

# *Alii Place*

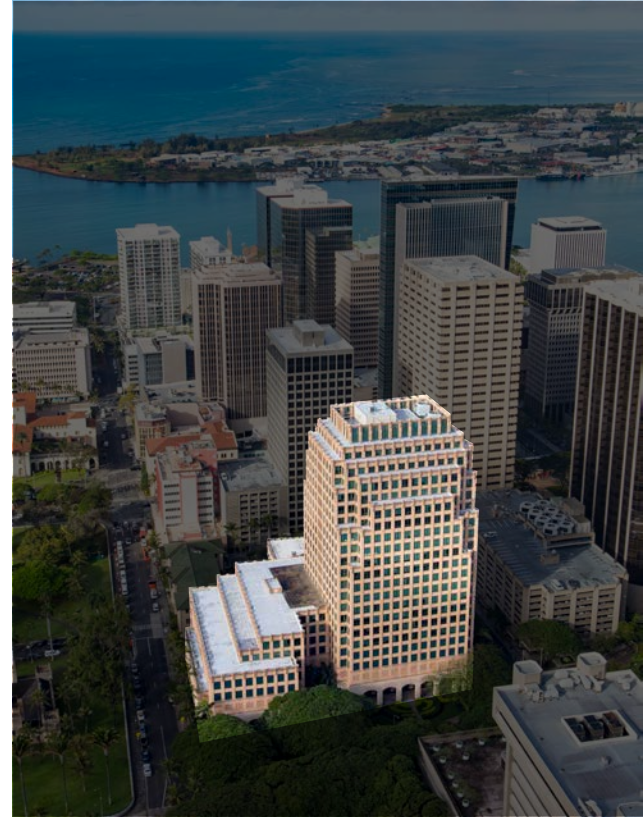
1099 Alakea Street | Honolulu, HI 96813



**BRISTOL GROUP**

**Colliers**  
INTERNATIONAL





# 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

\$1.32/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

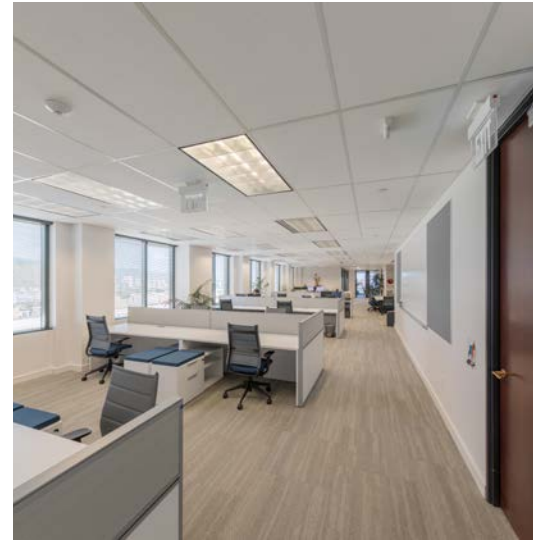
Ali'i Place provides 24/7 security service. The security staff monitors the property via the numerous security cameras strategically placed in the common areas and parking garage along with regularly scheduled foot patrols. Key fob required to access building and floors after hours.

Janitorial service is provided Monday through Thursday 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.



# Alii Place

1099 Alakea Street | Honolulu, Hawaii 96813



## AVAILABLE SPACES

Suite	Size
Suite 1250	7,004 SF
Suite 1400	20,404 SF
Suite 1560	6,950 SF
Suite 1800	19,940 SF
Suite 1900	19,940 SF
Suite 2000	18,548 SF
Suite 2130	2,571 SF
Suite 2140	3,257 SF
Suite 2150	2,066 SF
Max. Contiguous Floors	58,428 SF

## CONTACT US

BRANDON BERA (S) CCIM SIOR  
brandon.bera@colliers.com  
(808) 523-8309

KAREN BIRKETT (S)  
karen.birkett@colliers.com  
(808) 523-9729



**Colliers**  
INTERNATIONAL

Colliers International Hawaii  
220 S. King Street, Suite 1800  
Honolulu, Hawaii 96813  
808 524 2666  
www.colliers.com/hawaii

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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. Colliers International 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 Colliers International and/or its licensor(s). ©2018. All rights reserved.



## *Alii Place*

1099 Alakea Street | Honolulu, Hawaii 96813

### CONTACT US

---

BRANDON BERA (S) CCIM SIOR  
brandon.bera@colliers.com  
(808) 523-8309

KAREN BIRKETT (S)  
karen.birkett@colliers.com  
(808) 523-9729



Colliers International Hawaii  
220 S. King Street, Suite 1800  
Honolulu, Hawaii 96813  
808 524 2666  
[www.colliers.com/hawaii](http://www.colliers.com/hawaii)

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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. Colliers International 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 Colliers International and/or its licensor(s). ©2018. All rights reserved.