



RR
RESORT RETAIL
HAWAII



Waiānuenue
AT KAPA'AKEA

A kīpuka connecting people, commerce and innovation to 'āina | **Retail for Lease**

A Little Something for Everyone

Kapa'akea is a thriving business district

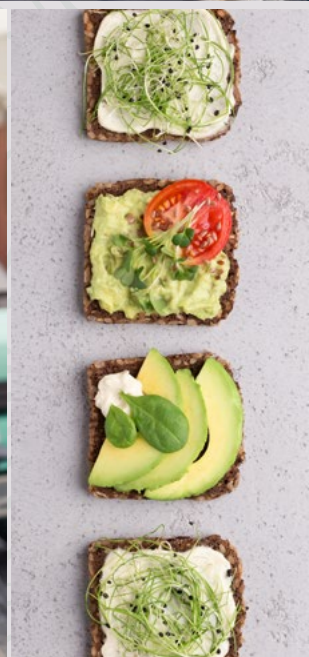
In the heart of the busy University area, Waiānuenue at Kapa'akea brings two blocks of office and retail spaces surrounded by new community gathering spaces and improved areas to enjoy. The collective buildings of Varsity A & B, 2535 Coyne St. and the East-West Building anchor this vibrant community. The addition of a new courtyard and casual outdoor seating creates a welcoming place for all to enjoy. Anchored by the iconic Varsity Building, local food trucks will serve hungry patrons in an outdoor setting with seating and beautiful landscaping for a relaxing lunch or dinner. Just across the street, renovated Varsity A & B, 2535 Coyne St., and the East-West Building offer open spaces and welcoming courtyard for meals or casual meetings.

Kapa'akea is the gateway between Mānoa and Waikīkī where city meets campus - a diverse retail and residential community enriched by character and culture, bringing people together to promote innovation, work-based learning, and sustainability. Waiānuenue at Kapa'akea will have an abundance of customer parking spaces with a total of 18,929 square feet of office and retail spaces available for lease.

TMK	(1)-2-8-6-32
Zoning	BMX-3
Date Available	Delivery Fall 2025
CAM	Varsity A and Varsity B: \$1.81 PSF/Mo. 2535 Coyne Street: \$1.41 PSF/Mo. East-West Building: \$1.81 PSF/Mo.



