BUSINESS FOR SALE

TURNKEY RESTAURANT & BAR OPPORTUNITY 44 KAINEHE ST, KAILUA, HI, 96734



2

CORP

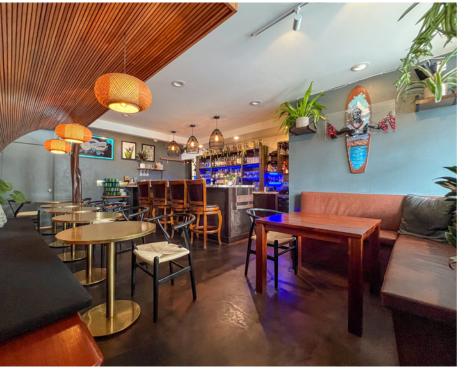
BFA

INVESTMENT HIGHLIGHTS

ABOUT THE PROPERTY The Boardroom & Garden is a versatile and vibrant dining destination that offers two distinct outlets.

THE BOARDROOM is a farm-to-table, craft cocktail and shared plate dining experience, while **THE GARDEN** is an outdoor coffee shop and beer garden.

THE BOARDROOM & GARDEN is passionate about fresh and sustainable dining, sourcing local organic ingredients whenever possible and crafting each dish from scratch with care. This commitment to quality and sustainability translates into a unique, seasonal menu and a commitment to reducing their environmental footprint. The Boardroom strives to elevate the dining and cocktail experience with authenticity and consistent excellence, making it a staple restaurant in Kailua.





THE BOARDROOM: The Boardroom is an elegant farm-totable restaurant known for its craft cocktails and shared plates. With an inviting atmosphere, it features an interior bar and an outdoor roofed deck that seats approximately 62 guests, including 4 bar seats. **THE GARDEN:** Spanning 2,400 square feet, The Garden is a versatile space that functions as a coffee shop, beer garden, as well as an event and banquet venue perfect for private events. Half of the area is covered, and service is provided from an aesthetic Coffee/Bar Cart. The Garden also boasts an outdoor stage for live music, a 4k projector with a motorized screen, and three large screens for an enhanced guest experience.



CORY BEALL (B), PRESIDENT (808) 469-4331 CORY@THEBEALLCORPORATION.COM **CATON SMITH (S), ASSOCIATE** (808) 469-4338

CATON@THEBEALLCORPORATION.COM

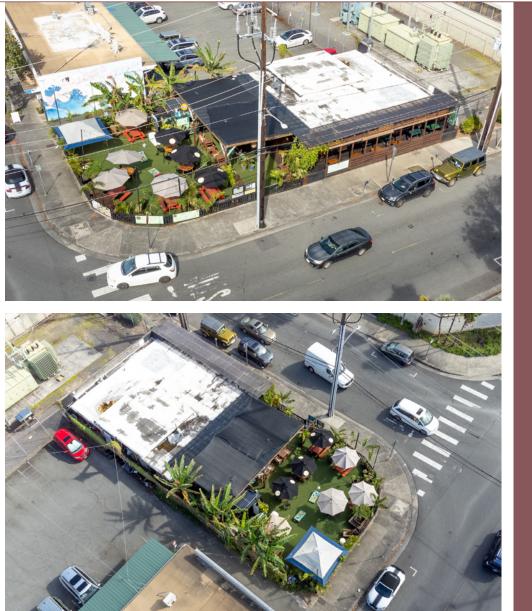
NEIGHBORHOOD OVERVIEW





CORY BEALL (B), PRESIDENT (808) 469-4331 CORY@THEBEALLCORPORATION.COM

LEASE DETAILS



PREMIUM	Upon request
EQUIPMENT LIST	Fully equipped and furnished. Full FF&E list available upon request.
SIZE	Approx. 4,400 SF of GLA - Interior floor area - approx. 2,000 SF - Outdoor area - approx. 2,400 SF
MONTHLY GROSS RENT	Contact agent for details
LEASE TERM	Negotiable
HIGHLIGHTS	• Turnkey restaurant and bar opportunity
	• Full liquor license
	 Large outdoor area perfect for private events, banquets, and live music
	 Fully functioning outdoor coffee cart/ bar included
	 Recently renovated and in excellent condition
	• Located in a dense residential area
	• Accommodation for 25 to 175 guests
	 Featured as one of Diners' Choice Awards Best Restaurants in Kailua



CORY BEALL (B), PRESIDENT (808) 469-4331 CORY@THEBEALLCORPORATION.COM

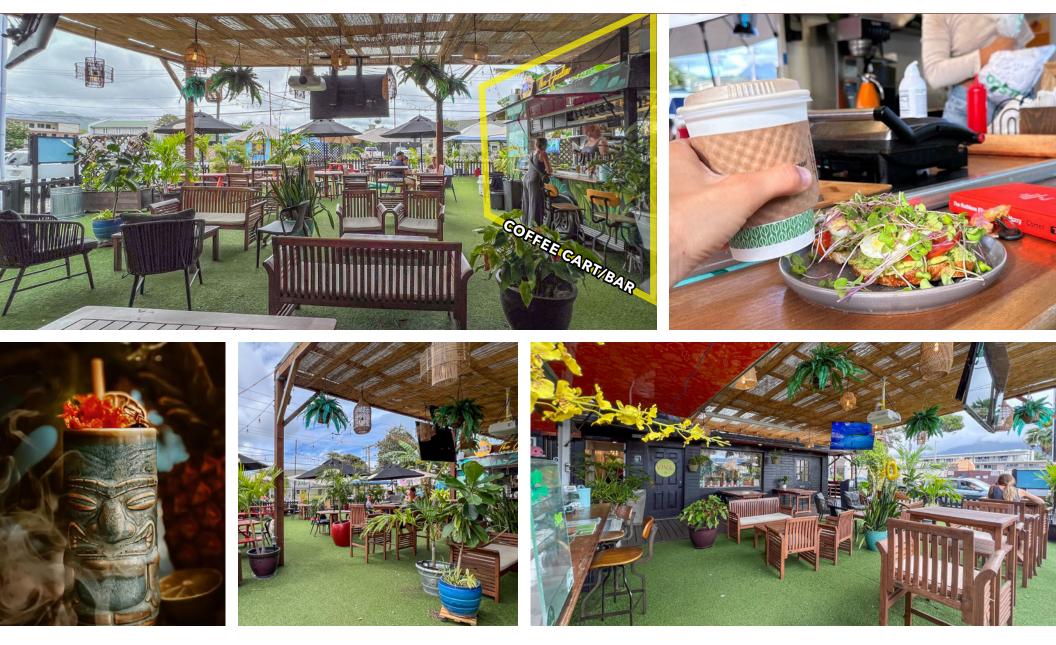
GALLERY: THE BOARDROOM





CORY BEALL (B), PRESIDENT (808) 469-4331 CORY@THEBEALLCORPORATION.COM

GALLERY: THE GARDEN





CORY BEALL (B), PRESIDENT (808) 469-4331 CORY@THEBEALLCORPORATION.COM

PROPERTY OVERVIEW





1120 12TH AVENUE, SUITE 301 HONOLULU, HI 96816 WWW.THEBEALLCORPORATION.COM

Scan or visit eepurl.com/c2rzHH to sign up for The Beall Corporation Newsletters and stay on top of Hawaii's Commercial Real Estate News



This document has been prepared by The Beall Corporation for advertising and general information only. The Beall Corporation makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. The Beall Corporation excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of The Beall Corporation and/or its licensor(s). © Copyright 2024, All rights reserved