

AVAILABLE FOR SALE OR FOR LEASE

SUITE 105 • 99-128 AIEA HEIGHTS DR

AIEA, HI 96701

OWNER-USER OPPORTUNITY



CUSHMAN &
WAKEFIELD

ChaneyBrooks



PROPERTY DESCRIPTION

This 688 SF ground-floor leasehold space at 99-128 Aiea Heights Drive, Suite 105, has been fully renovated and is in like-new condition. Featuring a welcoming reception area, three private offices each with its own sink, and a restroom, the unit also includes the added convenience of an in-suite washer and dryer. Ideally suited for a variety of businesses—such as a medical or dental office, spa or wellness center, consulting or law firm, or beauty salon—the space offers flexibility for many professional uses. Situated in a prime, central location with over 240,000 people within a 5-mile radius, this property presents an excellent opportunity for buyers seeking to invest in a high-demand area.

PROPERTY SUMMARY

ADDRESS Suite 105, 99-128 Aiea Heights Dr,
Aiea, HI 96701

SIZE 688 SF

ZONING R5

TENURE Leasehold until June 30th 2032

PRICE \$89,000

MAINTENANCE/PARKING: \$1,148.14/month
- Billed monthly (\$1.67/SF/mo)

QUARTERLY RESERVE: \$1,508.33 - Billed
Quarterly (\$0.73/SF/mo)

LEASEHOLD FEE: \$938.00 - Billed Quarterly
(\$0.45/SF/mo)

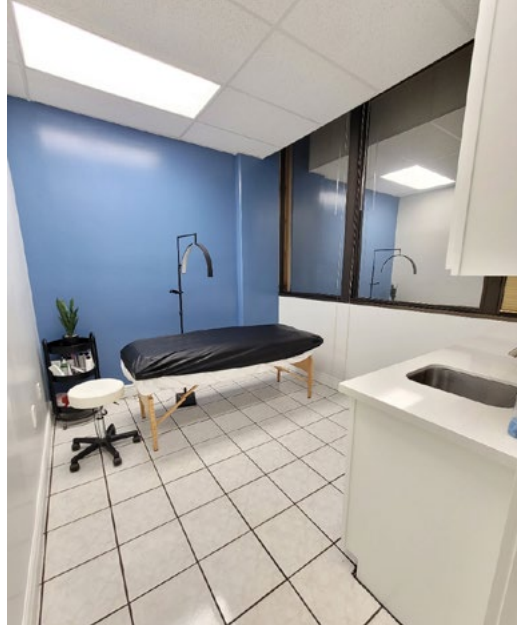
2024 PROPERTY TAX: \$2,983.44

LEASING DETAILS

BASE RENT \$2.60/SF/Mo

OPERATING EXPENSES \$2.85/SF/Mo

Plus electricity separately metered.



CONTACT US FOR MORE INFORMATION

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