Kapa'akea exemplifies aloha 'āina



Creating vibrant, active, and inspiring spaces

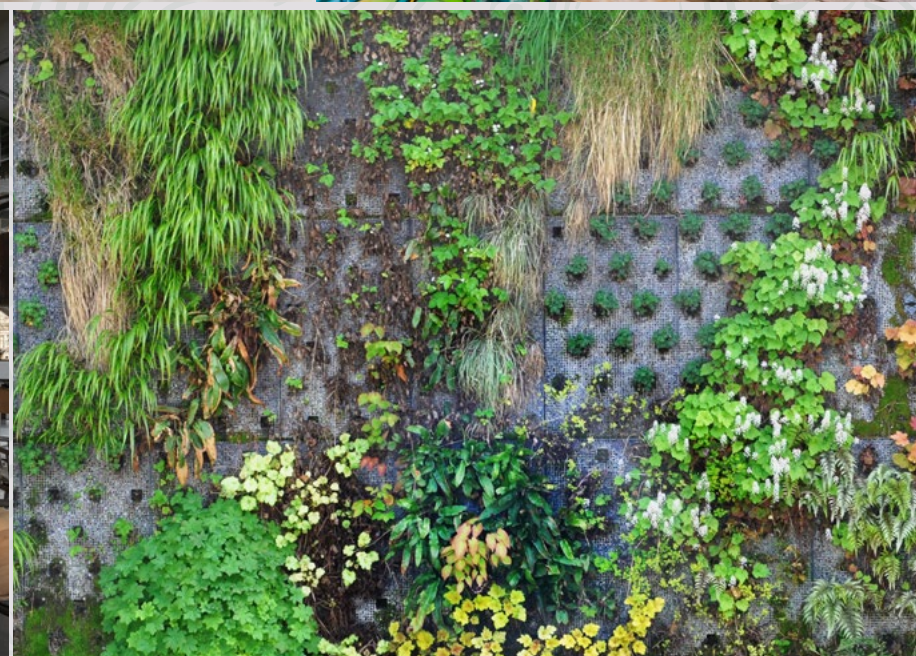


Educational Institutions

- | | |
|-------------------------------|---------------------------------|
| 1 UH Mānoa | 11 Punahou School |
| 2 UH Lab School | 12 Mid Pacific Institute |
| 3 Punana Leo Mānoa | 13 Chaminade University |
| 4 KCCA Preschool | 14 St. Patrick Schools |
| 5 Ke Kula Kaiapuni 'o Ānuenue | 15 Sacred Hearts Academy |
| 6 Kaimuki High School | 16 Ali'iolani Elementary School |
| 7 Kuhio Elementary | 17 Manoa Elementary |
| 8 Ala Wai Elementary | 18 Noelani Intermediate |
| 9 St. Louis School | 19 Washington Middle School |
| 10 Iolani School | |

Retail Centers

- | | |
|-------------------------------|---------------------|
| 1 McCully Shopping Center | 8 Manoa Marketplace |
| 2 Market City Shopping Center | 9 Waialae Plaza |
| 3 Kapahulu Shopping Center | 10 Kilohana Square |
| 4 Kaimuki Shopping Center | |
| 5 Old Stadium Square | |
| 6 International Marketplace | |
| 7 Puck's Alley | |



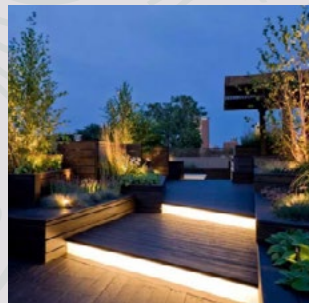
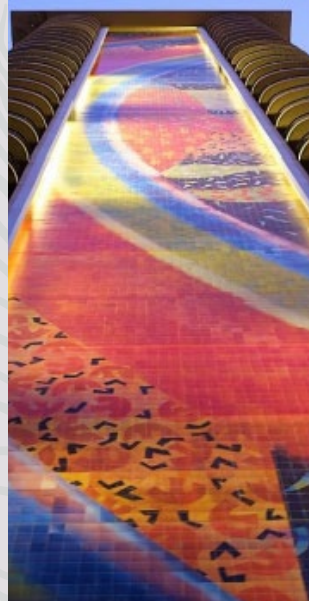
Built for sustainability and enriching our community

