



JAMES CAMPBELL
COMPANY

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For lease

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Campbell Square

1001 Kamokila Blvd | Kapolei, Hawaii

Campbell Square consists of two Class A buildings with a center courtyard. The buildings enjoy 24-hour security and are located in the heart of Oahu's second city on the corner of Kamokila Boulevard and Manawai Street. Parking for tenants and customers is free in the covered parking structure.

Features & Benefits

- Class A office building
- 24-hour security and free tenant/customer parking
- Plush landscape grounds, courtyard and bus line
- After hours A/C available
- Earned prestigious Energy Star award

Area	Kapolei
Base Rent	\$2.75 PSF/Mo - Ground Floors \$2.25 PSF/Mo - Upper Floors
Operating Expenses	\$2.36 PSF/Mo (estimated 2026)

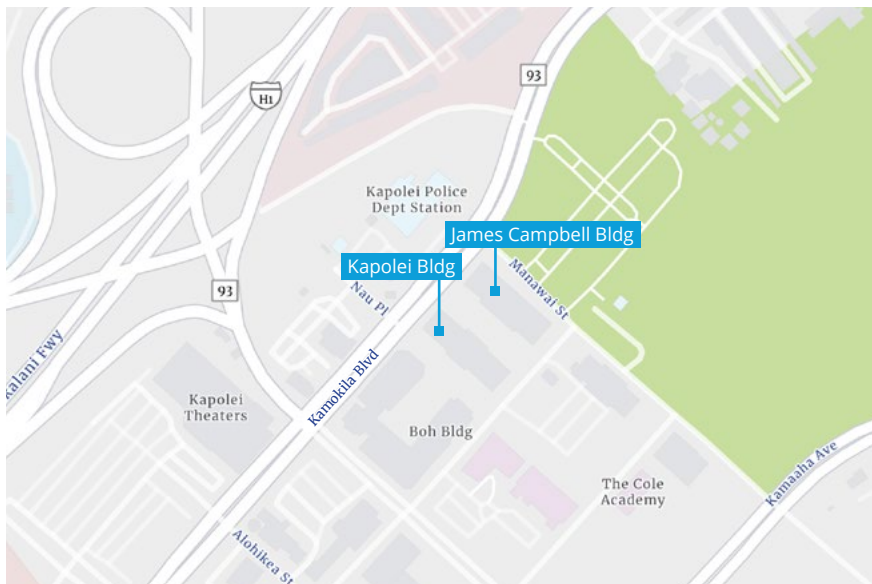
For Lease

Kapolei Building – Available Spaces

Suite	Size (SF)	Description
109	1,099	Ground floor dental office. Available 1/1/27.
171	2,376	Ground floor space with open area for workstations and 4-5 private offices and interior restrooms.
205	2,393	Large open office space for workstations and kitchenette.
237/245/249	6,320	Large turnkey office space with various private offices, conference room and reception area.
259	2,488	Three private offices, two meeting/conference rooms, breakroom with kitchenette. Available 3/1/26.
261	2,750	Turnkey office with 7 private offices, conference room and breakroom.
301	3,866	Available 7/1/25.
301-A	1,471	Available 7/1/25.
311	1,222	Turnkey office space with reception area and room for workstations. Available 11/1/25.
315	1,939	Two large classroom/conference room spaces that can be demised to 904 SF each.
317	2,307	Available 7/1/25.
319	737	Open office space which can be combined with Ste 315. Available 1/1/26.

James Campbell Building – Available Spaces

Suite	Size (SF)	Description
112	513	Rarely available ground floor space with signage opportunity and easy access (available 7/1/25)



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