

YACHT HARBOR PROFESSIONAL CENTER

1620 ALA MOANA BOULEVARD



OPPORTUNITY

Cushman and Wakefield Chaney Brooks is pleased to present the Yacht Harbor Commercial condominium unit 3 for sale. This unit is currently demised into two office spaces – one available for occupancy and one occupied by the Retina Institute of Hawaii – one of Hawaii’s premier eye specialist physician practice. The current tenancy presents a rare opportunity to invest in your own commercial space to occupy while collecting additional rent and parking income or to lease up and hold as a well-positioned investment property.





INVESTMENT DETAILS

PRICE	\$7,500,000 (FS)
TMK	(1) 2-3-36: 39 CPR 3
SPACE	10,231 Rentable SF
PARKING	61 Reserved & Covered Stalls
ZONING	A-2, Apartment – Medium Density
HIGHLIGHTS	<ul style="list-style-type: none"> ◇ 365-panel photovoltaic system generating approximately 138 Megawatts per year ◇ New private passenger elevator installed in 2021 ◇ 24/7 security

OPPORTUNITY HIGHLIGHTS

EASY ACCESS – Access to the parking structure is conveniently located directly from Atkinson Drive

CONVENIENT LOCATION - Walking Distance to Ala Moana Center; Easy commute without the congestion of the Central Business District

EXPONENTIAL POPULATION GROWTH – The Ala Moana neighborhood is growing with new condominium developments with the nearest planned for the former YMCA site, just adjacent to Yacht Harbor Tower

ABUNDANT COVERED AND RESERVED PARKING –61 parking stalls are included for use or to rent out for additional income

PHOTOVOLTAIC SYSTEM – A 100% owned, 365-panel photovoltaic system significantly offsets electrical costs

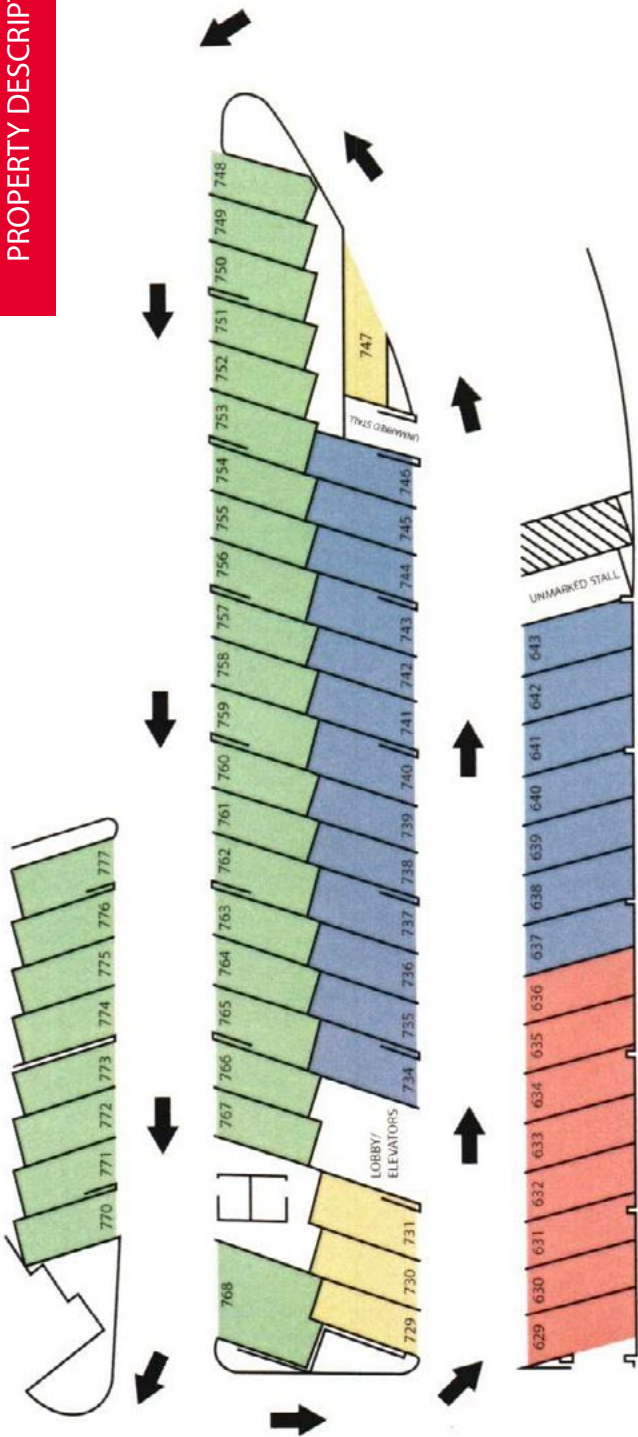
QUALITY SPACE BUILDOUT – High grade travertine tiles and wood accentuate the unit. Additionally, the office furniture is also available creating a move-in-ready opportunity.