Open & welcoming gathering space

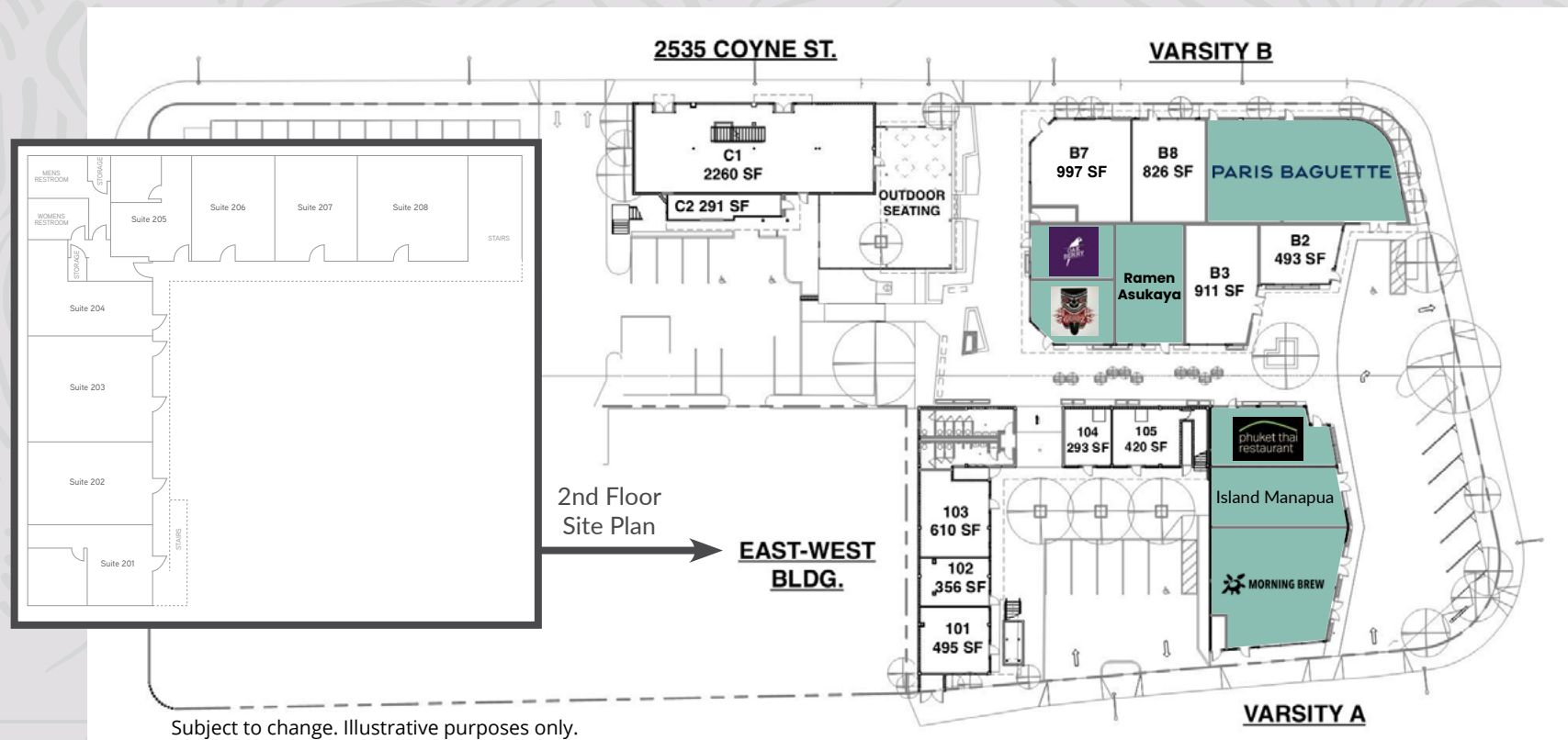
Enhanced lighting, vibrant colors and artistic installations

'Ōlelo Hawai'i wayfinding & signage to speak to the history of the area

Native Hawaiian plants throughout the landscaping



Find the Perfect Fit



Varsity A

Fully Leased

Varsity B

B2 493 SF

B3 911 SF

2535 Coyne St

1st Floor: 2,260 SF
(interior), 291 SF (storage)

2nd Floor: 2,189 SF
(interior), 466 SF (covered
patio)

