



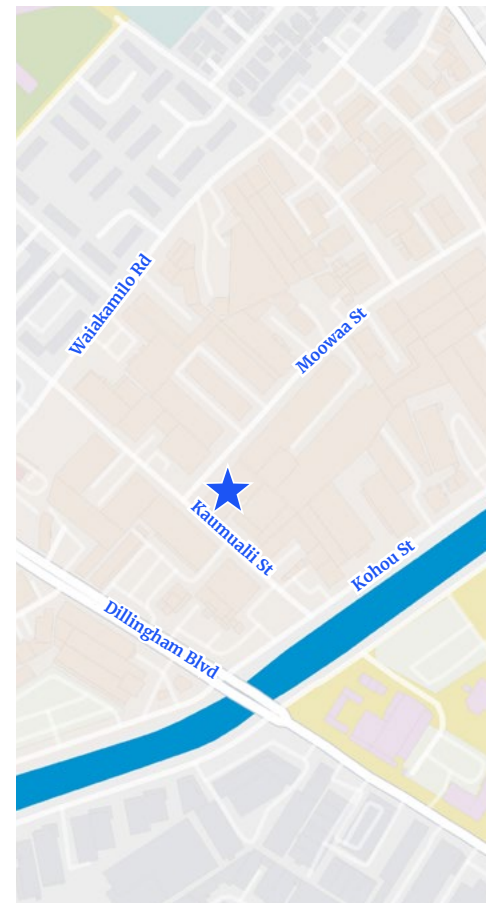
For Lease

1244 Kaumualii Street Honolulu, HI 96817

Entire Office/Industrial Property Available for Lease

1244 Kaumualii Street is a versatile IMX-1 property with a 12,433 square foot office building on a 24,507 SF lot. This site combines a secured ground floor parking area that could also be used as a covered yard or even warehouse, ideal for service retail, showroom, flex office, or light industrial uses. The property features a secure, well-maintained structure with ample parking, high-visibility street frontage, and potential for customization to suit your business needs. The property also features ample roof deck parking as well.

The property is strategically located in the Kapālama neighborhood. This industrial district offers excellent connectivity, with proximity to Honolulu International Airport, Honolulu Harbor, and major thoroughfares like the H-1 Freeway and Nimitz Highway. It is also minutes away from Downtown Honolulu and a short walk from numerous eateries in the area.

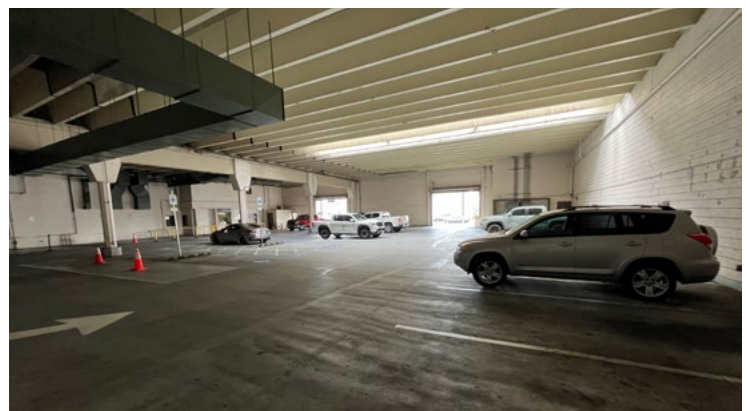
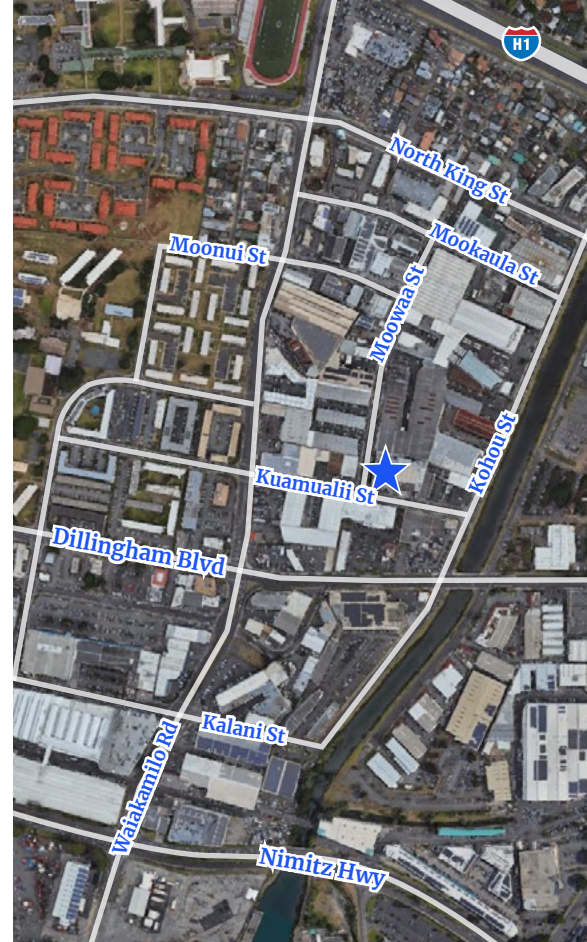


