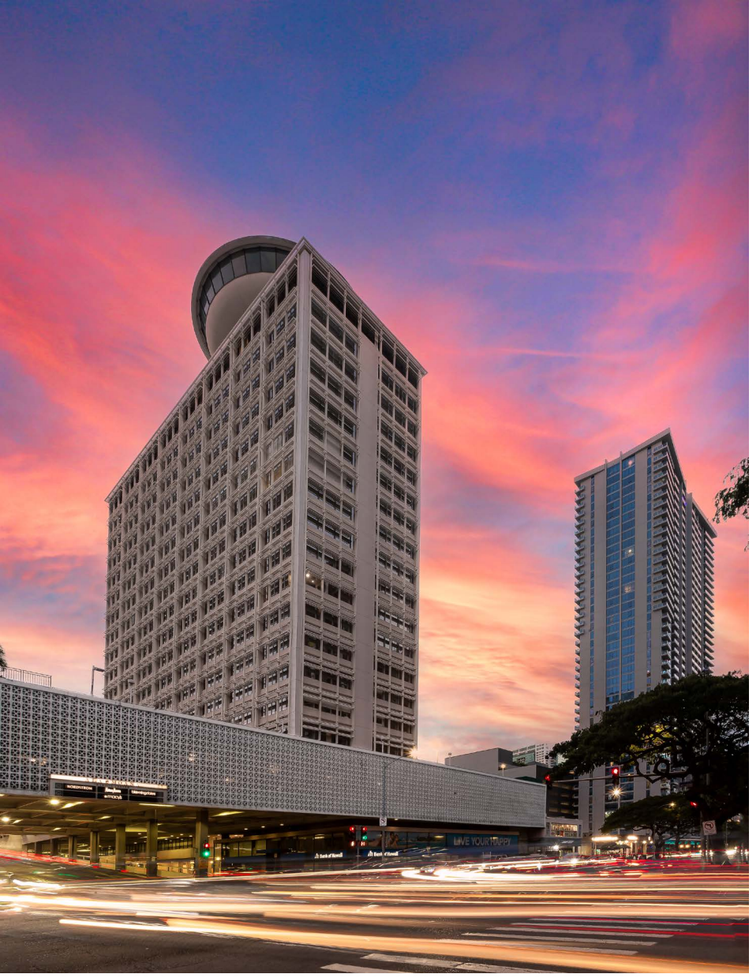


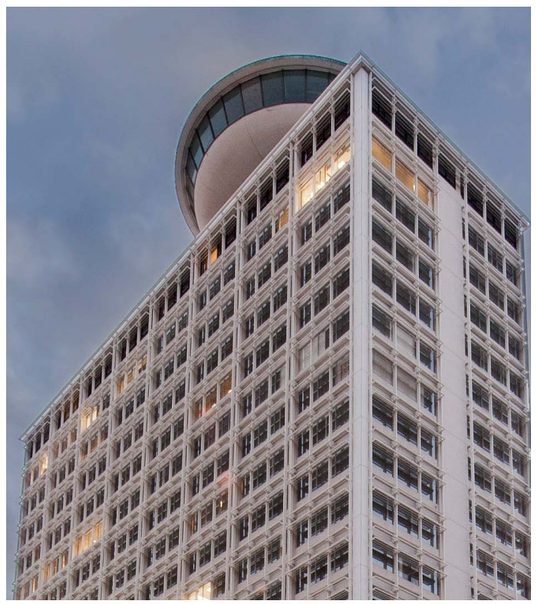
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Colliers