East-West Building

101 495 SF

102 356 SF

103 610 SF

104 293 SF

105 420 SF

201-202 587 SF

203 589 SF

204 298 SF

205 296 SF

206 292 SF

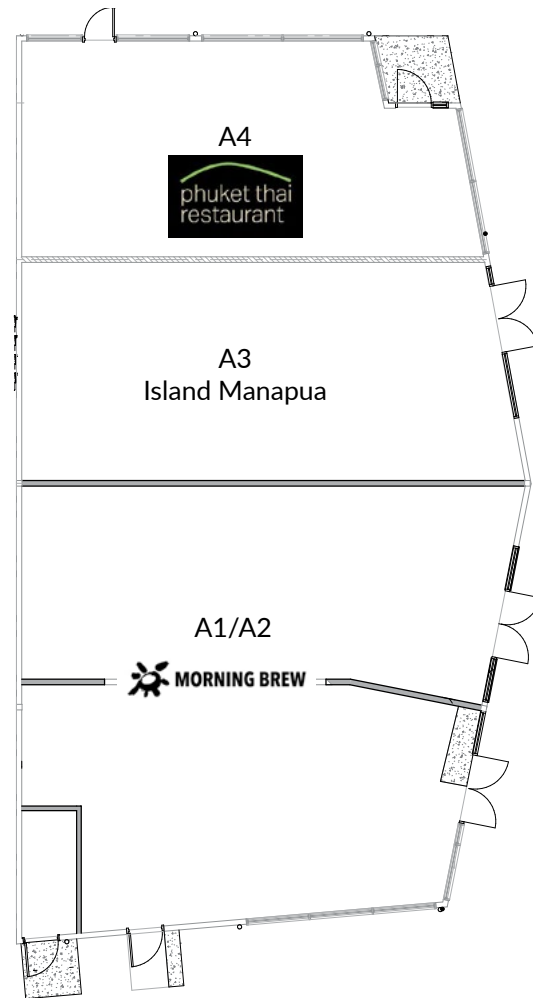
207 292 SF

208 419 SF

Varsity A

3,073 SF

Fully Leased



Subject to change. Illustrative purposes only.

Varsity B

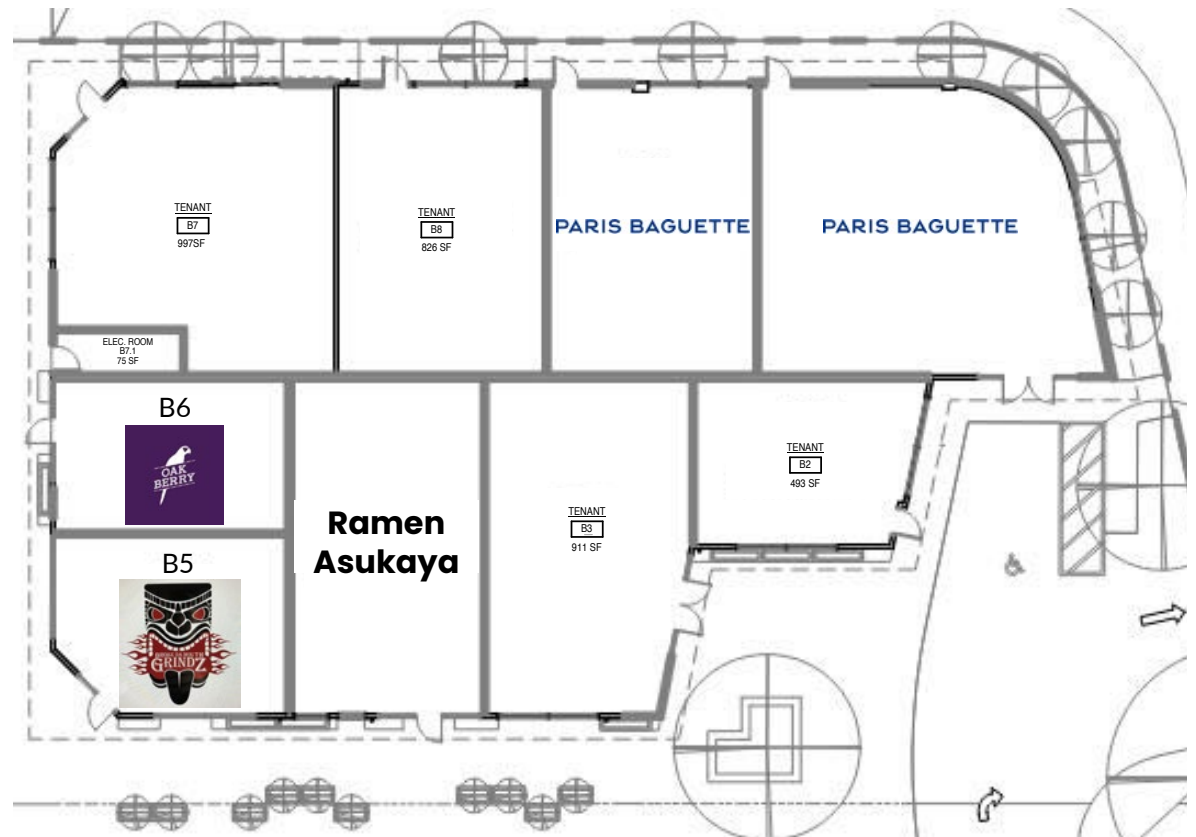
7,225 SF

B2 493 SF

B3 911 SF

B7 997 SF

B8 826 SF



Subject to change. Illustrative purposes only.

