

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. This 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

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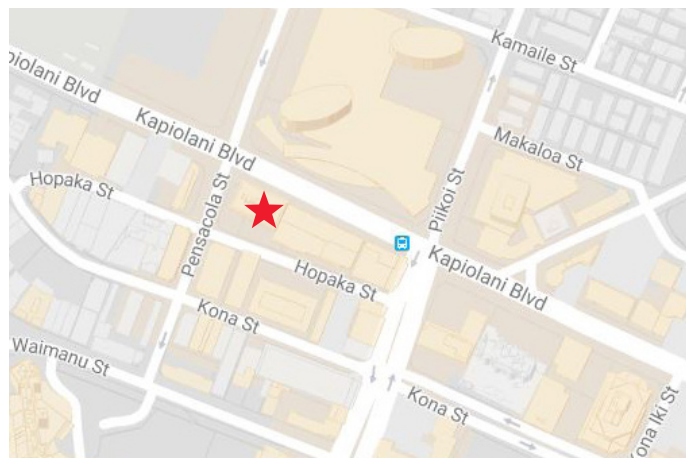
Area: Kapiolani/Ala Moana  
Zoning: KAK  
Base Rent: Negotiable  
Operating Expenses: \$1.39 PSF/Month (Est. 2018)  
Term: 3-5 Years

## 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

Suite 220	(2,353 SF)	Reception area, 3 window line offices, interior office, small storage.
Suite 248	(708 SF)	Two window offices, reception area, conference room.
Suite 408	(2,525 SF)	1 private office, work room, wide open space, kitchenette. Diamond Head and ocean views.
Suite 410	(2,800 SF)	Large corner suite with kitchen area. Available August 1, 2018.
Suite 506	(2,063 SF)	2 window line offices, 2 separate entrances, wide open work area.
Suite 710	(2,795 SF)	5 private offices, conference room, large open area, kitchenette in break room. Excellent city views.
Suite 6F	(2,201 SF)	Reception area, 5 window line offices, 2 interior offices, Conference room, break room, storage area.
Suite 925	(679 SF)	Open space.
PH35	(2,565 SF)	Reception area, two private offices, conference room, open work area.
PH60	(653 SF)	Open space.



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