

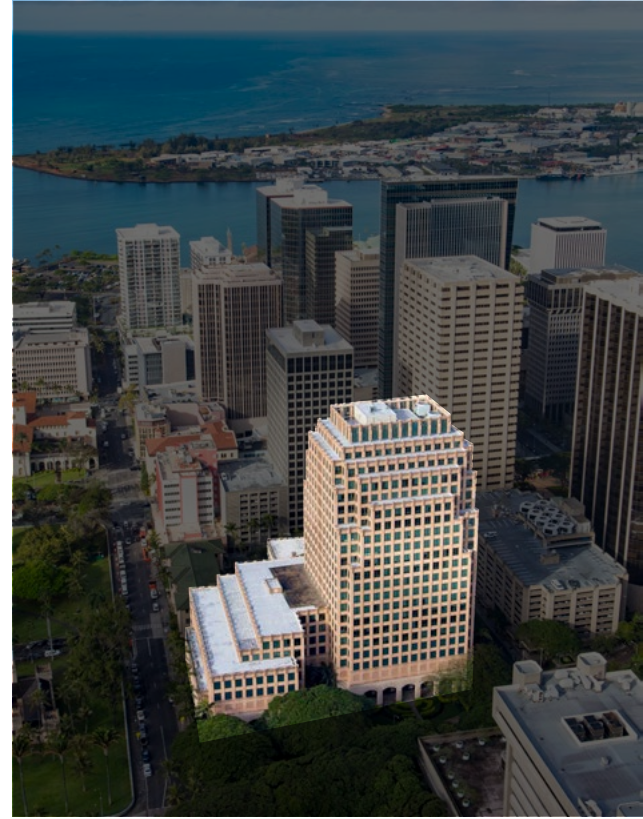
Alii Place

1099 Alakea Street | Honolulu, HI 96813



BRISTOL GROUP

Colliers



PROPERTY DESCRIPTION

LUXURY AND GLAMOUR MEET ON THE CORNER OF HOTEL AND ALAKEA

A notable landmark in Honolulu, Ali'i Place gains attention unlike any other building in the Central Business District. Located at the corner of Alakea and Hotel streets, its distinct color and architecture exudes a unique charm. The architect's use of the Art Deco style, popularized in the 1920's, exemplifies luxury and glamour placing it amongst one of Honolulu's Class "A" office buildings.

The alluring exterior is accompanied by top of the line finishes such as granite flooring, cherry wood doors and paneling. In addition, the Ali'i Place team continues to focus on the environmental efficiency of the building, earning numerous Energy Star Awards. The building's cost-effective features coupled with excellent service have garnered many satisfied tenants.

AMENITIES & HIGHLIGHTS

- A LEED Gold Certified building and 5-time Energy Star Award winner offering Downtown's lowest operating costs
- Convenient access to public transportation located next to the property on Alakea and Hotel Streets
- Lowest validated parking rates in CBD
- Floor-to-ceiling exterior window line
- On site property management and 24-hour security
- Garage storage units available
- Sundry store and Credit Union on ground floor with close proximity to numerous restaurants



PROPERTY INFORMATION

BASE RENT

Negotiable

OPERATING EXPENSE

\$1.82/SF/Mo.

PARKING

Parking Ratio: 1/750

Premium Reserved @ \$413.61/Mo.

Reserved @ \$366.49/Mo.

Unreserved @ \$251.31/Mo.

BUILDING HOURS

Monday-Friday 7:00 a.m. – 7:00 p.m.

Saturday 7:00 a.m. – 2:00 p.m.

Sunday Closed

AIR CONDITIONING HOURS

Monday-Friday 7:00 a.m. – 7:00 p.m.

Saturday 7:00 a.m. – 2:00 p.m.

Sunday Closed

BUILDING HOLIDAYS

New Year's Day

Labor Day

Memorial Day

Thanksgiving Day

Independence Day

Christmas Day

HIGH-TECH INFRASTRUCTURE

Ali'i Place is equipped with state-of-the-art telecommunications infrastructure provided through AT&T, Hawaiian Telcom and Spectrum/Charter Communications.

LIFE SAFETY

All tenant spaces and common areas contain fire sprinklers. Complete high-rise safety includes smoke detection and alarm throughout tenant floors.