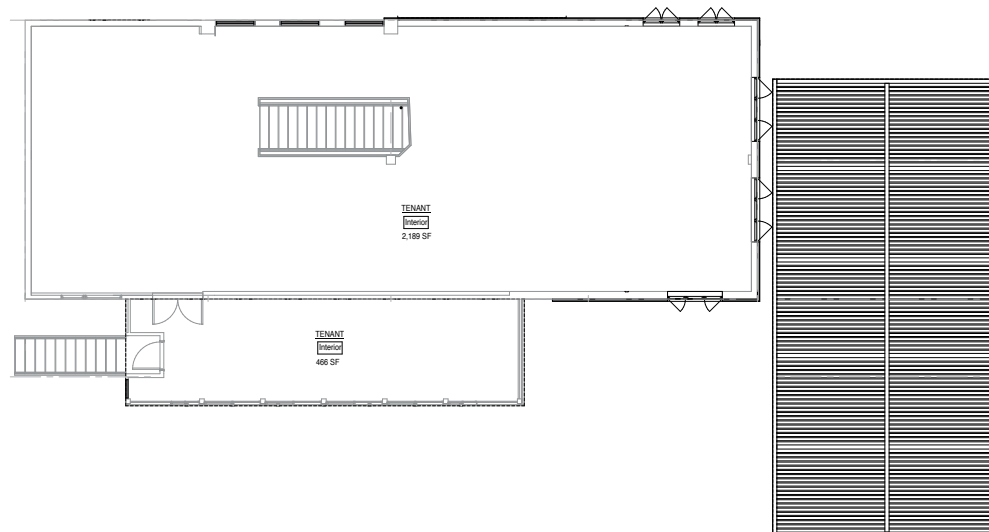
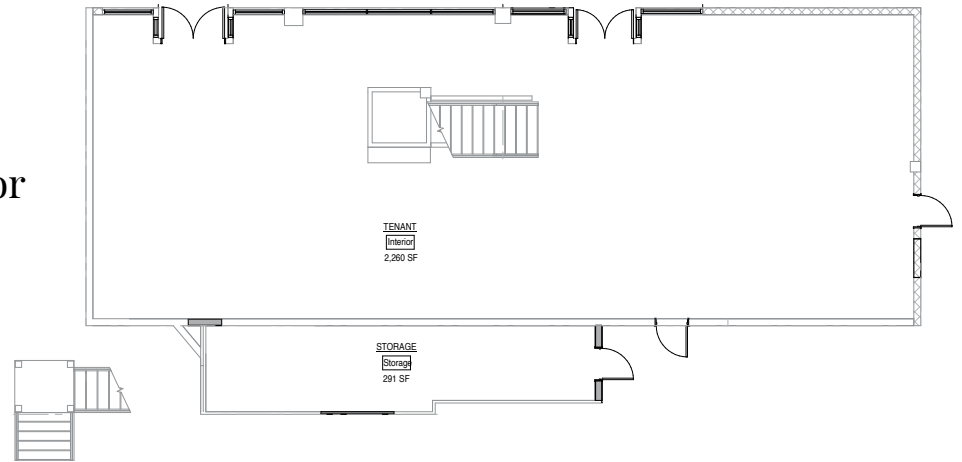
2535 Coyne St

4,449 SF (interior)

1st Floor 2,260 SF (interior), 291 SF (storage)

2nd Floor 2,189 SF (interior), 466 SF (covered patio)

