



1221

Kapiolani Boulevard

*Spa Space*  
for lease

**Colliers**  
INTERNATIONAL

# 1221

Kapiolani Boulevard

## Spa Space for lease

Area:	Kapiolani/Ala Moana
Zoning:	KAK
Base Rent:	\$1.75 PSF/Month
Operating Expenses:	\$1.39 PSF/Month (Est. 2018)
Available Space:	1,902 Square feet
Term:	3-5 Years
Parking Rates:	\$160 reserved \$100 unreserved

### Features & Benefits:

- Move in ready with high end finishes throughout the space
- 2 large treatment rooms with shower and hot tub
- Sauna
- 5 additional private treatment rooms
- Washer/dryer within the space

### 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 & Air Conditioning Hours

M-F 7am-7pm  
Sat 8am-6pm  
Sun Closed



### CONTACT US

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