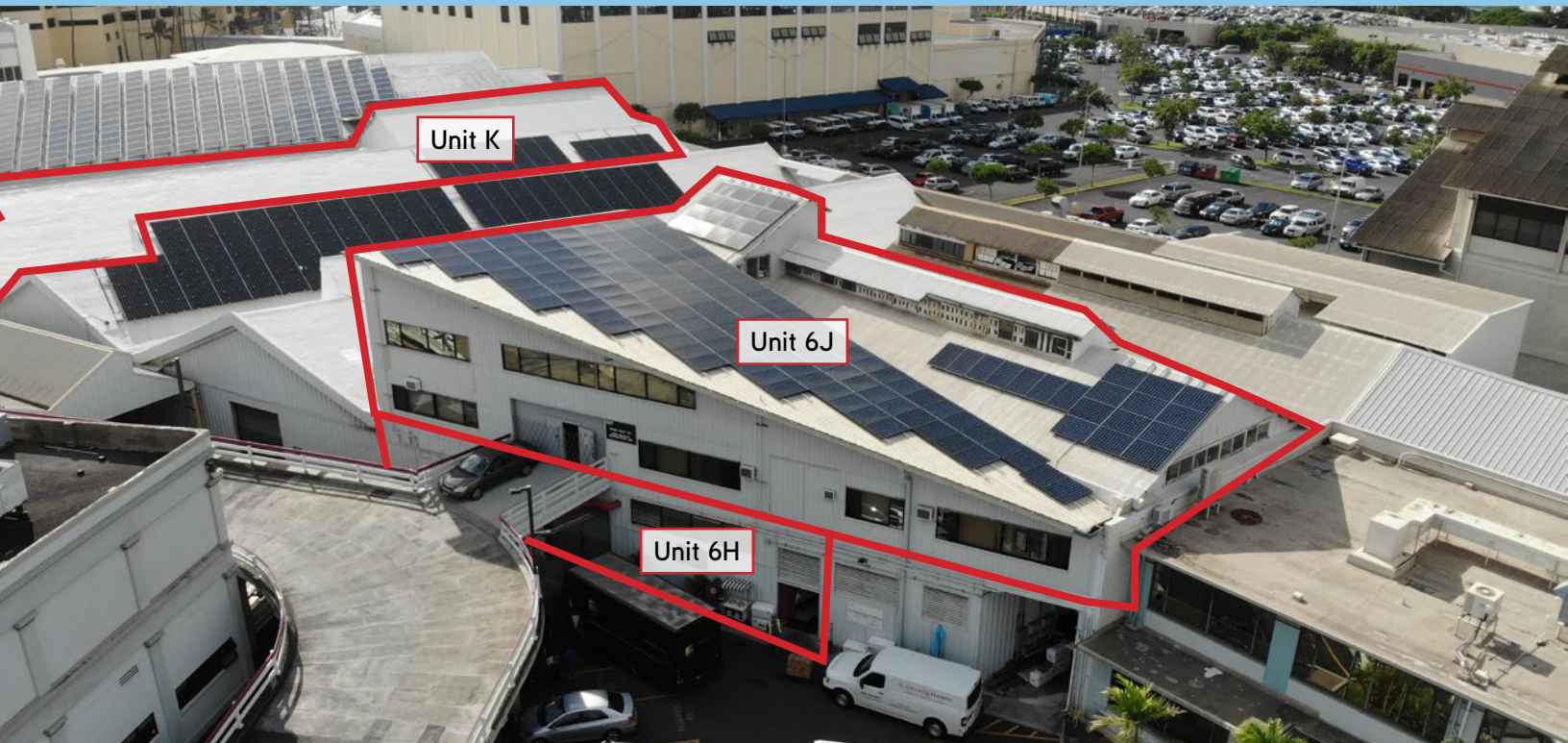


FOR SALE | FEE SIMPLE | INDUSTRIAL CONDOMINIUMS

IWILEI BUSINESS CENTER

501 Sumner Street, Units 6H/6J/6K Honolulu, HI 96817



Asking Price
\$9,500,000

Address
501 Sumner Street,
Honolulu, HI 96817

Tenure
Fee Simple

Zoning
IMX-1 Industrial Mixed Use

Building Area

Unit 6H*	4,354 sq. ft.
Unit 6J*	8,914 sq. ft.
Unit 6K	12,264 sq. ft.
Total:	25,532 sq. ft.

*Units 6H and 6J currently combined totaling 11,005 sq. ft.

Roll Up Doors
Four

Height Limit
150 feet

Year Built
1919

Flood Zone
X - Beyond 500 Year Flood Plain

Parking
25 stalls allocated

Iwilei Business Center is an industrial condominium project located in the heart of the urban core of Honolulu. This offering is for the combined or separate sale of three condominium units. Each unit includes a standard roll-up door and ample clear-height for racking storage and/or manufacturing. The site is ideally situated in the industrial area along Nimitz Highway, and enjoys immediate access to retail and food amenities. This is an ideal property for an owner/user with flexible space requirements. It is also located in the new federally approved **opportunity zone** which could have additional tax incentives.