For Lease

Area:	Kapālama
TMK:	(1) 1-5-19-11
Zoning	IMX-1
Space Available:	12,433 SF building and 24,507 SF lot
Base Rent:	Negotiable
Operating Expenses:	TBD
Term:	5 Years

Features & Benefits:

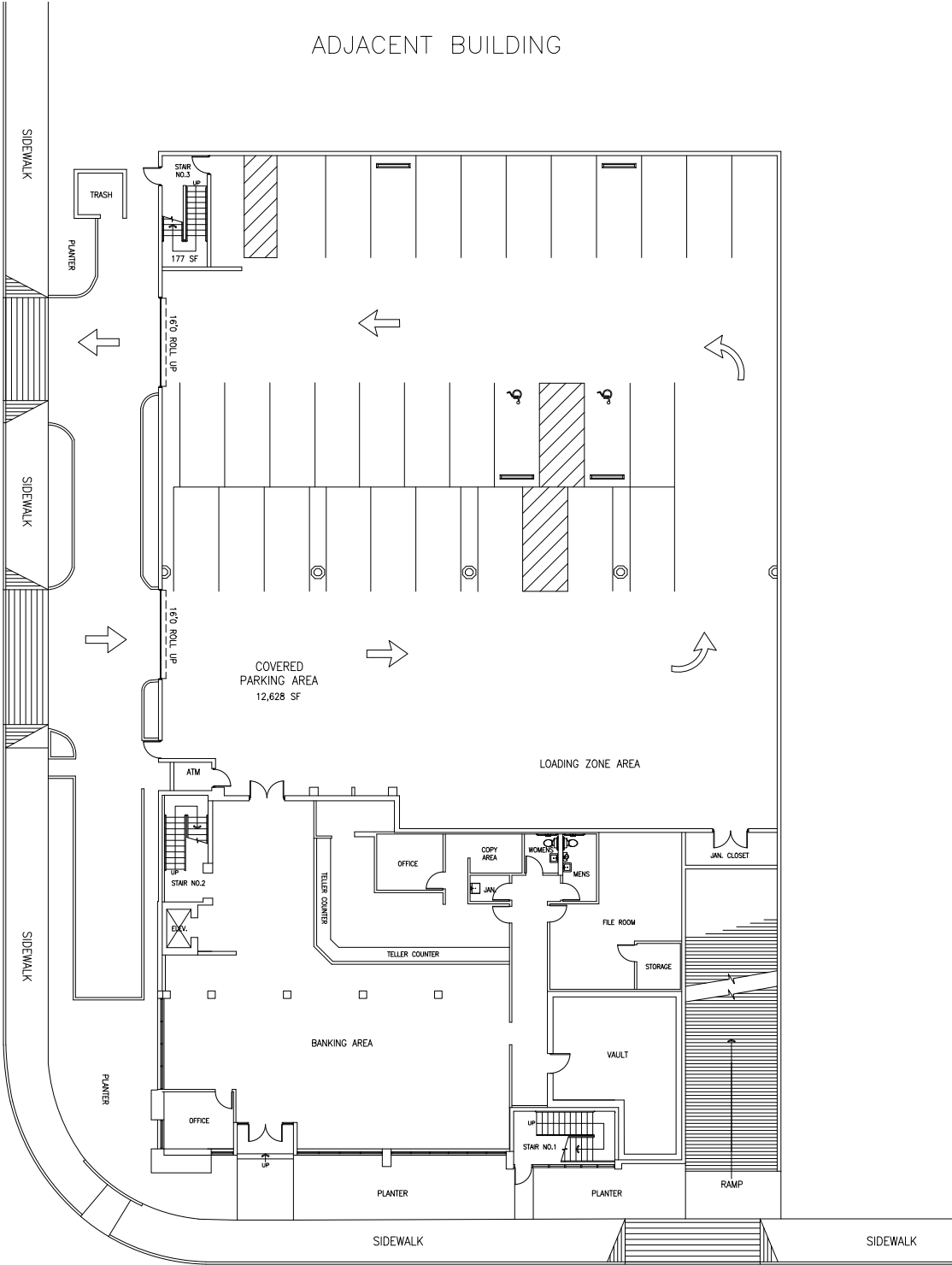
- 2 story building with roof deck parking and elevator
- 60 total parking stalls (26 ground floor stalls and 34 roof deck stalls)
- Secure ground floor parking area featuring 2 roll up doors that can be used as flex space or storage as well
- Excellent street visibility on the corner of Kaumualii & Moowaa Streets
- Convenient location for access to major thoroughfares
- IMX-1 zoning provides flexibility on allowable uses



