

Waikoloa Highlands Center

Major Restaurant Opportunity



Waikoloa Highlands Center

68-1845 WAIKOLOA ROAD • WAIKOLOA, HI 96738

RESTAURANT SUITE 500

Proposed Term Sheet

Why pay the RESORT rent and CAM rates when 7 miles up the hill at Waikoloa Village you can pay less rent and definitely attract all the resort tourists plus have 6,572+ (2012 census) residents of Waikoloa Village at your door step.

- Space 500 (6,400 square feet)
- 10 year lease, plus one 5 year option.
- Rent Commencement earlier of 9 months (this free rent would be for the construction period) or opening of Business whichever comes first.
- \$2.75 / square foot base rent plus \$.80 / square foot CAM, base rent subject to 3% annual increases.
- CAM abated during next 6 months during which tenant would be paying base rent (ie, months 10 – 15)
- \$400,000 Tenant Improvement Allowance payable by Landlord to Tenant.
- Landlord will complete the following:
 - › Renovate the outside of stand alone building
 - › Replace all the glass windows on the golf course side
 - › Put in a new air conditioning system
 - › Renovate the plumbing
 - › Demo the bar and kitchen areas to give tenant a clean slate
 - › Strong personal guarantor required for lease.

FOR LEASING, CONTACT:

DEBBIE PARMLEY (B)
Vice President | Hawaii

808 987 7722

debbie.parmley@colliers.com

KIM SCOGGINS (B), CCIM
Senior Vice President

808 523 9762

kim.scoggins@colliers.com

Colliers International
220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
www.colliers.com/hawaii

