

FOR LEASE > OFFICE SPACE

1221 Kapiolani Boulevard

HONOLULU, HI 96814



Property Description

1221 Kapiolani is a boutique mid-rise office building and the home of reputable tenants such as The Original Pancake House, Gyu-Kaku, and The Hawaii Medical College. The property is located in the center of the Kapiolani business corridor and on the outskirts of the master planned development of Kaka'ako. Within walking distance of Ala Moana Shopping Center, tenants have a wide variety of both shops and restaurants to frequent. Amenities include an open area roof deck to host events, direct access from the parking garage to the office tower, as well as favorable weekend building and air conditioning hours.

Building Hours and Air Conditioning Hours:

Monday – Friday - 7:00 am – 7:00 pm

Saturday - 8:00 am – 6:00 pm

Sunday – Closed

CONTACT US

BRANDON BERA (S)
Office Services Division
808 523 8309
brandon.bera@colliers.com

NEAL HAFNER (S)
Office Services Division
808 523 8313
neal.hafner@colliers.com

KYNAN PANG (S)
Office Services Division
808 523 9756
kynan.pang@colliers.com

COLLIERS INTERNATIONAL
220 South King Street, Suite 1800
Honolulu, HI 96813
www.colliershawaii.com

Area:	Kapiolani/Ala Moana
Zoning:	KAK
Base Rent:	\$1.35 PSF/Month
Operating Expenses:	\$1.39 PSF/Month (Est. 2016)
Term:	3-5 Years

Features & Benefits:

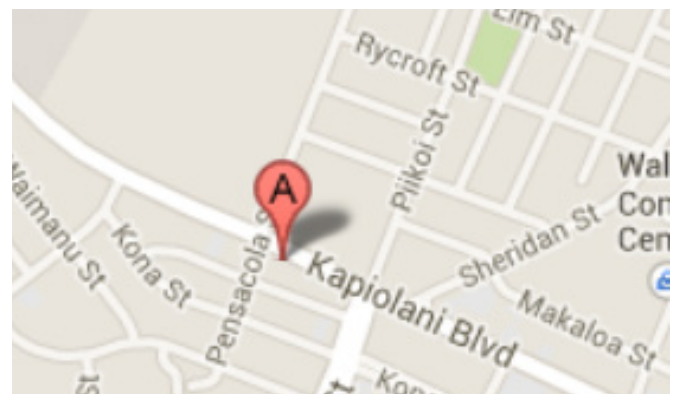
- Spec-suites available
- Convenient and desirable location
- Great existing tenant mix
- Variety of on-site retail and dining choices
- Walking distance to Ala Moana Shopping Center
- Responsive on-site management
- Tenants have 24 hour access to building

Parking Rates:

Parking ration: 1 stall per 500 RSF

Unreserved stall: \$100/month

Reserved stall: \$160/month



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Available Suites with Descriptions

Suite 246	1,760 SF	3 window line offices, kitchenette, washer dryer hook up, 2 separate entrances.
Suite 350	1,391 SF	3 window line offices, several interior offices, conference room. Ocean side of the building.
Suite 408	2,350 SF	1 private office, work room, wide open space, kitchenette. Diamond Head and ocean views.
Suite 506	2,063 SF	2 window line offices, 2 separate entrances, wide open work area.
Suite 521	607 SF	Reception area with 2 private offices.
Suite 530	1,236 SF	Possibility for 3 window line offices.
Suite 644	4,454 SF	Large open floor plan includes reception area, employee lounge, conference and meeting rooms.
Suite 710	2,795 SF	5 private offices, conference room, large open area, kitchenette in break room. Excellent city views.
Suite 960	1,813 SF	4 "private" offices, open area, copy and storage room. Diamond Head "side" of the building, ocean and city views.
Suite 1040	645 SF	An open area with one small conference room.



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