

FOR LEASE

# ALA MOANA BUILDING

1441 KAPIOLANI BLVD  
HONOLULU, HI 96814



## BUILDING DESCRIPTION

Ala Moana Building is an iconic 23-story high-rise featuring 196,600 square feet of office space. Located in the Kapiolani Corridor, it is adjacent to Ala Moana Shopping 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. Available office space is ideal for many uses and is renowned for medical and dental providers.

## BUILDING SPECIFICATIONS

<b>Building Size:</b>	196,600 SF
<b>Elevator:</b>	6 passenger (including 1 freight); 1 elevator from 20th floor to Penthouse
<b>Ceiling Height:</b>	9'
<b>Exterior Construction:</b>	Prestressed concrete and glass with exterior fixed louvers
<b>Column Spacing:</b>	24' x 28'
<b>HVAC System:</b>	Central plant with four multi-floor air handler units
<b>Sprinkler:</b>	Yes
<b>Year Built:</b>	1961
<b>Connectivity:</b>	Fiber/T-1 lines - Hawaiian Telcom (DSL); Oceanic Roadrunner; TW Telcom
<b>Security:</b>	Roving/walking patrol; tenant card access system



## BUILDING HIGHLIGHTS

- + Free space planning for test fits and custom design plans
- + Leasing and customized tenant improvements made easy
- + Building conference room available at \$100 per day which seats up to forty people
- + On-site pharmacy, laboratory, and imaging center



## CONTACT US

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## OFFERING SUMMARY

<b>Address:</b>	1441 Kapiolani Blvd., Honolulu, HI 96814
<b>Base Rent:</b>	\$2.25/USF/month with 3% annual increases (equivalent to \$1.96/RSF)
<b>Operating Expenses:</b>	\$2.33/USF/month includes utilities and tenant janitorial (equivalent to \$2.03/RSF)
<b>Term:</b>	1-10 years
<b>Tenant Parking:</b>	\$126/stall/month (unreserved in Ala Moana Shopping Center); \$140 to \$190/stall/month (reserved in building)
<b>Customer Parking:</b>	Free within Ala Moana Shopping Center; 20 medical office customer stalls available on 4th parking level in building
<b>A/C Hours:</b>	Monday-Friday 7:00am-6:00pm; Saturday 6:00am-4:00pm; Sunday/Holidays closed
<b>Building Hours:</b>	Monday-Friday 6:00am-6:30pm; Saturday 6:00am-4:30pm; Sunday/Holidays closed
<b>Tenant Improvements:</b>	Negotiable



## LEASABLE AREA

SUITE	USABLE SQUARE FEET	TOTAL MONTHLY GROSS RENT (not incld GET)
<b>Under \$2,000/Month</b>		
2017	310	\$1,419.80
1214	350	\$1,603.00
1512	361	\$1,653.38
1208	408	\$1,868.64
1204	425	\$1,946.50
201	453	\$1,961.49
<b>Under \$3,000/Month</b>		
325	520	\$2,251.60
711	517	\$2,367.86
606*	523	\$2,395.34
2003	580	\$2,656.40
<b>Under \$4,000/Month</b>		
916	658	\$3,013.64
402	675	\$3,091.50
515	676	\$3,096.08
608	679	\$3,109.82
712	680	\$3,114.40
713	680	\$3,114.40
603*	680	\$3,114.40
717	708	\$3,242.64
712	680	\$3,114.40

SUITE	USABLE SQUARE FEET	TOTAL MONTHLY GROSS RENT (not incld GET)
<b>Under \$4,000/Month (cont.)</b>		
612	736	\$3,370.88
808	765	\$3,503.70
605*	779	\$3,567.82
1750	798	\$3,654.84
1503	830	\$3,801.40
420	864	\$3,957.12
<b>Under \$5,000/Month</b>		
901	990	\$4,534.20
505	1,027	\$4,703.66
813	1,053	\$4,822.74
<b>Over \$5,000/Month</b>		
1112	1,196	\$5,477.68
800	1,250	\$5,725.00
512/514	1,350	\$6,183.00
1008	1,354	\$6,201.32
1206	1,398	\$6,402.84
820	1,450	\$6,641.00
1902/1903	1,622	\$7,428.76
304/377	1,832	\$15,260.56
Penthouse	4,288	Negotiable

\* Contiguous units

**MOVE-IN READY**

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