



OFFICE SPACE FOR RENT

**2115 Wells Street
Wailuku, Maui, Hawaii**

Location: 2115 Wells Street, Wailuku, Maui, Hawaii, newly refinished and ready to move in. Located in the heart of Wailuku Town, within walking distance of the Court House, the State and County buildings, and banks.

Description: Large two storied office building.

1st floor, 1,944 sq. ft., has greeting area, 3 private offices, and 3 work stations, a vault, break room and bathroom.

2nd floor, 2,160 sq. ft., has greeting area, 3 private offices, conference room, break room, 2 bathrooms. There is onsite parking for both units.

Term: 3 to 5 year lease.

Rent: \$2.25 SQ. FT.

Other Charges: Tenant will be responsible for its estimated prorata share of real property taxes, general excise tax on base rent and maintenance fees, insurance, common area maintenance, utilities and management fees. Lessee is responsible for general excise tax on base rent and maintenance fees. Unit electricity charges are not included in the CAM. Estimated CAM of \$.45 Sq. Ft.

For further information, contact:

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(808) 242-5788

All information contained herein is obtained from sources deemed reliable, however, no representations or guarantees are made as to the accuracy thereof, and it is provided herein subject to errors, omissions, changes and withdrawals without notice. Offeror and/or his agent should confirm this information prior to making any offer. No subagency is offered.