

Rarely Available Office For Lease

Times Square Shopping Center
98-1256 Kaahumanu St, Pearl City, HI



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Aerial Map





Property Description

Times Square Shopping Center is a grocery anchored center accompanied by a variety of retailers, restaurants, and office users servicing the Pearl City area. It is within minutes on and off the H-1 and a block from Kamehameha Highway.

Suite 204 is located on the second floor in the two-storied building right off of the main driveway from Kaahumanu Street. The unit is chairlift accessible with two stairways leading to the open aired entrance(s). Surrounding windows allow this space plenty of natural light.

The space consists of several private rooms, a large open area, kitchenette, and multiple entrance/exit points.



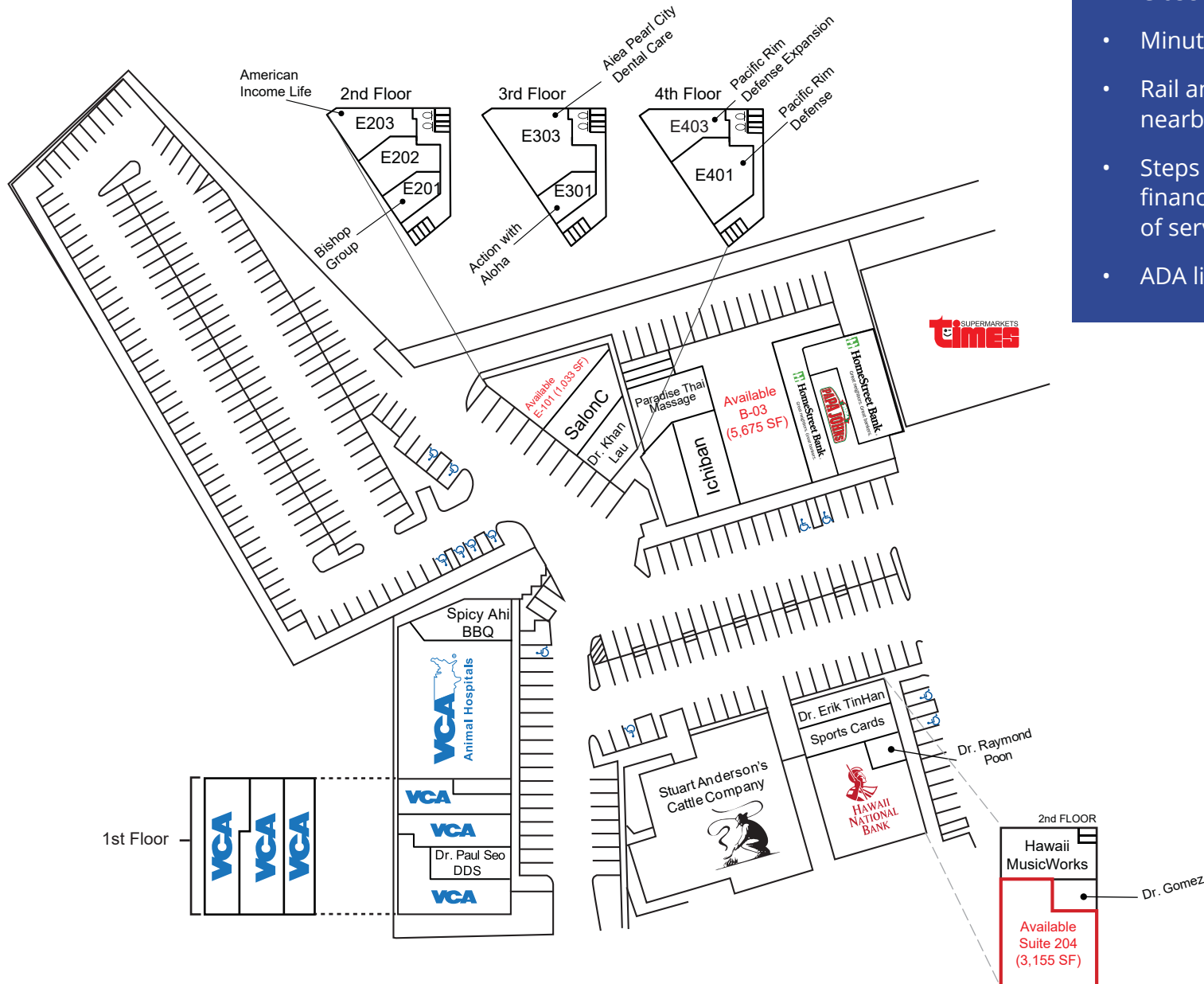
Property Highlights

Area	Pearl City
TMK	(1) 9-8-8: 32 and 37
Zoning	B-2 (Community Business)
Space Available	Suite 204 (3,155 SF)
Base Rent	\$2.00 - \$2.25 PSF/Month
CAM	\$1.86 PSF/Month (estimated)
Term	3 - 7 Years

Site Plan

Features & Benefits

- Rarely available space in a tight submarket
- Close to 375 parking stalls on-site
- Minutes from the highways
- Rail and bus transportations stops nearby
- Steps from a grocery store, financial institute, and a multitude of service providers
- ADA lift



Drawing is not to scale



HAWAII NATIONAL BANK

Gourmet LIQUORS

LD-ADHD
Center
of
Hawaii

24-HOUR
ATM
INSIDE

ICE COLD BEER
AND LIQUOR
SOLD HERE
TRULY
24 HOUR SECURITY CAMERA IN USE

OPEN

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