1441 Kapiolani Boulevard , Honolulu, HI 96814

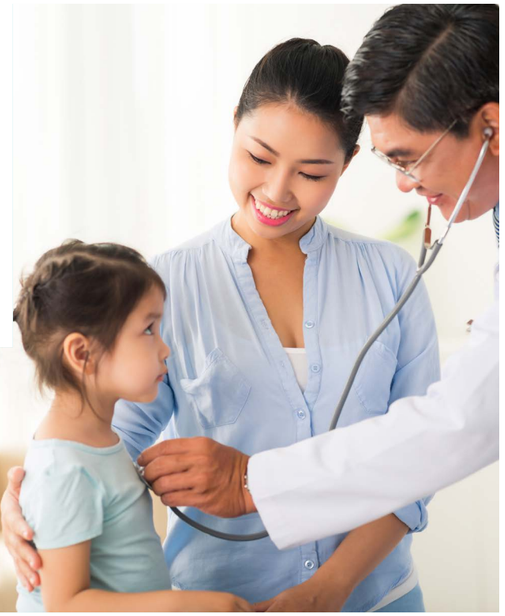














Live, Work, Play

Ala Moana Medical Building is an iconic 23-story high-rise featuring 196,600 square feet of premier medical space. Located in the Kapiolani Corridor, it is adjacent to Ala Moana Center, one of the largest and most dynamic retail properties in the world, anchored by Neiman Marcus, Nordstrom, Macy's, Bloomingdale's and offering over 340 shops, restaurants and other amenities. The building offers 24-hour security, free customer parking and panoramic ocean views.

Recently renovated in 2021, the Ala Moana Medical Building features upgraded common areas with modern finishes and state-of-the-art infrastructure. Physicians and medical professionals can take advantage of our in-house design team to optimize the flow, size and layout of the new clinical space. Both tenants and their clients enjoy the ease of access to and from the property, as well as the unlimited amenities available at the shopping center.

AMENITIES & HIGHLIGHTS

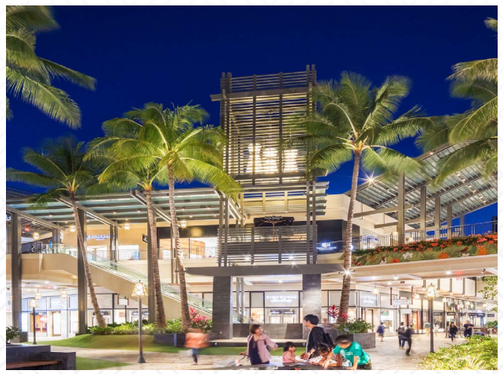
- Convenient access to public transportation
- 24-hour security
- Free customer parking
- Free space planning for test fits and custom design plans
- Leasing and customized tenant improvements made easy
- Up to 40-person capacity building conference room available ($188.48 per day)
- On-site pharmacy, laboratory, imaging center, sundry store, and bank

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The Heart of Ala Moana

Strategically located in the heart of Ala Moana, with easy access to public transportation, Ala Moana Boulevard, and the H-1 Freeway. The property benefits from direct access to Ala Moana Center, and is within a 5-minute walk from grocery stores, restaurants and retail.



EXISTING RESIDENTIAL	
1	Moana Pacific (688)
2	Hale Kewalo (128)
3	Koolani (370)
4	Waihonua (345)
5	Hawaiki Tower (417)
6	Hokua (248)
7	Nauru Tower (314)
8	1350 Ala Moana (354)
9	Uraku Tower (92)
10	Park Lane (215)
11	One Ala Moana (210)
12	Kapiolani Residence (485)

RESIDENTIAL DEVELOPMENTS	
1	Hawaii City Plaza (184)
2	Cuzco Development (980)
3	Hawaii Ocean Plaza (375)
4	Sky Ala Moana (774)
5	Azure Ala Moana (408)
6	The Central Ala Moana (512)
7	1500 Kapiolani (450)
8	1538 Kapiolani (331)



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Property Information

BASE RENT
$1.85/RSF/month with 3% annual increases

OPERATING EXPENSES
$3.83/RSF/month includes utilities and tenant janitorial

TERM
1-10 Years

PARKING
$126/stall/month
(unreserved in Ala Moana Center)

$140 to $190/stall/month
(reserved in building)

INFRASTRUCTURE
Ala Moana Medical Building is equipped Fiber/T-1 lines provided by Hawaiian Telcom (DSL); Oceanic Roadrunner; TW Telcom

LIFE SAFETY
All tenant spaces and common areas contain fire sprinklers. Complete high-rise safety includes smoke detection and alarm throughout tenant floors.