PRIVATE ELEVATOR – Dedicated elevator transports you from the parking level directly to the 5th floor unit

AMAZING VIEWS – Private offices and the conference room share spectacular views of the Ala Wai Yacht harbor and Ala Moana Beach Park



**YACHT HARBOR TOWERS
PARKING LAYOUT**



**RESERVED
ASSIGNED PARKING**

**RESERVED
LAW FIRM & RETINA INSTITUTE**

**RESERVED LAW FIRM,
RETINA INSTITUTE, CUTE & LOTUS SALON**

HANDICAP & ACCESS AISLE

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMMERCIAL CONDOMINIUM
5th Floor (located on the pool and recreation deck of the residential towers)

TMK
(1) 2-3-36-39-3

SPACE
500 6,383 SF (5,740 SF useable)
510 3,848 SF (3,460 SF useable)
Total 10,231 SF

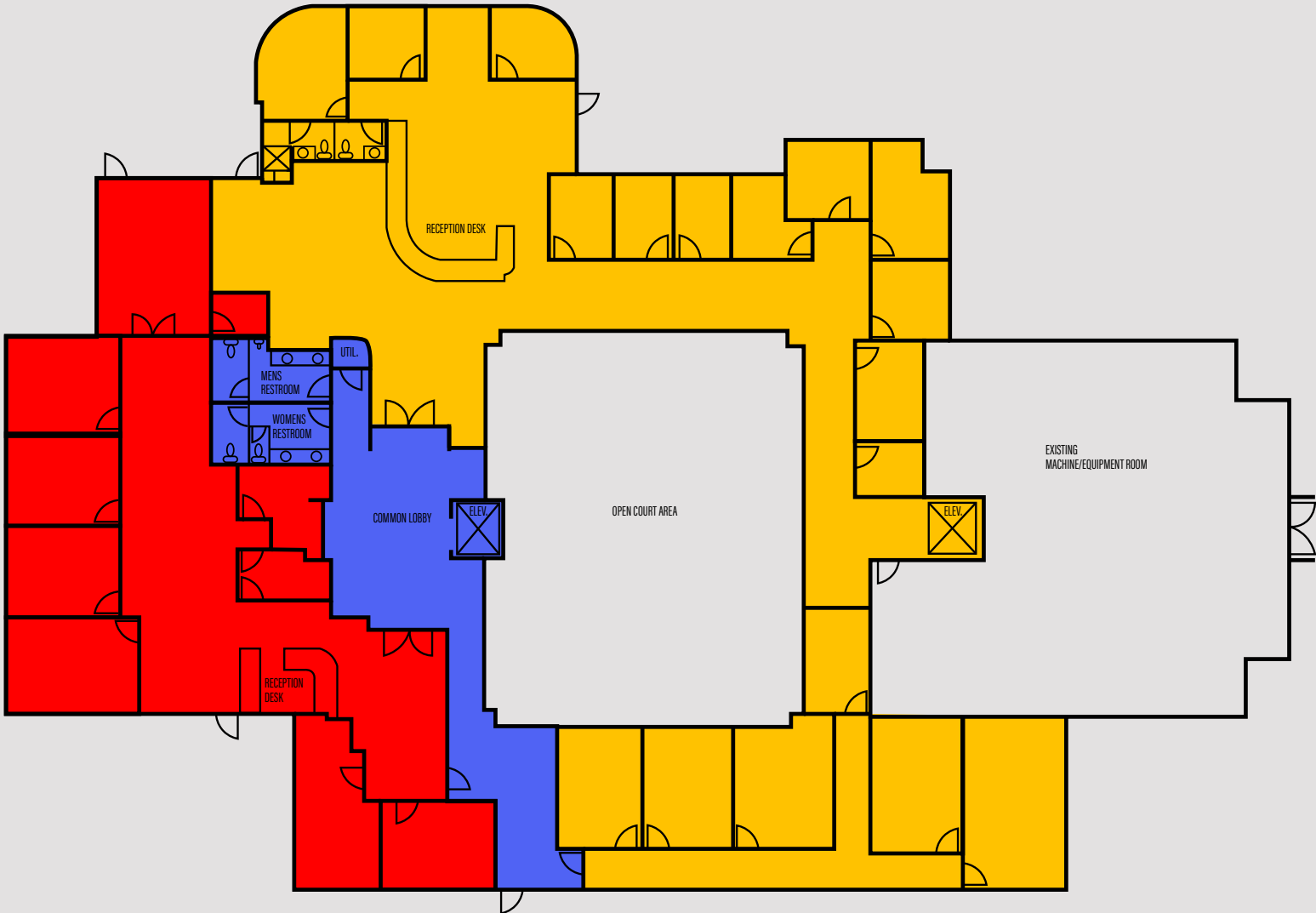
PARKING
61 Stalls

ELEVATORS
One Passenger elevator and One Freight Elevator – both elevators are dedicated for sole use by the 5th floor condo

PHOTOVOLTAIC SYSTEM
365 panels generating approximately 138 Megawatts per year; installed in 2008, renovated in 2021

SECURITY
24/7 security

SITE PLAN



SUITE 500

SUITE 510

COMMON SPACE

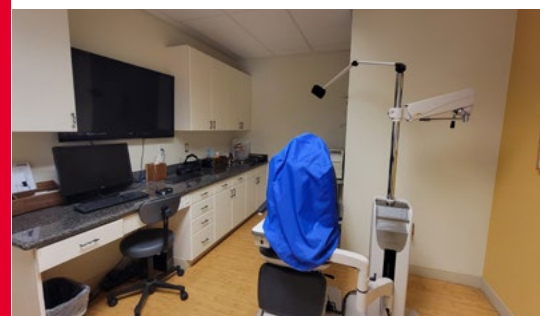
TENANT PROFILE

Retina Institute of Hawaii



Originated in July 2001, the Retina Institute of Hawaii has grown to 7 locations over three islands including Oahu, Hawaii and Maui. The team of eye doctors at Bennett Eye Institute give the Honolulu areas a wide range of eye care services and offer state-of-the-art technology and years of experience so you get the best eye care service. Eye care services include:

- LASIK Eye Surgery
- Cataract Surgery
- Glaucoma Treatment
- Retina Treatment
- Comprehensive Eye Care
- Optical Shop
- Alii Surgery Center
- Yacht Harbor Professionals





DEVELOPMENT PROJECTS

There are several projects within the Ala Moana Area/Kapiolani Corridor that have been recently completed, under construction, planned, or available for redevelopment.



EXCLUSIVE ADVISOR

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