

**LAB SPACE FOR LEASE**



**1950 Young Street**

Honolulu, Hawaii

# LAB SPACE

1950 Young Street, Honolulu, HI



## Description:

Rarely available lab space in well maintained office property located on Young street in Honolulu. The space was originally designed as a cytogenetic laboratory for Kapiolani Medical Center. Later it was re-used as laboratory space for CBI Polymers and SKAI Adventures.

## Leasing Information:

Unit #:	400
Size:	2,389sq. ft.
Available:	1/1/2017
Term:	3 to 7 years
Base Rent:	\$2.00 sq. ft./mo.
Base Rent Increases:	3% per year
Operating Expenses:	\$1.44 sq. ft./mo.
Parking Ratio:	1 per 600 sq. ft.
Parking Cost:	\$125 - \$150 stall/month

## Lab Specs:

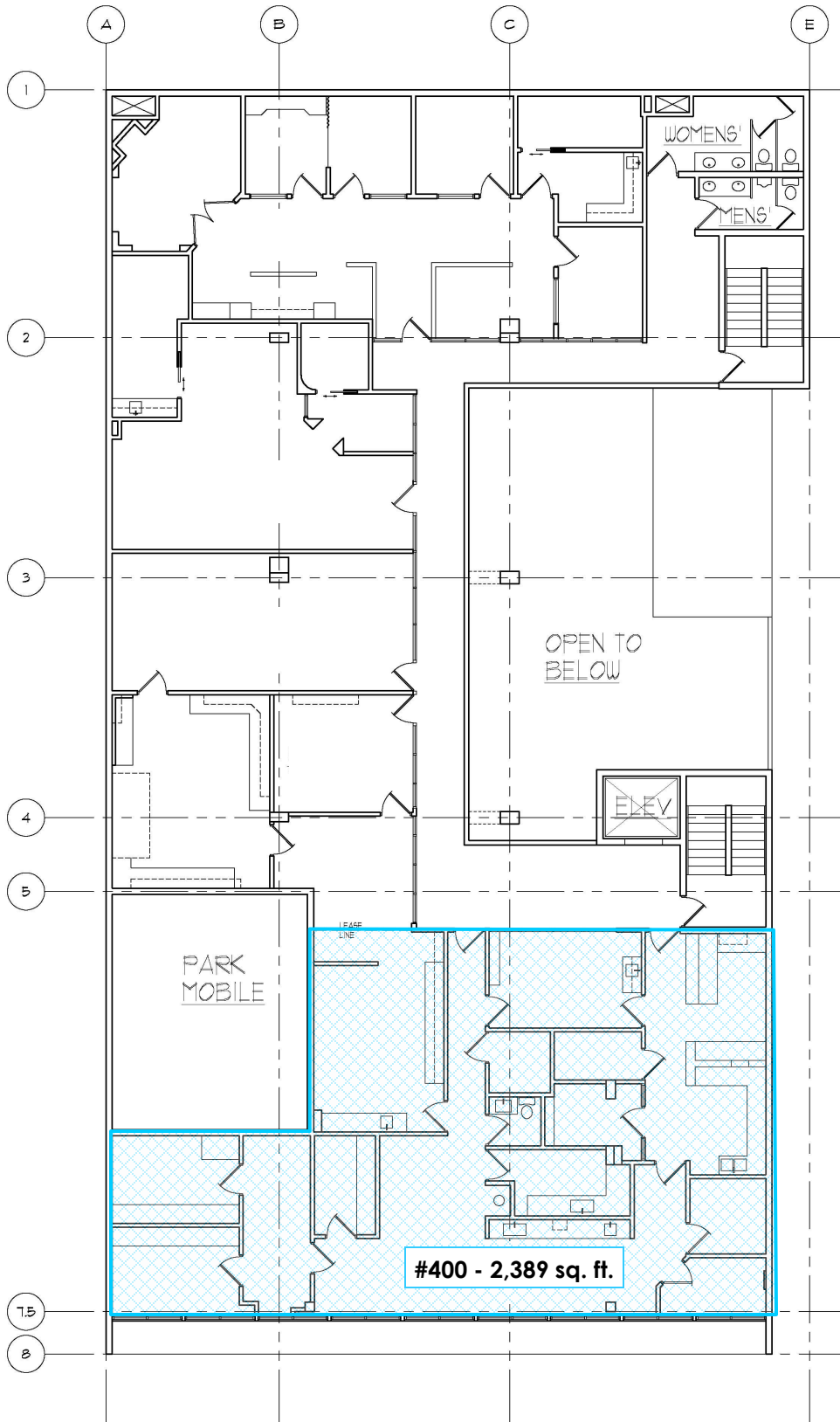
- Cell culture lab rooms.
- Anteroom.
- Microscopy and Photo Lab.
- Existing hole in roof for exhaust system.
- Multiple sinks.
- Designated lab tech area.



