



Premier Place
Ocean View Class “A” Office Space

535 LIPOA PARKWAY • KIHEI, MAUI, HI 96753



For Lease Premier Place

Ocean View Class "A" Office Space

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Premier Place is a Class A office building located in the Maui Research and Technology Park and is a secure building with private, customizable office suites that can be combined for up to 10,000 square feet of contiguous office space. The Research and Technology Park offers fiber optic cables and SATCOM ground stations for commercial down-links with OC48 infrastructure. The building is easily accessible with ample parking and panoramic ocean, Haleakala, and golf course views.

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PROPERTY HIGHLIGHTS

- Spaces up to 10,000 square feet
- Panoramic ocean view and abundant natural light with floor-to-ceiling glass line
- Various office configurations tailored to your needs
- Excellent access to Piilani Highway; 5 minutes to Wailea and 15 minutes to Central Maui (Kahului)
- Area amenities include Maui Brewing Co. Restaurant and Maui Nui Golf Club
- New owner implementing building improvements
- Energy-efficient building resulting in reduced operating expenses

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SIZE 150 SF - 10,000 SF

RATE CALL FOR RATES

CAM \$1.01 PSF/MONTH

TERM 5 YEARS (NEGOTIABLE)

PARKING IN COMMON

FEATURES & BENEFITS

- Second floor, Class A office with ocean views
- Scenic views of Haleakala
- High-speed internet and fiber optics available
- Ample parking
- Maui Brewing Co. and golf course within walking distance
- Neighbor buildings include Maui Economic Development Board, Maui Research & Technology Center, Park Place, Maui Brewing Co., and Maui High Performance Computing Center

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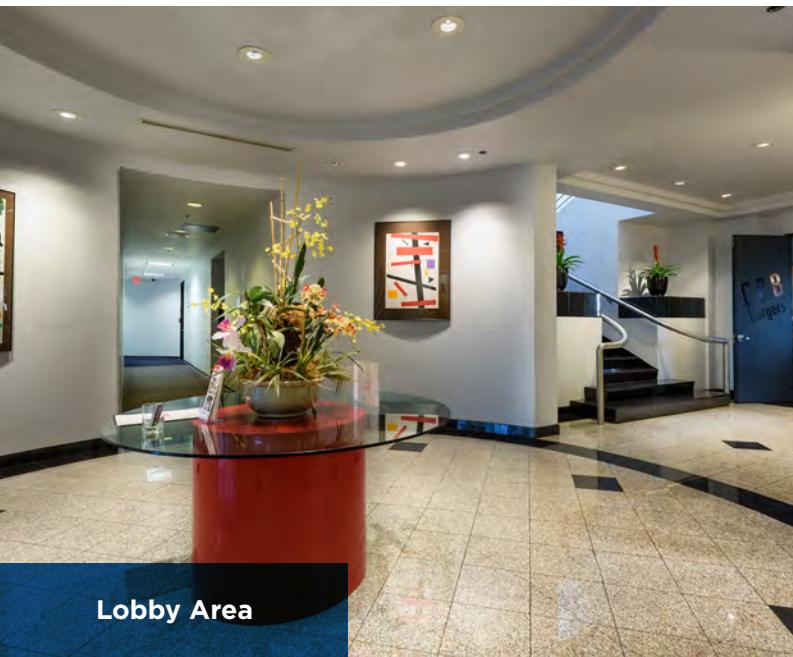
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Premier Place Property Photos

KOKUA
REALTY, LLC



Building Entrance



Lobby Area



Class A Office

Premier Place Property Photos

KOKUA
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Aerial View of Building

Premier Place

Area Amenities

Kihei/Wailea

KOKUA
REALTY, LLC

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EAT & DRINK

- 1 Maui Brewing Co.
ADJACENT TO PROPERTY
- 2 Outback Steakhouse
- 3 Starbucks
- 4 Food Court Near Safeway
- 5 Coconut's Fish Cafe
- 6 Akamai Coffee
- 7 Nalu's South Shore Grill

