

677
ALA MOANA



FOR LEASE

REDICO®



677 ALA MOANA

PROPERTY DESCRIPTION

Located on the main thoroughfare bridging the financial district of Honolulu and the resort and retail destination of Waikiki, 677 Ala Moana is a highly visible property. Beautiful and unobstructed mountain and ocean views are available in upper-floor tenant spaces, which are enhanced by high ceilings and floor-to-ceiling glass windows. Our ongoing modernization and upgrade programs have recently included renovation of lobby areas, new air-conditioning chillers, state-of-the-art energy management system, elevator enhancements and a fire and life safety system. The building is at the center of a dynamic master redevelopment plan of Kaka'ako.

The development of the Kaka'ako area has been long overdue and the materialization of these developments are happening at a quick rate, building it to become the social epicenter of Honolulu. With this transformation comes a range of retailers, artist workspaces, monthly community events and condominiums. The culmination of all these projects will be sure to heighten the desirability to do business at 677 Ala Moana, providing convenience and accessibility to many of those making the move to be a part of the Kaka'ako community.

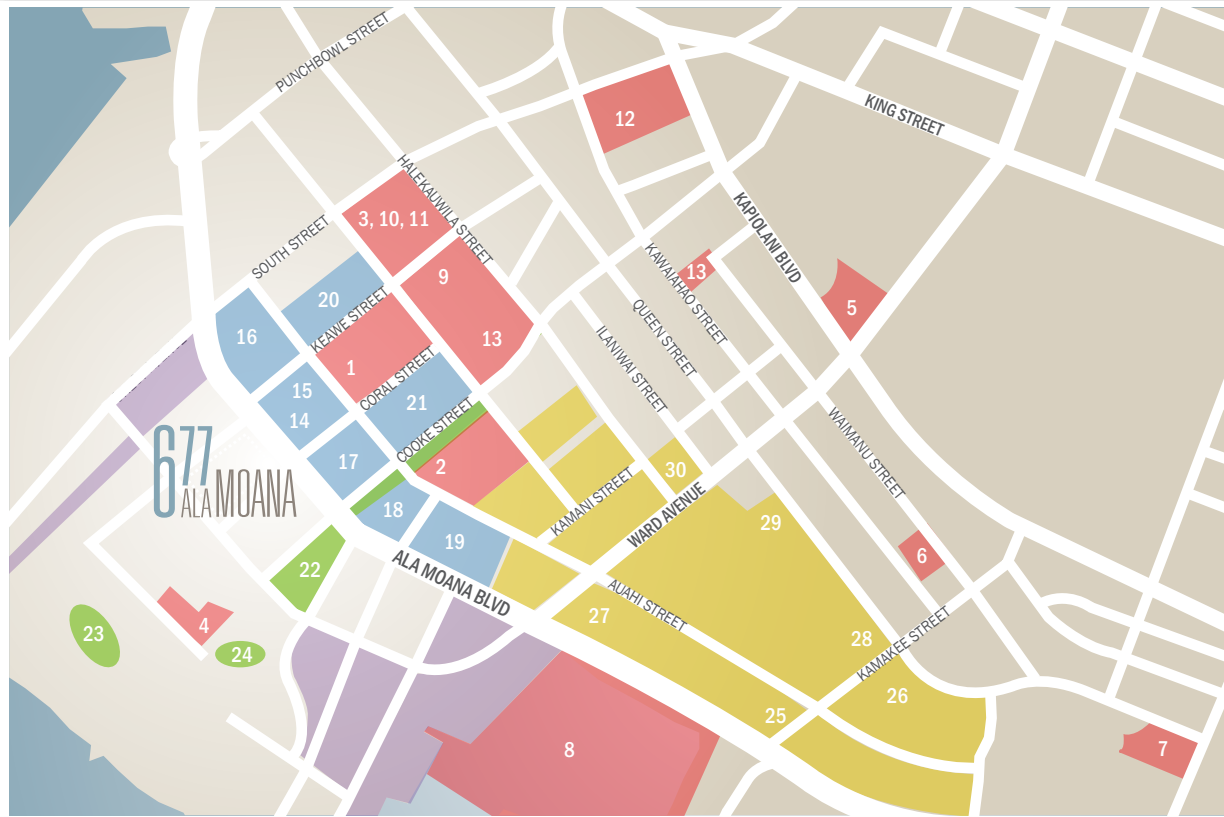
AREA:	Kaka'ako
ADDRESS:	677 Ala Moana Boulevard
TMK:	1-2-1-59-13
ZONING:	HCDA - C
RENT:	\$1.35-\$1.50 RSF/Mo. - Office \$2.35-\$2.50 RSF/Mo. - Retail
CAM:	\$1.54 RSF/Mo. (Estimated 2018)
TOTAL BUILDING SIZE:	272,191 SF
LAND AREA:	62,352 SF
PARKING:	1 stall per 515 RSF Unreserved: \$141.36/Mo. Reserved: \$225.13/Mo.

