

View Virtual
Walkthrough



View Inside

Colliers

Office For Lease

1221 Kapiolani Blvd

Honolulu, HI

1221 Kapiolani is a boutique mid-rise office building and the home of reputable tenants such as Gyu-Kaku and The Hawaii Medical College. This property is located in the center of the Kapiolani business corridor and on the outskirts of the master planned development of Kaka'ako. Within walking distance of Ala Moana Center, tenants have a wide variety of both shops and restaurants to frequent. Amenities include an open area roof deck to host events, direct access from the parking garage to the office tower, as well as favorable weekend building and air conditioning hours.

Features & Benefits

- 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

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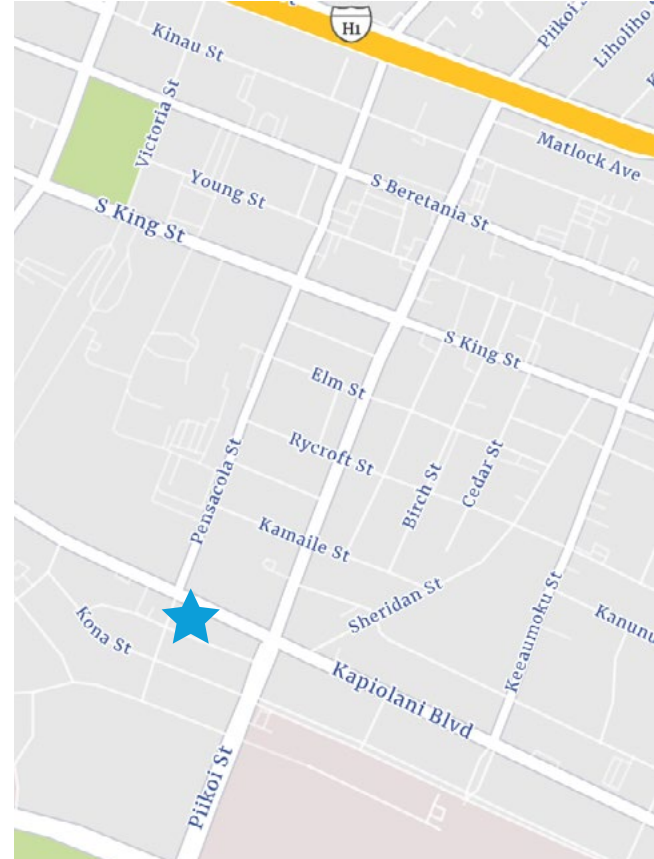
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For Lease

Area:	Kapiolani/Ala Moana
Zoning:	KAK
Base Rent:	Starting at \$1.30 PSF/Mo.
Operating Expenses:	\$1.91 PSF/Month (Estimated 2026)
Term:	3 - 5 Years
Parking Rates:	Parking ration: 1 stall per 500 RSF Unreserved stall: \$120/Month Reserved stall: \$190/Month
Building & Air Conditioning Hours:	Monday - Friday: 7:00am - 7:00pm Saturday: 8:00am - 6:00pm Sunday: Closed

Available Spaces

Suite	Size (SF)	Description
220	1,697	
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.
410	2,800	Large corner unit with several private offices and a with kitchen area.
506	2,295	Wide open area with 2 separate entrances.
521	607	Reception area and two private offices.
6C	3,789	Former education/training space 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.
710	2,795	5 private offices, conference room, large open area, kitchenette in break room. Excellent city views.
720	1,078	Available now.
735	1,373	4 window line offices, a large break room, a internal conference room and a built in reception.
740	2,619	Available now.
810	759	4 private offices and a reception.
849	842	Open office space.
920	1,993	3 private offices, two large open areas and a kitchenette.
925	679	Open space with a sink. Includes 250V outlet.
930/940/960	6,288	3 conference rooms, seven private offices, two open areas/bullpens, two call booths, an IT closet, a storage closet, and two kitchenettes.
1008	1,417	Two private offices, open area for reception, and small kitchenette.
1025	1,170	Medical office - 3 exam rooms/private offices, a reception, and a break room. Ocean views.
PH35	2,565	Reception area, two private offices, conference room, open work area.



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