

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
4	9,919	3,600	700	\$ 1,900,000	16
5	10,151	3,750	1,400	\$ 2,020,000	14
7	12,245	4,000	1,400	\$ 2,220,000	15
8	7,545	2,000	700	\$ 1,260,000	9
9	7,688	2,000	700	\$ 1,270,000	9
10	13,591	4,000	1,400	\$ 2,320,000	16

SPECIFICATIONS

- Initial Space Planning services
- Assistance with permitting (exterior permits complete)
- Building - build to suit "turnkey" drawings and specifications available.
- Exterior - synthetic stucco finish with Hardiboard Siding and Trim
- Vinyl windows & sliding patio doors
- Insulation in exterior walls and under roof
- 30 year asphalt shingle roofing
- 4" thick, reinforced concrete slab
- Plumbing complete into building
- Electrical complete into building
- 5/8" water meter included
- Extensive landscaping and auto-sprinklers
- Privacy fencing in backyards
- Central Maui location: growing residential population

BUILD OUT OPTIONS

- Flexible owner "build to suit" designs
 - Commercial or Medical* office suites with upstairs residences
- *contact listing agent for cost to build out medical space*

BENEFITS OF OWNERSHIP

- Down payment as low as 10% for 504 loan qualifiers.
- Favorable tax incentives
- Control of operating expenses
- Opportunity for Lease Income
- Pride and independence of ownership
- Seller to pay closing costs



EXCLUSIVE LISTING AGENTS:

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(808) 541-5172

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

Professional Row at Maui Lani Village Center

Lots 3 through 10

MAUI LANI
VILLAGE CENTER



View more information online at www.mauilani.com

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