



## 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:

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