

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	251 - 1,519 SF
LEASE RATE:	\$0.75 - 1.00 SF/Month (NNN)
LOT SIZE:	0 SF
BUILDING SIZE:	23,534 SF
YEAR BUILT:	1912
RENOVATED:	2015
ZONING:	CDH
MARKET:	Island Of Hawaii
SUB MARKET:	East Hawaii
CROSS STREETS:	Kamehameha Avenue & Mamo Street

PROPERTY DESCRIPTION

This is a landmark historic building that has been beautifully renovated. This building has great street visibility, presence and is highly trafficked. The offering currently houses the award-winning Cafe Pesto. Common Area Maintenance is \$1.04/sf/month for units with central air conditioning, \$0.96/sf/month for spaces with window or split A/C units, and \$0.89/sf/month for spaces without air conditioning. The first floor spaces are suitable for retail use and the second-floor spaces are appropriate for office use, however, could also easily be used for retail. The recently refurbished Cafe Pesto restaurant and building common areas have brought back to life this landmark building in historic downtown Hilo. The S. Hata Building has been registered with the State as a Historic Site.

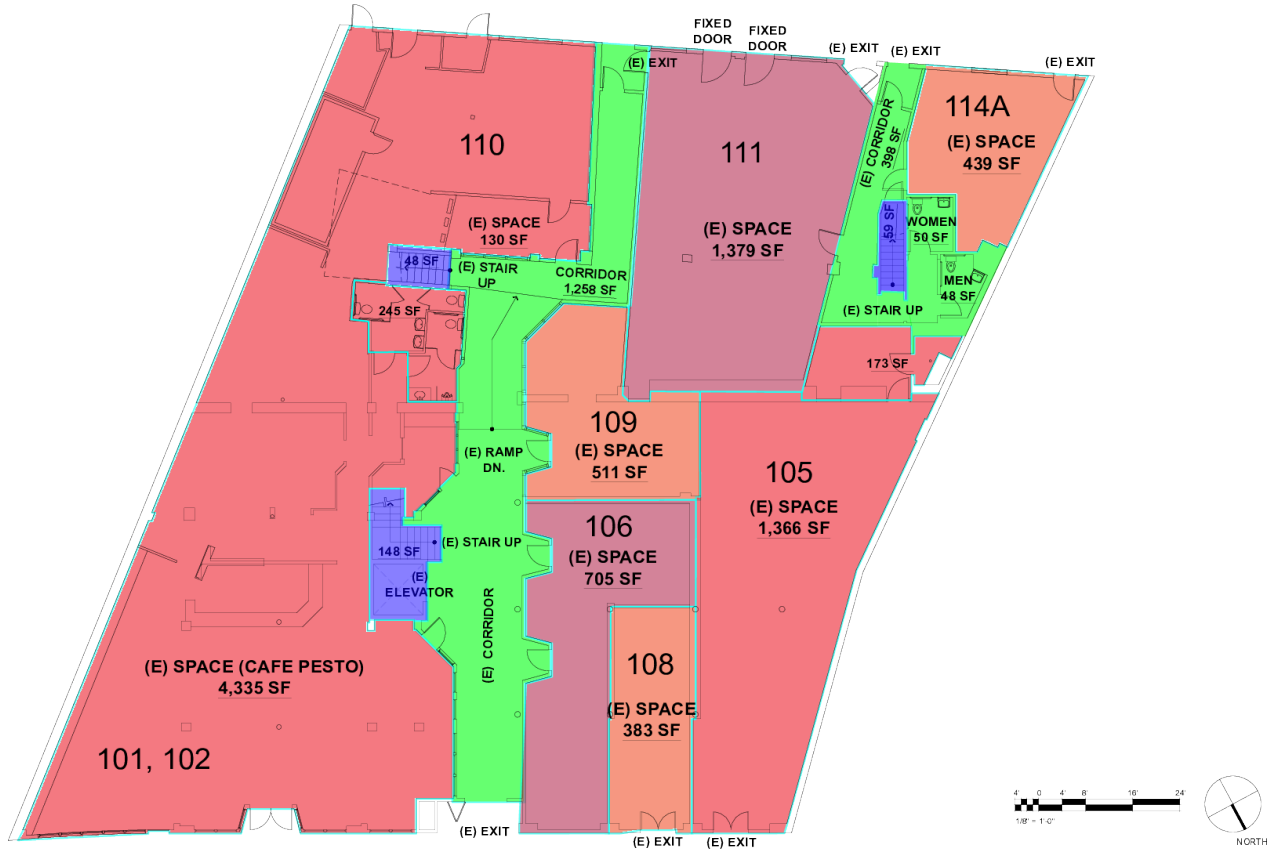
Street front parking
Ocean and mountain views
In walking distance to many great shops and restaurants

