



91-1021 Shangrila Street, Kapolei, HI 96707

RETAIL/OFFICE SPACE FOR LEASE

Property Description:

Now Available: Standalone 3,500 SF Flex Building with Ample Parking

Discover the potential of this freestanding 3,500 square foot building, ideally suited for a variety of business uses. Featuring abundant parking for both employees and visitors, the space offers a bright, open layout enhanced by a glass storefront and an inviting outdoor seating area.

Conveniently located on Shangrila Street, Building 965 is easily accessible from both Roosevelt Avenue and Kapolei Parkway. Situated in the heart of Kalaeloa—a rapidly evolving district in West O’ahu—the property is surrounded by federal, state, and local government operations.

With a growing residential base and nearby established businesses such as DTRIC, Hawaii State Federal Credit Union, Servco, Allstate, and Barbers Point Bowling Center, Kalaeloa presents a unique opportunity for businesses to thrive.

Features & Benefits:

- Free standing structure
- Open floor plan
- Roving security
- Outdoor seating area
- Generous parking

*FFFM LLC, Exclusively contracted to Colliers International HI, LLC

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Base Rent:

\$2.80

PSF /Month

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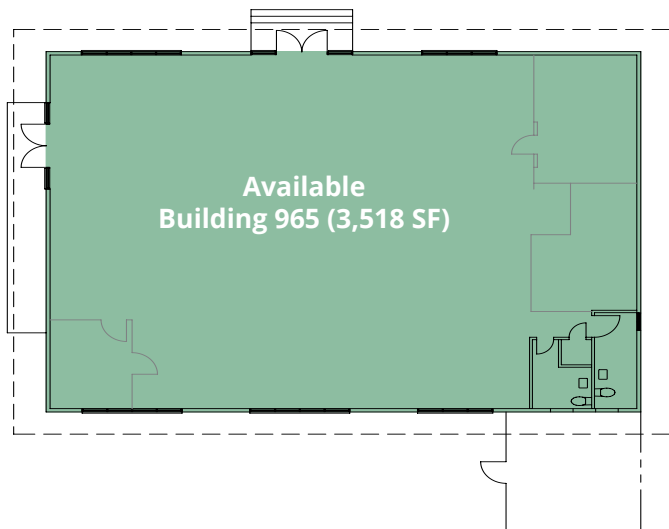
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**KALAELOA
TOWN**

Colliers

Retail/Office For Lease

Area:	Kapolei
TMK:	(1) 9-1-13-23
Zoning:	HCDA/T-5/Urban
Available Space:	3,518 SF
Base Rent:	\$2.80 PSF/Mo.
Operating Expenses:	\$0.58 PSF/Mo. (Estimated)
Term:	3 - 5 Years
Available:	July 2025



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