For Lease

94-871 Farrington Highway

Waipahu, Hawaii 96797





Ground Floor Space with Premium Visibility

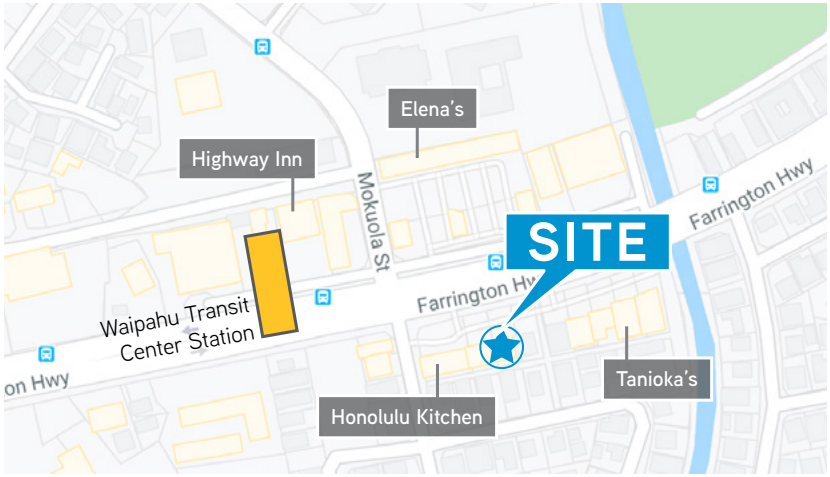
Highly visible ground-floor retail/office space in a boutique mixed-use building prominently positioned along Farrington Highway, offering exceptional exposure to westbound traffic along Waipahu. The property is surrounded by well-known local destinations, including Tanioka's Seafoods & Catering, Highway Inn, and Honolulu Kitchen, providing strong neighborhood synergy and consistent customer activity. The property features on-site parking for both customers and tenants and offers excellent accessibility via public transportation, with a bus stop directly in front of the building and a nearby Skyline rail station. Convenient parking lot access and prominent frontage make this an attractive location for a variety of retail, medical, and service-oriented users. This rare opportunity offers a recently renovated, near turn-key space with existing plumbing and water infrastructure already in place, allowing users with specialized water requirements to significantly reduce the time and cost typically associated with tenant improvements.

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Ideal for medical, wellness, counseling, therapy, or professional office users, this versatile suite features six private rooms, a spacious reception area, kitchen, and restroom with shower. The efficient layout supports multiple practitioners or staff members while providing a comfortable client experience. Existing plumbing and treatment-room infrastructure offer a valuable opportunity for users seeking a near turn-key space with minimal buildout requirements.



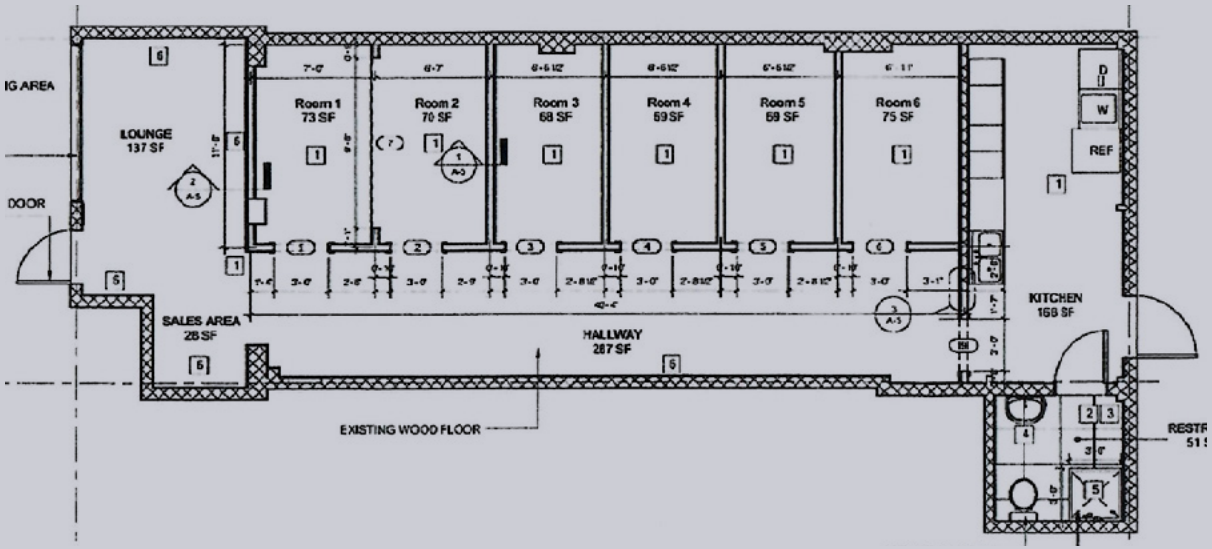


Property Information

Area:	Waipahu
Zoning:	B-2
Base Rent:	$3.75 - $4.00 PSF
Operating Expenses:	$1.22 PSF
Term:	3+ years
Available Space:	Suite 100 (1,200 SF)

Features & Benefits

- 5 reserved parking stalls
- Reduces tenant improvement costs for medical, wellness, beauty, and service-oriented users
- Prominent Frontage
- Restroom with shower
- Washer and dryer hookups
- Convenient bus and rail access



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