For Lease



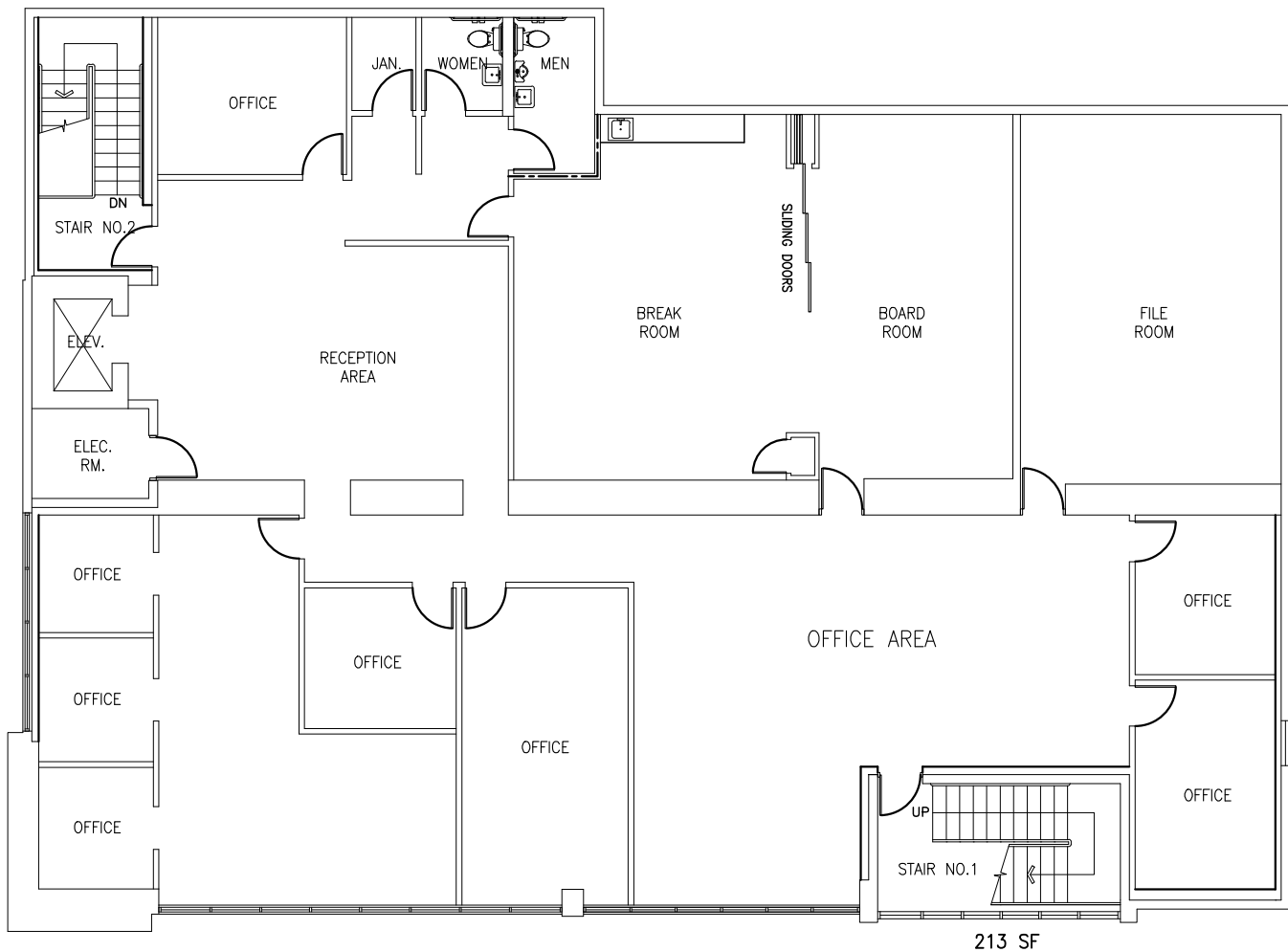
MOOWAA STREET



STREET LEVEL

KAUMUALII STREET

For Lease



SECOND LEVEL

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