ELEVATORS

- Five high-speed, newly modernized elevators to the office tower
- Three dedicated elevators serving the parking levels
- One dedicated service elevator to the office tower

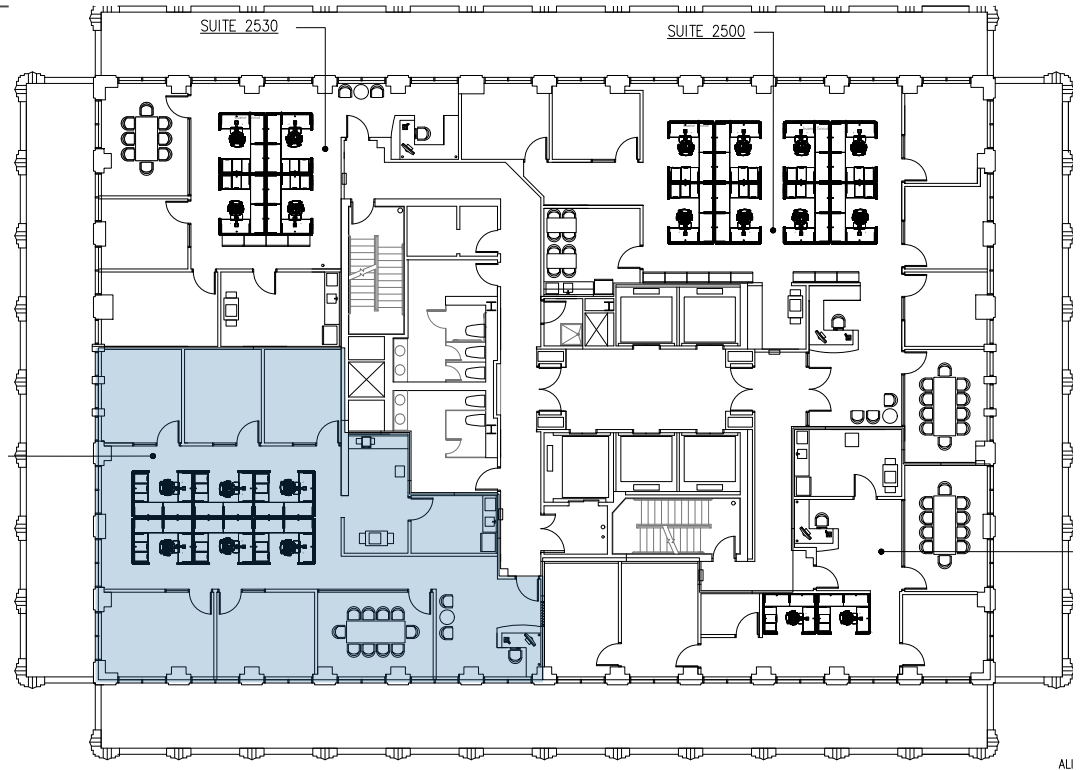
SECURITY & JANITORIAL SERVICE

Ali'i Place provides 24/7 security service. The security staff monitors the property via the numerous security cameras strategically placed in the common areas and parking garage along with regularly scheduled foot patrols. Key fob required to access building and floors after hours.

Janitorial service is provided Monday through Friday starting at 5:30 pm. Common area cleaning and maintenance is done continuously throughout the day during normal business hours. Day Porter hours are from 6am to 3pm.

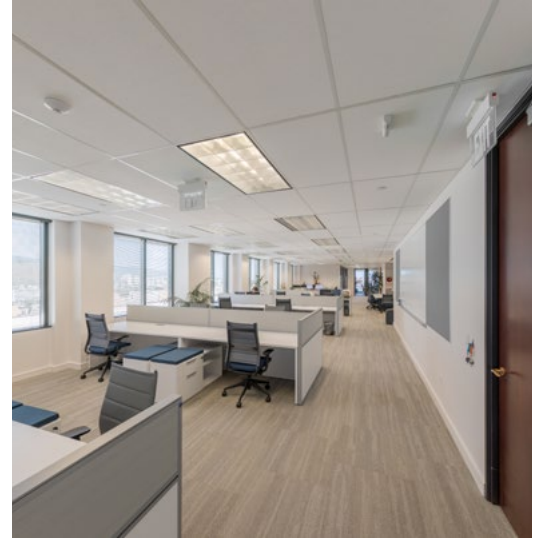
SITE PLAN

SUITE 2520



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AVAILABLE SPACE

Suite	Size
Suite 2520	2,626 SF

CONTACT US

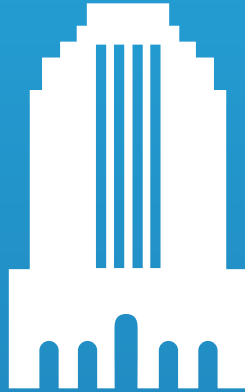
BRANDON BERA (B), CCIM, SIOR*
Lic# RB-24145
brandon.bera@colliers.com
(808) 523-8309

KAREN BIRKETT (S), SIOR
Lic# RS-50512
karen.birkett@colliers.com
(808) 523-9729

*BKB Real Estate Services, LLC. Exclusively contracted by Colliers International HI, LLC.



220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com



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CONTACT US

BRANDON BERA (B), CCIM, SIOR*
Lic# RB-24145
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KAREN BIRKETT (S), SIOR
Lic# RS-50512
karen.birkett@colliers.com
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