Available Spaces

Lease Rate: \$0.75 - 1.00 SF/MONTH (NNN) **Total Space** 251 - 1,519 SF
Lease Type: NNN **Lease Term:** Negotiable

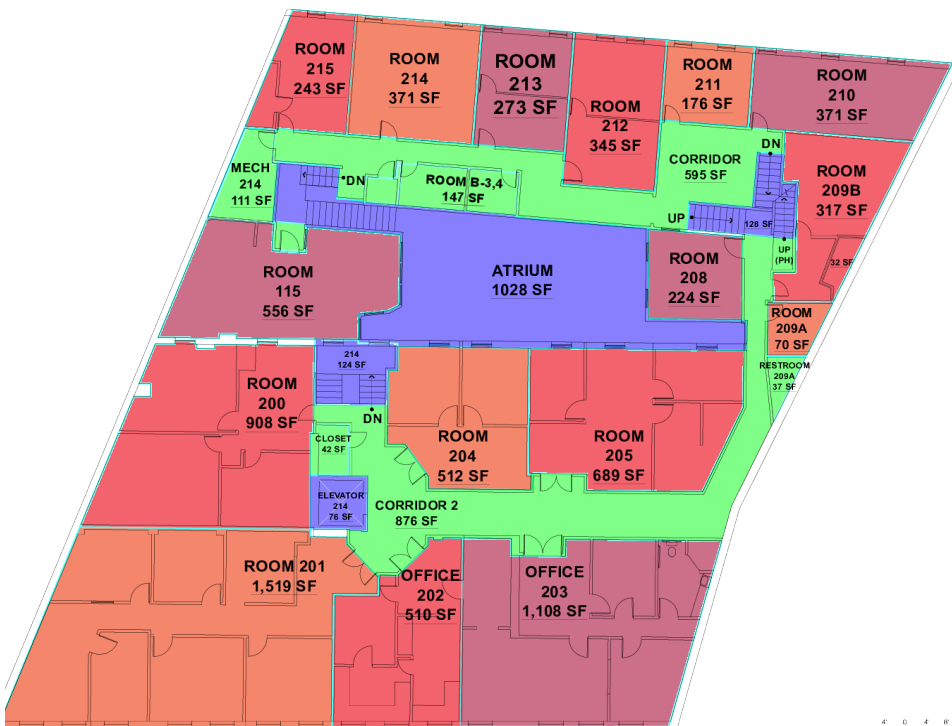
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
S. Hata Building - 111	Street Retail	\$0.75 SF/MONTH	NNN	1,379 SF	36 months	CAM Rates: \$1.04 SF/mo.
S. Hata Building - 200	Office Building	\$0.75 SF/MONTH	NNN	908 SF	36 months	\$0.96 SF/mo.
S. Hata Building - 201	Office Building	\$1.00 SF/MONTH	NNN	1,519 SF	36 months	\$1.04 SF/mo.
S. Hata Building - 203	Office Building	\$1.00 SF/MONTH	NNN	1,108 SF	36 months	\$1.04 SF/mo..
S. Hata Building - 205	Office Building	\$1.00 SF/MONTH	NNN	689 SF	36 months	\$1.04 SF/mo.
S. Hata Building - 212	Office Building	\$0.75 SF/MONTH	NNN	345 SF	36 months	\$0.96 SF/mo.
S. Hata Building - Penthouse 1	Office Building	\$0.75 SF/MONTH	NNN	251 SF	36 months	\$1.04 SF/mo.
S. Hata Building - Penthouse 3	Office Building	\$1.00 SF/MONTH	NNN	514 SF	36 months	.\$1.04 SF/mo.

First Floor Plan

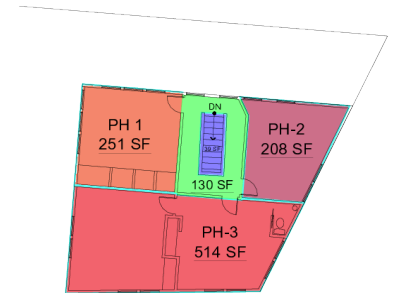


Ground Floor

Second Floor Plan & Penthouse



Second Floor



Penthouse