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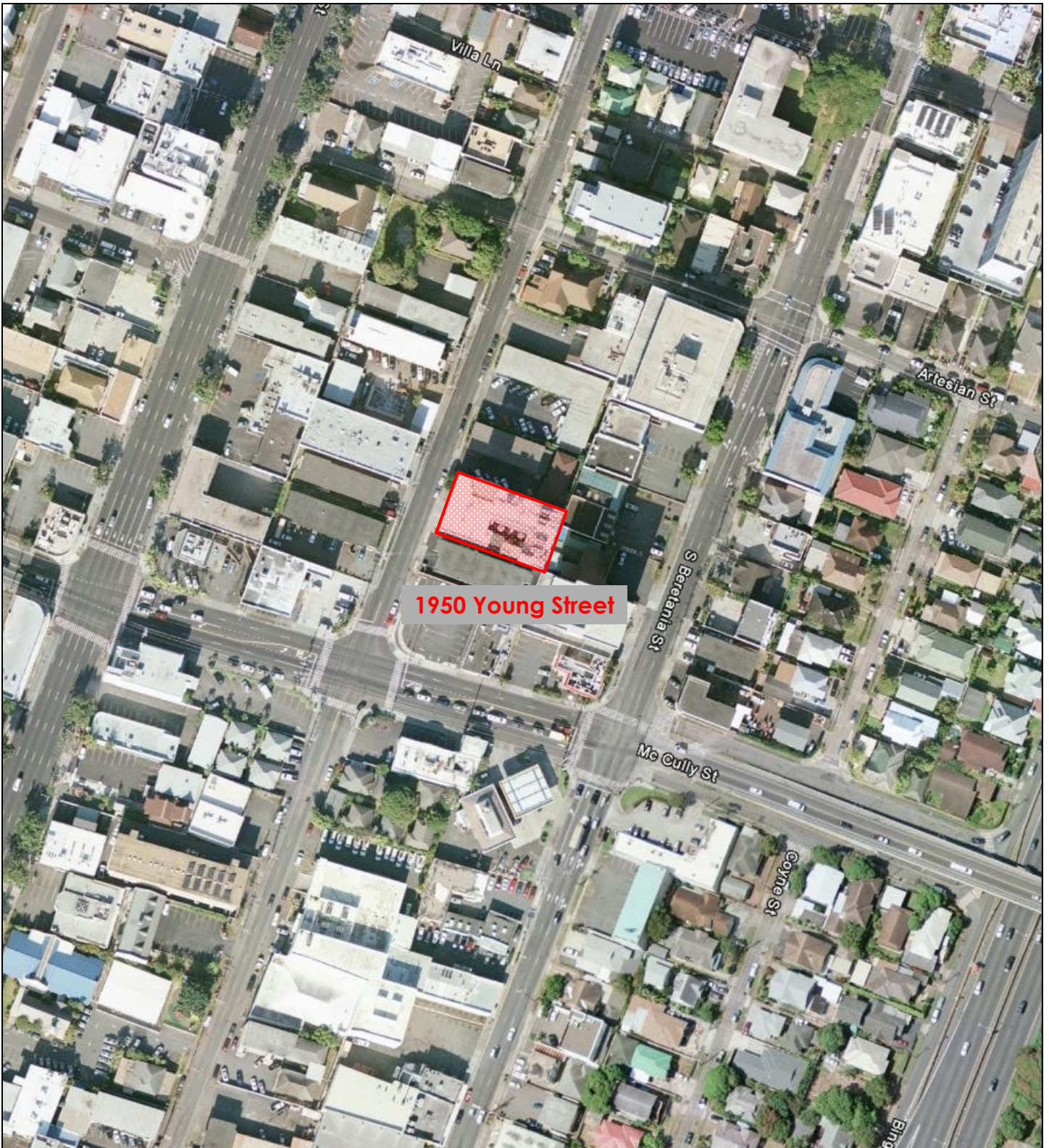
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## The Property

- BMX-3 Zoning
- Office Building
- 36,805 sq. ft. Building
- 10,427 sq. ft. Land
- 4 Floors
- Central A/C.
- Operational During Normal Business Hours.
- 53 Total Parking Stalls.
- 1 - Elevator
- Men's And Women's Restrooms Located On Each Floor.
- Secured After Hours Entry.
- Open Hallways With 2nd Floor Court Yard.



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