ENJOY

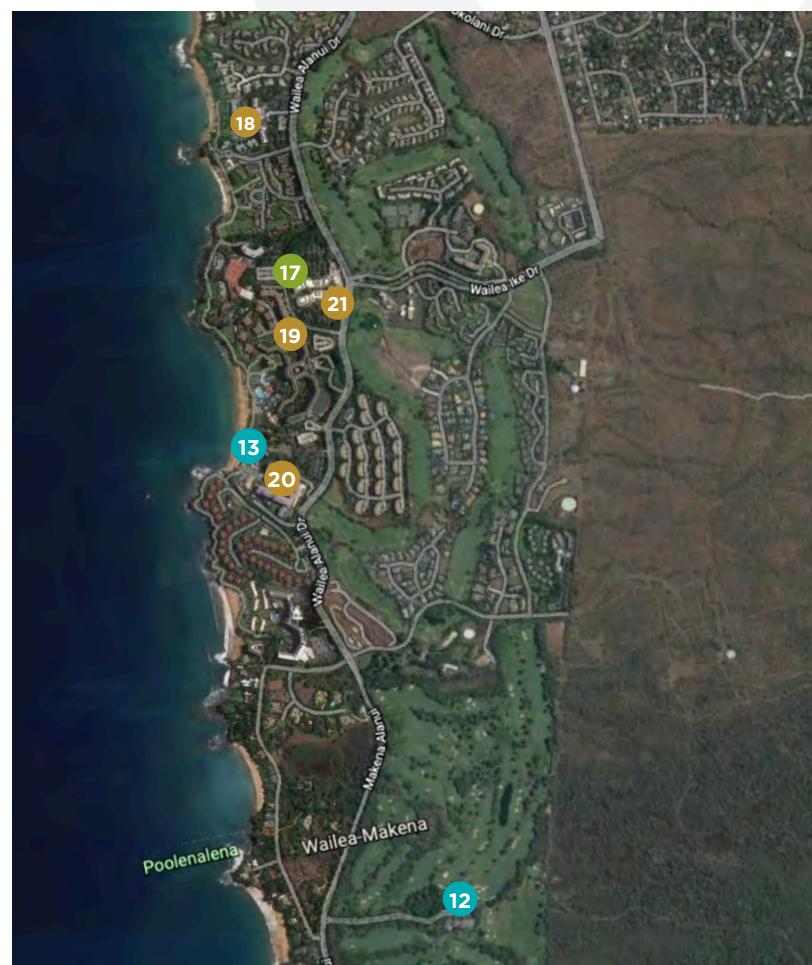
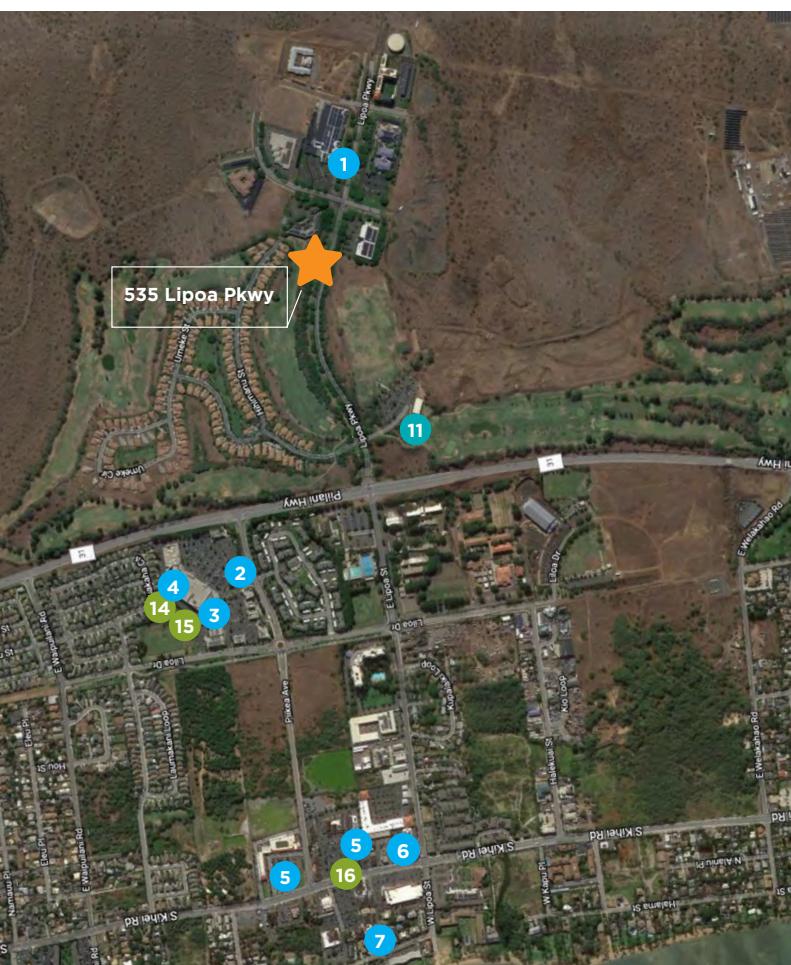
- 11 Maui Nui Golf Club
ADJACENT TO PROPERTY
- 12 Wailea Golf
- 13 Beaches

SHOP

- 14 Safeway
- 15 Piilani Village Shopping Center
- 16 Azeka Shopping Center
- 17 The Shops at Wailea

STAY

- 18 Wailea Resort Area
- 19 Andaz Maui at Wailea Resort
- 20 Grand Wailea, A Waldorf Astoria Resort
- 21 Four Seasons Resort Maui at Wailea



