



Colliers

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Virtual Tours



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Colliers

220 S. King Street, Suite 1800
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FOR LEASE

High-Access Honolulu Office with On-Site Dining and Rooftop Deck

Steps from Ala Moana Center and Ward
Village.

Building amenities

- 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

1221 Kapiolani is a mid-rise office building and home to reputable tenants such as Gyu-Kaku and Hawai'i Medical College. Located in the heart of the Kapiolani business corridor and on the edge of the master-planned Kaka'ako district, the property offers excellent access to Ala Moana, Downtown, and surrounding neighborhoods. Within walking distance of Ala Moana Center, tenants enjoy a wide variety of shopping and dining options. Building amenities include an open-air rooftop deck for events, direct garage-to-tower access, and favorable air-conditioning hours.

Available Spaces

Suite	Size SF	Description
220	1,697	Available now.
235	570	Available now.
240	1,165	Turnkey dental office.
246	2,353	Several private offices and kitchenette.
345	4,394	10 private offices, an IT/work room, multiple open areas and 2 conference rooms.
410	2,800	Larger corner unit with several private offices and a kitchen area.
506	2,295	Wide open area with 2 separate entrances.
521	607	Reception area and 2 private offices.
6C	3,789	Former education/training spaces with several classrooms, offices, and reception area.
6F	2,201	Large office space with several private offices, large conference room, and kitchenette.
6G	1,103	Turnkey medical office with exam rooms and sinks.
612	1,823	Several private offices, reception area, and area for workstations.
620	1,378	Available now.
710	2,795	5 private offices, conference room, large open area, kitchenette in break room. Excellent city views.
720	1,078	Available now.
740	2,619	Available now.
810	759	4 private offices and reception area.
849	842	Open office space.
920	1,993	3 private offices, two large open areas, and a kitchenette.
925	679	Open spa/cafeteria with a sink. Includes 250v outlet.
930/940/960	6,288	3 conference rooms, 7 private offices, 2 open areas/bullpens, 2 call booths, an IT closet, storage closet, and two kitchenettes.
1008	1,417	2 private offices, open area for reception, and small kitchenette.
1025	1,170	Medical office with 3 exam rooms/private offices, reception area, and break room. Ocean views.
PH35	2,565	Reception area, 2 private offices, conference room, and open work area.

Property Details

Area	Kapiolani/Ala Moana	
Zoning	KAK	
Base Rent	Negotiable	
Operating Expenses	\$1.91 PSF/Mo (estimated)	
Term	3 - 5 Years	
Parking Rates	Parking Ration	1 stall per 500 RSF
	Unreserved Stall	\$120/Mo
	Reserved Stall	\$190/MO
Building & Air Conditioning Hours	Monday - Friday	7:00am - 7:00pm
	Saturday	8:00am - 6:00pm
	Sunday	Closed

Offices
Ranging:
570 SF to
6,288 SF