

OFFICE SUITES FOR LEASE

PPG

PACIFIC  
PROPERTY  
GROUP INC

# 1601 Kapiolani Blvd

HONOLULU, HAWAII 96814





# About 1601 Kapiolani Boulevard



Premier location in Honolulu's urban core, adjacent to Ala Moana Center and walking distance to retail, dining, and services



On-site parking available with a competitive 1:400 SF ratio (currently \$115/stall)



24-hour staffed security with surveillance cameras and secure access controls



Reliable building infrastructure, including fiber optic cable readiness with download speeds ranging from 10 to 1,000 Mbps



Professional on-site maintenance staff supporting tenant needs



Restrooms on every floor; select suites include private conference rooms



Strong tenant mix, including dental, professional services, tech, and lifestyle tenants



Ocean, mountain, and skyline views from upper floors



Class A building in excellent condition, built in 1992 with large, efficient floor plates



Multiple elevators (4 total) for tenant and visitor convenience



Bike and motorcycle parking available on-site



Proximity to public transit - Ala Moana bus hub.



Immediate access to Waikiki, Downtown Honolulu, and major highways



# The Offering

1601 Kapiolani Boulevard offers a rare opportunity to lease space in a well-managed, established building tailored to a wide range of professional users. With flexible suite configurations and strong operational support, the property is well-positioned to accommodate businesses seeking a reliable, functional, and elevated commercial environment.

## Property Summary

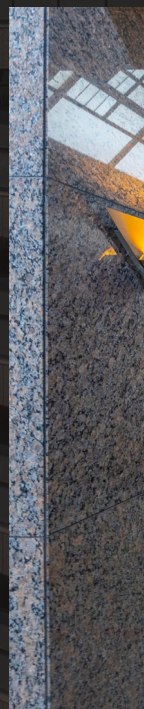
Address	1601 Kapiolani Blvd., Honolulu, HI 96814
Zoning	BMX-3
Building Class	A
TMK	1-2-3-41-13
Available Unit Square Footage	836 to 18,600 SF
Building Square Footage	74,792 SF
Stories	12
Base Rent	Contact Agent for Information
CAM	\$2.26/SF/Mo (Estimated for 2025)
Parking	1:400 SF (Currently \$115/Stall)
Lease Term	3 to 10+ Years



# Office Suites Available

1601 Kapiolani Boulevard, Honolulu, Hawaii 96814

Floor	Suite	SF	Description
9th	Ste 940A	2,018 SF	Built out as standard office with mostly open floor plan layout.
9th	Ste 920	836 SF	Built out as standard office with mostly open floor plan layout.
9th	Ste 960	7,534 SF	Built out as standard office with mostly open floor plan layout.
10th	Ste 1000	18,600 SF	Built out as standard office with mostly open floor plan layout.
11th	Ste 1110	5,941 SF	Built out as standard office with mostly open floor plan layout. Can be combined with Ste 1130 for up to 8,617 SF of adjacent space.
11th	Ste 1130	2,676 SF	Built out as standard office with mostly open floor plan layout. Can be combined with Ste 1110 for up to 8,617 SF of adjacent space.