FEATURES & BENEFITS:

- » Recent modernized renovations to the exterior and interior of the building
- » Free use of building conference room and kitchen facility for tenants
- » Convenience store located on the ground floor
- » Remarkable ocean and mountain views
- » Convenient access to each floor from the parking structure



KAKA'AKO MASTER PLAN



PROJECTS COMPLETED, UNDERWAY OR PLANNED

- 1 | LIMB/PAD Hawaii/Quince** | Cultural arts/shopping
- 2 | THIS IS IT BAKERY & DELI** | Wholesale and retail bakery and deli.
- 3 | 690 Pohukaina** | The state project is the biggest planned for Kaka'ako, with 500 market-priced condos and 504 affordable units.
- 4 | University of Hawaii Cancer Center**
- 5 | Symphony** | Luxury residential condo tower at mauka-Ewa corner of Ward avenue and Kapiolani Blvd. 407 units, including 100 moderately priced units.
- 6 | Artspace/Pai** | Partnership of national Artspace Foundation and local Pai

Foundation. 72 affordable units at 1025 Waimanu Street. Project designed to give native Hawaiian artists space to work and live. Proposed construction to start in 2013.

- 7 | Waihonua at Kewalo** | Luxury residential tower, built between two existing towers, with 345 units, including 64 moderately priced units across from the tower. Scheduled completion in 2015. A project of Kewalo Development, a subsidiary of A&B.
- 8 | Kewalo Basin Harbor** | Add 100 slips
- 9 | Halekauwila Place** | 19-story affordable rental tower with 204 units. Completed.
- 10 | Keauhou Lane** | Variety of housing types including rentals, lofts, townhomes

and a tower, live-work spaces and retail shops.

- 11 | Rail Station**
- 12 | 801 South Street** | 46-story residential condominium project. All 635 units will be fee simple.
- 13 | 803 Waimanu Street** | Apartments

KAMEHAMEHA SCHOOLS

Kamehameha Schools master plan calls for seven residential towers built over 15 years, but some details are not yet available. The following are already planned projects:

- 14 | 680 Ala Moana** | 54 loft-style apartments
- 15 | Salt** | Low-rise area of cafes, shops and open space

16 | The Collection at 600 Ala Moana | 43-story tower and four-story mid-rise with 460+ units, at the site of AutoMart USA (formerly the CompUSA building). A&B Properties developing the site for landowner Kamehameha Schools. Construction expected to start in 2015.

17 | Planned Luxury Residential Development

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20 | 400 Keawe Street | 6-story condominium with 183 residential units plus commercial space

21 | Planned Rental & Fee Simple Workforce and Moderate Income Residential Development

PARKS

22 | Green Belt | To connect Mother Waldron Park to Gateway Park

23 | Upgrade to Waterfront Amphitheater | To make it more usable for events that charge admission.

24 | Hula Mound

OFFICE OF HAWAIIAN AFFAIRS

Land and buildings acquired by the Office of Hawaiian Affairs as part of a settlement with the state over ceded land revenue. OHA says the master plan for Kaka'ako Makia properties will be ready within 2 years.

LAND AND BUILDINGS OWNED BY THE HOWARD HUGHES CORP.

Including the Ward Centers shopping district. HHC says a revised master plan for the properties will be completed by December.

25 | Waiea | 36-story building with 171 luxury residences

26 | Anaha | 38-story building with 311 residences

27 | Gateway Towers | 36 story building with 236 residences

28 | Ae'o | 38-story building with 466 residences

29 | 'A'ali'i | 42 story building with 751 residences

30 | Ke Kilohana | 43 story building with 424 residences

LOCAL AMENITIES

Food & Beverage

- Bevy** | 661 Auahi Street (15)
- Honolulu Beerworks** | 328 Cooke St (17)
- Hank's Haute Dogs** | 324 Coral Street (14)
- Insomnia Cafe** | 669 Auahi Street (15)
- Starbucks Coffee** | 680 Ala Moana (14)
- Village Bottle Shop** | 675 Auahi Street (15)
- Moku Kitchen** | 660 Ala Moana (15)
- Morning Brew** | 685 Ala Moana (14)
- Highway Inn Kaka'ako** | 680 Ala Moana (14)

Entertainment

- Bike Factory** | 740 Ala Moana (19)
- Boca Hawaii** | 330 Cooke Street (17)
- C4 Waterman** | 330 Coral Street (14/15)
- Precision Parkour** | 432 Keawe St (20)
- UFC Gym BJ Penn** | 805 Pohukaina St (20)
- Volcanic Rock Gym** | 432 Keawe St (20)
- ZenBanx** | 685 Auahi Street (14/15)

Shopping

- Geobunga** | 604 Ala Moana Blvd (15)
- Illest** | 680 Ala Moana Blvd (14)
- PAD Hawaii** | 691 Auahi Street (1)
- Paiko** | 675 Auahi Street (13)
- Quince** | 687 Auahi Street (1)
- Restyle** | 420 Keawe Street (20)

Cultural Arts

- Lana Lane Studios** | Lana Lane 330D (17)
- LIMB** | 687 Auahi Street (1)

Miscellaneous

- Kakaako Info Center** (14)
660 Ala Moana Blvd, #148
- The Collection Sales Gallery** (14)
680 Ala Moana Blvd



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