ELEVATORS
- Six passenger elevators (including 1 freight)
- One dedicated elevator from the 20th floor to the penthouse

SECURITY & JANITORIAL SERVICE
Ala Moana Medical Building provides 24/7 security service. The security staff monitors the property via the numerous security cameras with regularly scheduled foot patrols. Key fob required to access building and floors after hours.

Janitorial service is provided Sunday through Friday starting at 5:00 pm until 9:00 pm. Common area cleaning and maintenance is done continuously throughout the day during normal business hours. Day Porter hours are from 7:00 am to 3:00 pm.

TENANT IMPROVEMENTS
Negotiable

BUILDING HOURS
Monday-Friday 6:00 am-6:30 pm
Saturday 6:00 am-4:30 pm
Sunday/Holidays Closed

AIR CONDITIONING HOURS
Monday-Friday 7:00 am-6:30 pm
Saturday 6:00 am-4:00 pm
Sunday/Holidays Closed
After-Hours A/C available at $72.25/hr

BUILDING HOLIDAYS

New Year's Day	Labor Day
Memorial Day	Thanksgiving Day
Independence Day	Christmas Day

Available Spaces

VIEW VIDEO WALKTHROUGH OF SPACES
https://bit.ly/AMB-Tour1

SUITE	RENTABLE SF	DESCRIPTION
200	1,482	Interior office with large open area for cubicles. Can be combined with Suite 201.
203	578	Open area, one office, views of Kona St. Can be combined with Suite 205.
205	1,056	Open area, can be combined with Suite 203.
206	4,050	Turnkey office space with multiple private offices, kitchenette and open area for workstations.
304	2,226	Retail and office space with a large glass storefront. Space has storage room and private restroom and signage opportunity on the lobby level.
306/307/310	4,384	Located on the lobby level with signage opportunity. Turnkey medical office with multiple exam rooms, reception area, restroom, office, and server room. Can be combined with Suite 304 (2,266 SF)
321	1,180	Turn-key salon space located on the main lobby level of the building.
403	1,249	Medical office with 2-3 exam rooms and restroom.
503	1,877	Turn-key dental office with several open operatories and reception area. Available Q2 2023.
505	1,274	Turn-key medical space with 6 exam rooms, office, reception area and sink.
603	843	Unit in loft condition; may be combined with adjacent suite 605 for a total of 1,459 SF.
605	779	Unit in loft condition.
612	938	Unit in loft condition.
616	1,803	Turn-key dental office with 5 exam rooms, dental lab, offices, and reception area.
712	854	Existing improvements suited for dental/medical practice.
803	1,342	Former dental lab with several operatories, reception area and office.
813	791	Turnkey office space with large open area, private office, reception area, and kitchenette.
905/907	2,167	Turnkey dental office available.
906	444	Turnkey office space with 1 private office.
909	428	Turnkey office suitable for 2-3 people.
911	1,087	Turnkey lab or medical office with sinks and reception area.
918	314	Open office space with a sink
1002	1,160	Turnkey medical office with 4 exam rooms, lab and sinks.
1015	1,290	Move-in ready dental office with 4 operatories, lab, reception area and office.
1110	1,685	Former medical space with several exam rooms, offices, and sinks.
1111	1,444	Turnkey medical office with reception area, 3-4 exam rooms/offices with sinks. Ocean views.
1120	922	Former dental office.
1205	331	Small office suitable for 1-2 people.
1206	1,753	Turnkey office space with great ocean views, 3 offices, 1 work room, large conference room, double door entry.
1219	519	Small office for 1-3 people.
1318	2,799	Move-in ready banking center with customer service desks, open area and private offices.
1730	1,452	Turnkey medical office space with private offices/exam rooms and sink.
1750	954	Unit in loft condition with Mauka/Ewa views.
1906	381	Small office for 1-2 people.
1912	569	Space includes 1 private office and sink. Can be combined Suite 1915/1928.
1907	1,497	Multiple private offices, ocean views.
1915/1928	2,300	Turn-key office with reception area, large area for cubicles, private offices, and sink. Can be combined with Suite 1912.
2005	1,269	Turnkey medical office with 4-5 offices, sink and reception area.
2015	857	Open space with demising wall in the middle and a sink.

Move in ready

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