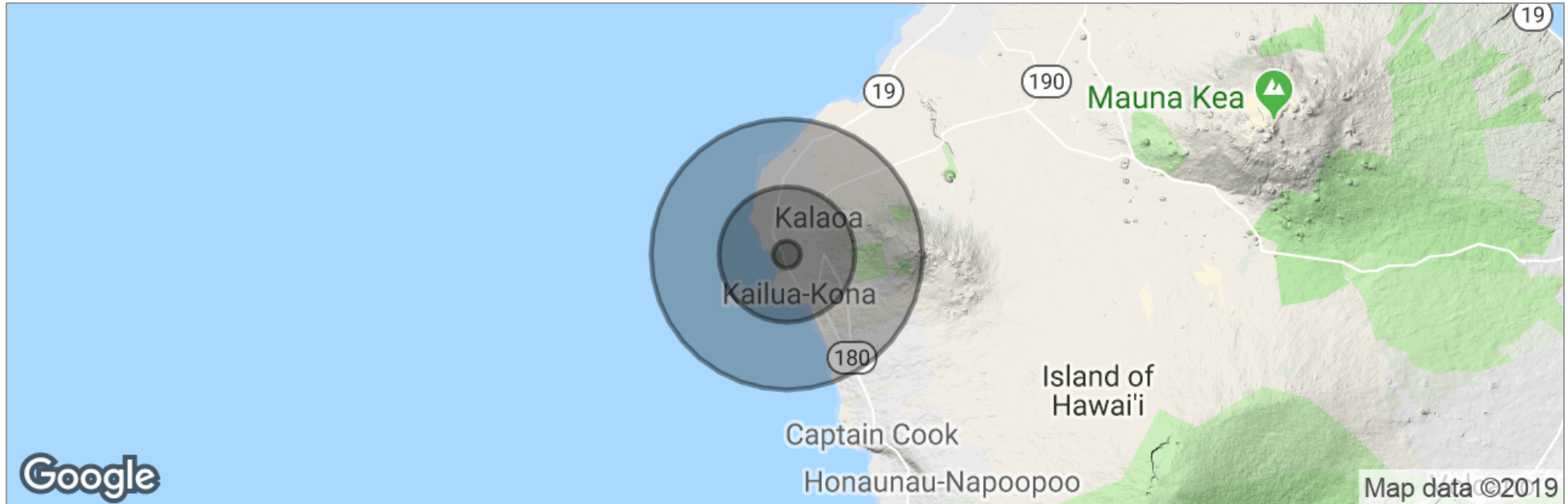
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HI #RB-16614

Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	708	10,324	20,473
Population Density	225	131	65
Median Age	32.7	40.7	43.1
Median Age (Male)	33.1	40.0	42.5
Median Age (Female)	30.6	40.0	43.3
Total Households	215	3,646	7,546
# of Persons Per HH	3.3	2.8	2.7
Average HH Income	\$88,198	\$75,731	\$77,498
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5 | ABOUT SVN®



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Why SVN®

HI #RB-16614

Rand Sperry and Mark Van Ness first met while working on opposing sides of an investment deal in 1977. Mark's client wanted to purchase a property listed by Rand, whose firm did not cooperate with outside brokers.

Imagine if your own broker actually discouraged buyers from bidding on your property! It happens everyday.

Mark represented his client in the transaction, but received only a small referral fee – not a commission from Rand's broker. This common practice of broker exclusion causes properties to sell for less than their actual value, or not sell at all. The proof? Mark sold the same property soon after, demonstrating the value of full broker cooperation – with a 400 percent profit for his client.

“Giving up half your income in order to put clients first is something many brokers can't swallow.”

-Mark Van Ness

From Solution to Revolution

SVN was created in 1987 with a new philosophy: putting the client's interest first, by aggressively marketing to and cooperating with all brokers. This strategy creates a "bidding war" in the marketplace. In an industry where the status quo is to double end deals, SVN forged a new approach.

Maximum Competition Equals Maximum Value

Our philosophy "Maximum Competition Equals Maximum Value" separates us from all other national companies. We have a written policy of cooperation on every listing. No other brokerage firm does that! Even today, SVN remains the only firm that places the client's interests first, with our policy of marketing to the entire brokerage community



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Gregory G. Ogin, CCIM, CPM

Principal & Managing Director

SVN | GO Commercial

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates.

Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board (Hawaii BAR). He serves as President of Amfac Community Council, Rotary Club – Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

Memberships & Affiliations

CCIM, CPM

HI #RB-16053

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PRESENTED BY:

GREGORY G. OGIN, CCIM, CPM

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HI #RB-16053