MARK D. BRATTON* (R) CCIM
808 523 9708
mark.bratton@colliers.com

MIKE PERKINS (S)
808 223 1344
mike.perkins@colliers.com

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
www.colliers.com/hawaii



IWILEI BUSINESS CENTER

3 Iwilei Business Center Industrial Condominium Units

501 Sumner Street, Units 6H/6J/6K Honolulu, HI 96817

INVESTMENT HIGHLIGHTS

- > Solar panels installed on the roof to generate power and to reduce the tenants' electricity bill
- > Rare owner-user opportunity in established industrial condominium complex
- > Located in the opportunity zone that could provide additional tax incentives
- > Secure environment
- > Immediate access to retail and food amenities for employees and visitors
- > Excess power currently used for manufacturing equipment and forklift charging
- > Cold-storage equipment in place
- > Allocated parking in excess of 1 parking stall per 1,000 square feet



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CONFIDENTIALITY AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (this "**Agreement**") is made as of the ____ day of _____, 2018, by _____ ("**Recipient**"), in favor of Matthews Properties, LLC, whose principal place of business and post office address is 501 Sumner Street, Suite 621, Honolulu, HI 96817 the owner of the Asset (defined below) ("**Owner**"), with respect to the fee simple interest in the property commonly known as Iwilei Business Center, Suites 6H/6J/6K containing approximately 25,532 square feet of improvements, located at 501 Sumner Street , Honolulu, Hawaii, TMK Number(s) (1) 1-5-12-1: 19, 21 & 30 and all improvements thereon ("**Asset**").

1. Background.

Owner and/or Owner's broker, Colliers International ("**Colliers**") may be providing and/or making available to Recipient information and/or documents relating to the Asset. The information may be presented to Recipient in various forms including, but not limited to, photocopies of documents, digital information on CD-ROM, digital information sent via electronic mail, and/or digital information accessible via the Internet (collectively "**Information**").

2. Confidentiality.

Recipient, including, but not limited to its directors, officers, employees, managers, members and/or shareholders, agrees that it will keep all Information, including any information derived from the Information, regardless of whether the Information is marked or specifically identified as "confidential" or "proprietary", confidential, except as to Recipient's professional consultants (disclosed to Owner in advance) who will be evaluating the feasibility of Recipient acquiring the Asset. The Confidential Information shall not include such portions thereof which (i) are or become available to the public other than as a result of a disclosure by the Recipient; (ii) becomes available on a non-confidential basis from another source which is not subject to a confidentiality agreement; (iii) was known by the Recipient prior to its disclosure by the Disclosing Party; or (iv) are required to be disclosed by applicable law or at the request of any regulatory authority having jurisdiction over the undersigned.

Recipient further agrees, prior to disclosing the Information to any consultants, that it will inform such consultant that they are required to observe and maintain the confidentiality of the Information and the provisions of this Agreement. Recipient is authorized to share such Confidential Information with investors only after such investors have also signed a Confidentiality Agreement with similarly content that the expressed in this Confidentiality Agreement.

3. Limitation on Use of Information.

All Information furnished to Recipient by Owner will be used solely by Recipient for the purpose of evaluating the feasibility of purchasing the Asset and Recipient agrees not to use the Information, including any information derived from the Information, for any other purpose.

4. Limitation on Disclosure of Information.

Recipient will not disclose to anyone, with exception to its disclosed consultants, the existence of or any other aspect of the Information or any information derived from the Information.

5. Prohibition Against Copying and Return of Materials.

No copies of the Information shall be made or disclosed to anyone whatsoever without the prior written consent of Owner. Upon the completion of the above-described evaluation, or upon request by Owner, Recipient shall return to Owner all Information in the form that was provided to Recipient and any and all duplications thereof.

6. Damages.

Recipient acknowledges and agrees that Owner has a substantial, material and proprietary interest in the Information and that if the Information or any other information protected under this Agreement is disclosed by Recipient in any respect whatsoever without Owner's prior written consent, Owner may suffer immediate and irreparable harm and may be substantially and materially damaged.

15. Termination.

This agreement shall terminate upon the date which is one (1) year from the date hereof.

IN WITNESS WHEREOF, Recipient has executed this Agreement as of the day and year first hereinabove set forth.

“Recipient”

_____ Signature	_____ Date
_____ Print Name	_____ Title
_____ Company/Organization	_____ E-Mail
_____ Address	_____ City/State/Zip
_____ Direct Phone	_____ Mobile Phone
_____ Facsimile	_____ Company/Organization Website

Additional Partner(s)/Broker(s) requesting to review due diligence documents:

_____ Signature/Date	_____ Company/Organization
_____ Print Name	_____ E-Mail
_____ Signature/Date	_____ Company/Organization
_____ Print Name	_____ E-Mail

Please return signed Confidentiality Agreement (preferably via email in PDF format) to:

COLLIERS INTERNATIONAL

Attn: Mark D. Bratton* (R) CCIM
 Direct: 808-523-9708
 Fax: 808-521-0977
 Email: mark.bratton@colliers.com

220 S. King Street, Suite 1800
 Honolulu, HI 96813

* Bratton Realty Advisers, Ltd., exclusively contracted to Colliers International HI, LLC