

Professional Row

at Maui Lani Village Center

NOW AVAILABLE FOR SALE

Own your own fee simple, architecturally-designed professional office.

Lot #	Land Area (SQ FT)	1st Floor Bldg Area	2nd Floor Bldg Area	Price for General Office	Parking
3	17,626	6,000	2,100	\$ 3,123,060	17
4	9,919	3,600	700	\$ 1,691,640	16
5	10,151	3,750	1,400	\$ 1,922,310	14
6	7,564	2,000	700	\$ 1,142,340	9
7	12,245	4,000	1,400	\$ 2,111,700	15
8	7,545	2,000	700	\$ 1,141,200	9
9	7,688	2,000	700	\$ 1,149,780	9
10	13,591	4,000	1,400	\$ 2,192,460	16

SPECIFICATIONS

- Initial space planning services.
- Building –Turnkey (specifications available).
- Exterior - Hardiboard Siding.
- Vinyl windows.
- Insulation in exterior walls.
- Asphalt roofing shingles.
- 5" thick concrete – slab on grade.
- Finished plumbing.
- Underground electrical service.
- 5/8" Water meter included.
- Parking and drainage.
- Landscaping.
- Interior general office buildout/turnkey (\$95/sq ft)

BUILD OUT OPTIONS

- All additional cost above base General Office price shall be the expense of the buyer(s).
- Medical Office cost estimated at an additional \$20 per square foot.
- Second Floor area optional.

BENEFITS OF OWNERSHIP

- Payments as low as \$2.50/sq ft with a 10% down payment (subject to 504 loan).
- Building depreciation.
- Control of operating expenses .
- Seller to pay closing costs.



COMMERCIAL PROPERTIES
OF MAUI
(808) 244-2200

EXCLUSIVE LISTING AGENTS:

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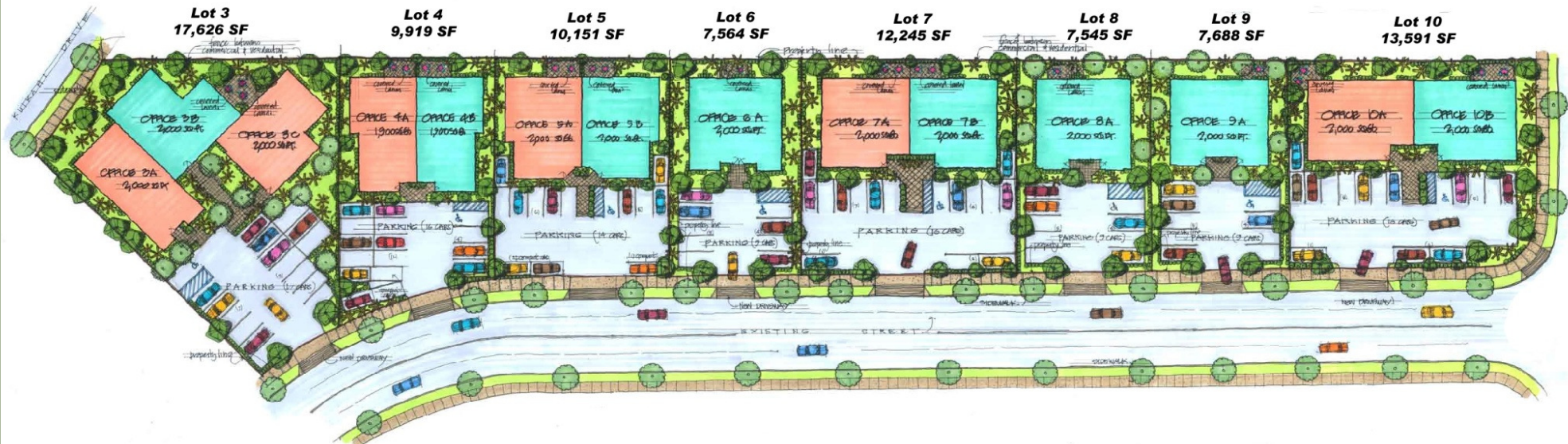
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Building square footages are approximate. Pricing and other information herein is subject to change at seller's discretion.

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Lots 3 through 10



View more information online at www.maulani.com

The information contained herein comes from sources deemed reliable, but no warranties or guarantees as to the accuracy of the information should be construed. **Commission to cooperating brokers is 1.5% of sales price.**