# ALA MOANA - KAKAAKO MARKET OVERVIEW

## VIBRANT MIXED-USE URBAN CORE

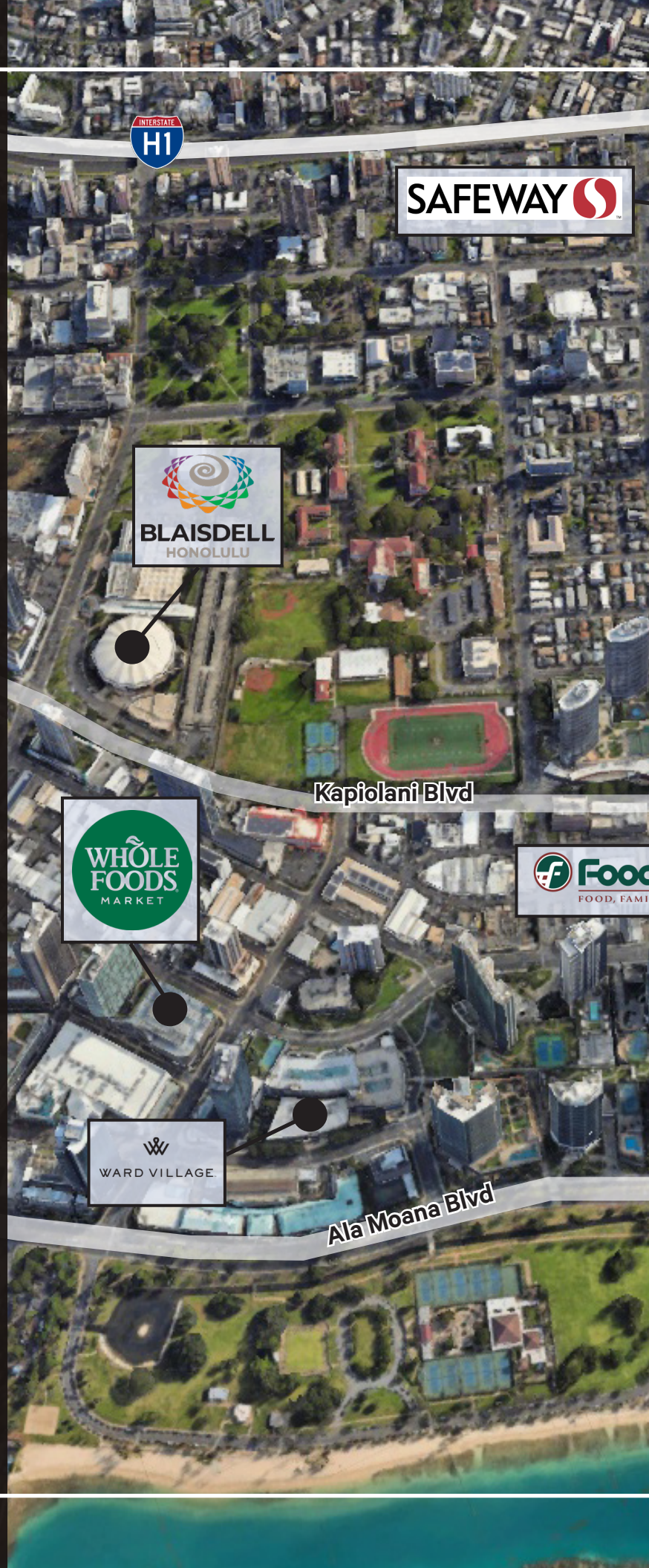
Located in one of Honolulu's most active commercial districts, 1601 Kapiolani Blvd offers direct access to the Ala Moana-Kaka'ako corridor. Tenants benefit from immediate proximity to Ala Moana Center, Ward Village, and a dense mix of dining, retail, fitness, and residential offerings. The area's blend of high-end amenities and live-work-play appeal continues to attract forward-thinking businesses across a range of industries.

## TRANSIT CONNECTED & ACCESSIBLE

With quick access to H-1, major bus routes, 1601 Kapiolani is exceptionally well connected. The property is just 15 minutes from Honolulu International Airport and centrally located between Waikiki, Downtown, and emerging Kaka'ako developments—making it a strategic hub for both local and regional business operations.

## RESILIENT OFFICE LEASING ENVIRONMENT

The Ala Moana-Kaka'ako submarket continues to show strong demand, with businesses prioritizing centrally located, amenity-rich office space. Leasing activity has remained steady due to the area's accessibility and proximity to executive housing. With low vacancy and growing interest from medical, legal, and professional service users, 1601 Kapiolani is well positioned to attract and retain quality tenants.







## ALA MOANA - KAKAAKO DEMOGRAPHICS



**Population:**  
26,785



**Median Income:**  
\$82,568



**2.6%**  
**Unemployment Rate**

**Walmart**

**1601  
Kapiolani  
Boulevard**

**Don Quijote**

**24 HOUR FITNESS**

**Kapiolani Blvd**



**ALA MOANA**  
HAWAII'S CENTER.

**HAWAII**  
CONVENTION CENTER  
Where Business and Aloha Meet

**Ala Moana Blvd**





1601 Kapiolani  
Boulevard

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