



JAMES CAMPBELL
COMPANY

Colliers



For lease

View Virtual
Walkthrough



View Playlist

Contact us:

Neal E. Hafner (S), CCIM SIOR

Vice President

Office Services Division

Lic# RS-72423

808 523 8313

neal.hafner@colliers.com

Janna Frash (S)

Associate Vice President

Office Services Division

Lic# RS-80222

808 230 3794

janna.frash@colliers.com

220 S. King Street, Suite 1800

Honolulu, Hawaii 96813

808 524 2666

colliers.com

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

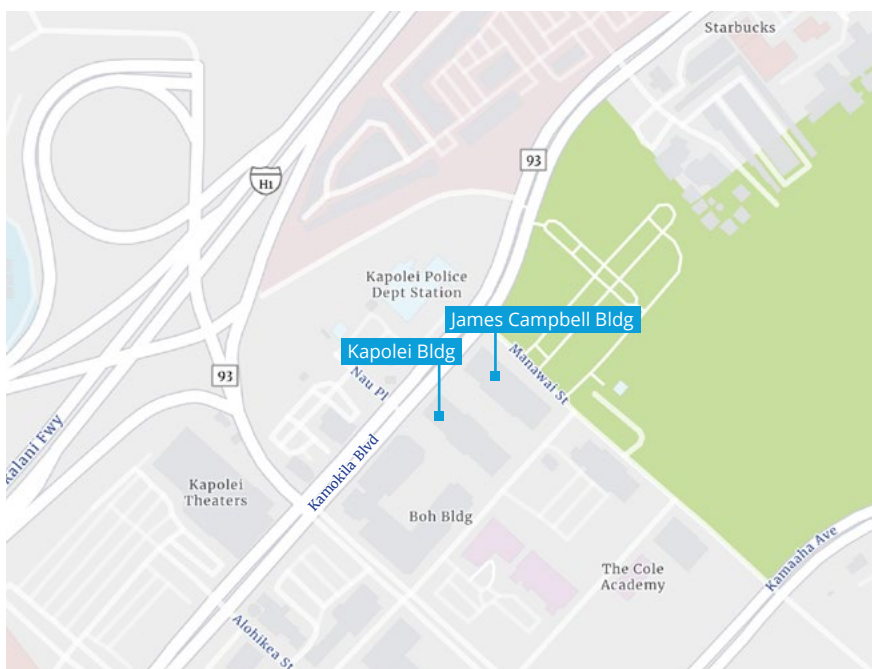
Kapolei Building – Available Spaces

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.
203	1,120	Open office with a kitchenette. Available 11/1/26.
205	2,393	Large open office space for workstations and kitchenette.
259	2,488	Three private offices, two meeting/conference rooms, breakroom with kitchenette.
261	2,750	Turnkey office with 7 private offices, conference room and breakroom.
301	3,866	Available now.
311	1,222	Turnkey office space with reception area and room for workstations.
317	1,939	Two large classroom/conference room spaces that can be demised to 904 SF each.
319	737	Open office space which can be combined with Ste 315.
321	2,307	Available now.
343	1,253	3 private offices and open work area. Available 2/1/27.



James Campbell Building – Available Spaces

Suite	Size (SF)	Description
Fully Leased		



Contact us:

Neal E. Hafner (S), CCIM SIOR
 Vice President
 Office Services Division
 Lic# RS-72423
 808 523 8313
neal.hafner@colliers.com

Janna Frash (S)
 Associate Vice President
 Office Services Division
 Lic# RS-80222
 808 230 3794
janna.frash@colliers.com

Copyright © 2026 Colliers International.
 Information herein has been obtained
 from sources deemed reliable, however
 its accuracy cannot be guaranteed. The
 user is required to conduct their own due
 diligence and verification.

220 S. King Street, Suite 1800
 Honolulu, Hawaii 96813
 808 524 2666
colliers.com