Premier Place Property Interior Photos

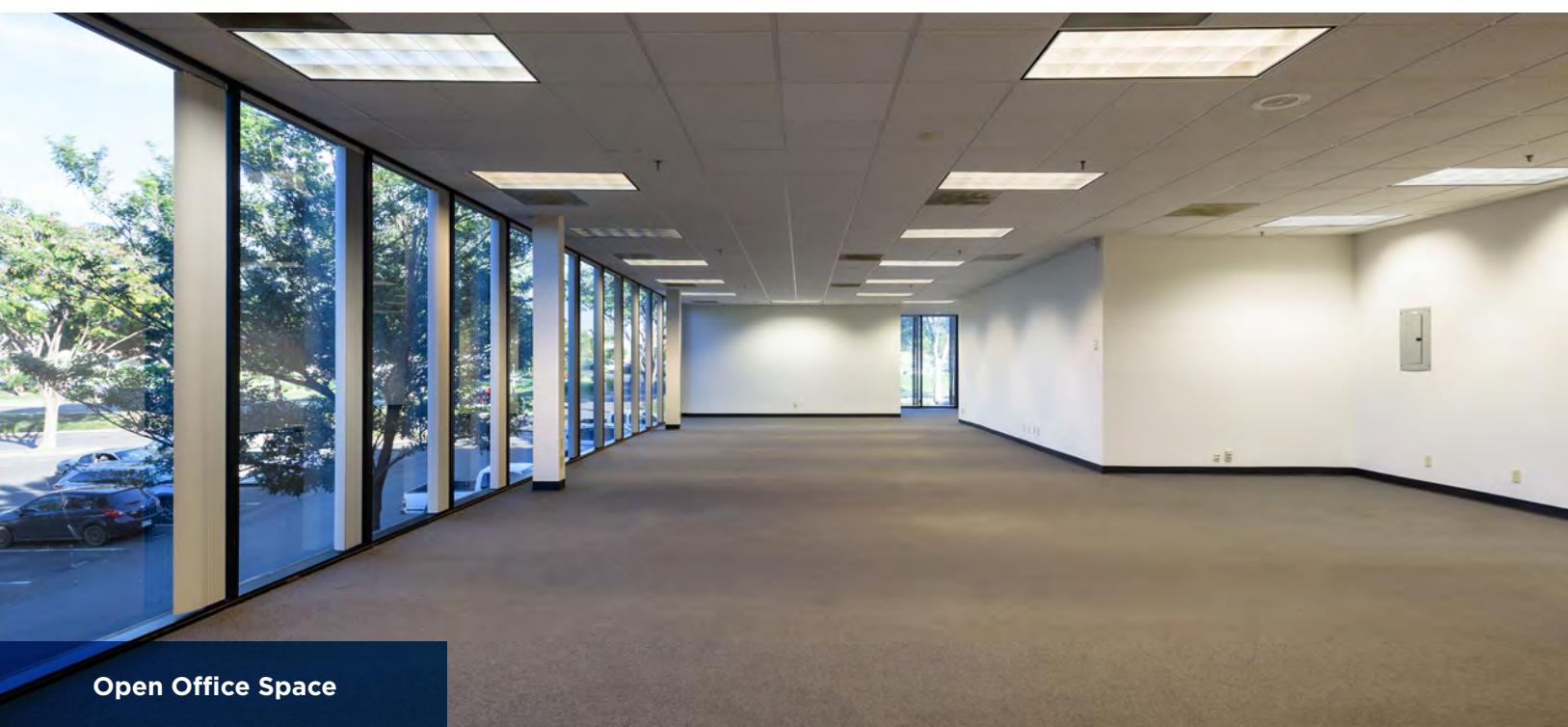


Conference Room



Class A Office

Premier Place Property Interior Photos



Premier Place Building Highlights

Premier Place is a 47,455 square-foot Class A office building located in central Kihei, Maui, Hawaii. Located in the Maui Research and Technology Park, which encompasses over 400 acres of entitled and master-planned lands, the Tech Park provides more than 180,000 square feet of existing office, lab, and data center space and is home to dozens of high technology and professional service companies, as well as government projects. Signature companies include the Maui High Performance Computing Center, Boeing, KBR, Pacific Disaster Center, Maui Research and Technology Center, Maui Economic Development Board, Goodfellow Brothers, and Maui Brewing Company. The park is also home to Kihei Charter School and Hawaii Technology Academy. The park continues to update its vision and master plan to incorporate a mixed-use community with residential options. Employees will also enjoy Maui's sandy beaches, resort golf in Wailea, and a variety of restaurants and shops in the shopping centers located within 1 - 3 miles of the property.

Maui is made for those seeking a great work-life balance. There is something for everyone here, including foodies, golfers, shoppers, beach goers and nature-lovers.

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KOKUA
REALTY, LLC



- 1** Maui Brewing Co. Restaurant across the street
- 2** Panoramic ocean and Haleakala views
- 3** New owner implementing building improvements



Premier Place



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Kokua Realty, LLC is one of Hawaii's leading commercial real estate services and investment firm. It has consistently been ranked by Pacific Business News as one of the Top Commercial Real Estate and one of the top Property Managers in Hawaii. The team at Kokua Realty is led by Keoni Furse, CCIM, R (PB) who has over 33 years of commercial real estate experience and was recently a winner of CoStar's Power Broker Deals. Kokua Realty offers a range of integrated services, including property sales and leasing, property management, investment management, property maintenance, construction and project management, construction services, and development services.

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