Ground Floor



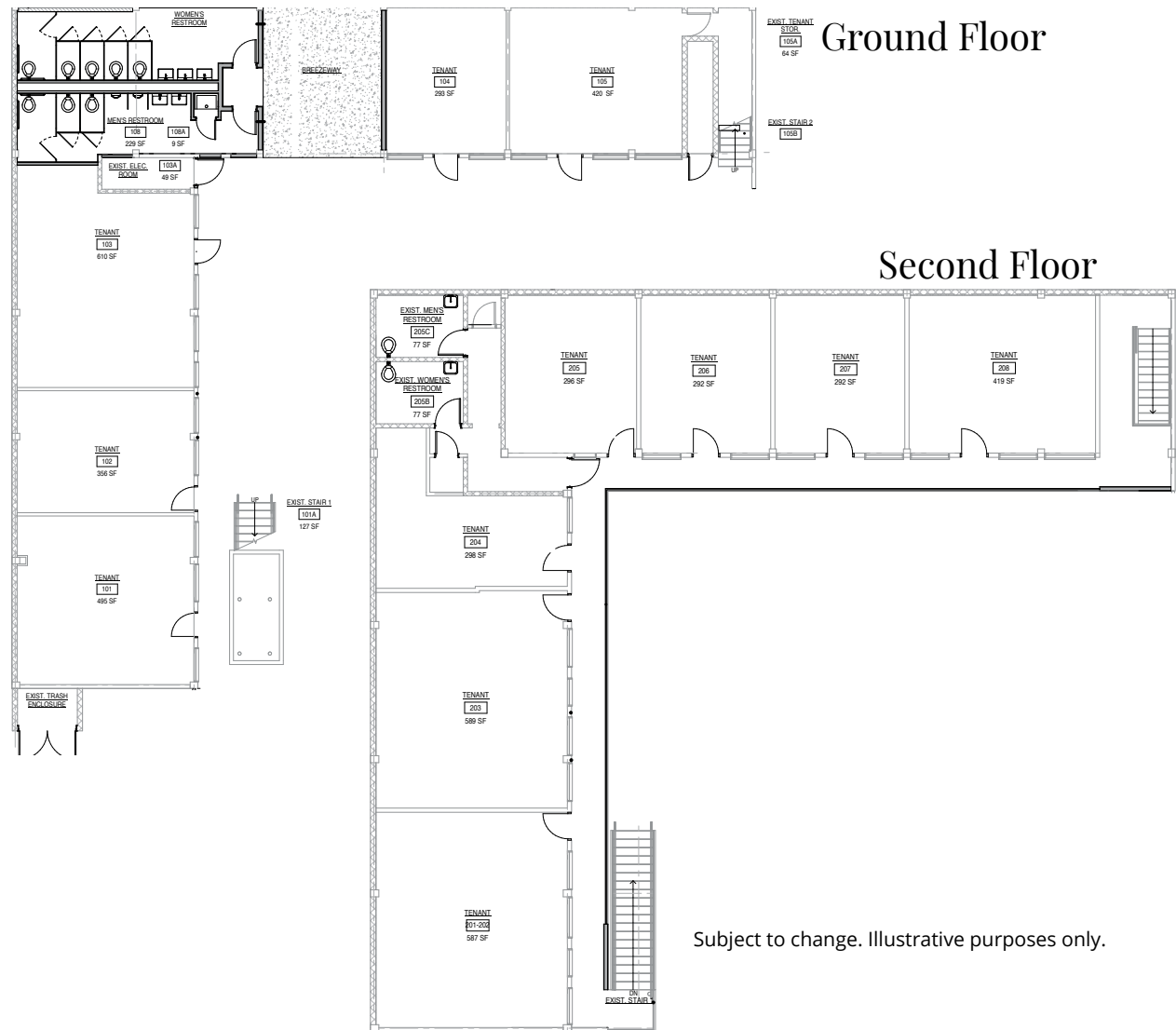
Second Floor

Subject to change. Illustrative purposes only.

East-West Bldg

4,947 SF

101	495 SF
102	356 SF
103	610 SF
104	293 SF
105	420 SF
201-202	587 SF
203	589 SF
204	298 SF
205	296 SF
206	292 SF
207	292 SF
208	419 SF



Subject to change. Illustrative purposes only.



RR
RESORT RETAIL
HAWAII

Contact us

Emalia Pietsch (S)

Senior Vice President
Lic# RS-70893
808 523 9710
emalia.pietsch@colliers.com

Gabrielle Chock (S)

Senior Associate
Lic# RS-83065
808 772 7444
gabrielle.chock@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers 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 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 and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

