## FOR LEASE | 2<sup>nd</sup> Floor

22,286 SF Suburban Office Building with Ample Parking

400 Kahelu Avenue, Suite 200 MILILANI, HI



### **400 KAHELU AVENUE**



#### PROPERTY DESCRIPTION

Address	400 Kahelu Avenue, 2 <sup>nd</sup> floor Mililani, HI 96789
TMK	1-9-5-46-5
Land Area - Acres	3.48
Land Area - SF	151,588 SF
Zoning	IMX-1
Building Area	5,000 - 22,286 SF 2nd Floor Office
Parking Ratio	1:208 SF
Year Built	1996
Flood Zones	D
Date Available	August 1, 2025



400 Kahelu Avenue (former State Farm Building) is a suburban office building conveniently located in Central Oahu's Mililani Technology Park (MTP).

Boasting mixed-use zoning, amenities and high-tech infrastructure, the MTP allows for a variety of office and light industrial uses. MTP is well situated to serve the large Central Oahu population base in Mililani, Wahiawa, and Waipio.

The property is subject to the protective covenants of the CC&Rs for MTP. Those covenants require superior building quality, high tech infrastructure and steadfast property management.

# 400 KAHELU AVENUE



• Entry and Reception Area



• Executive Office



• Large Office Area with Partition



• Cabinet Storage Den



Kitchen



• Elevator and Stair Access



Garage Access

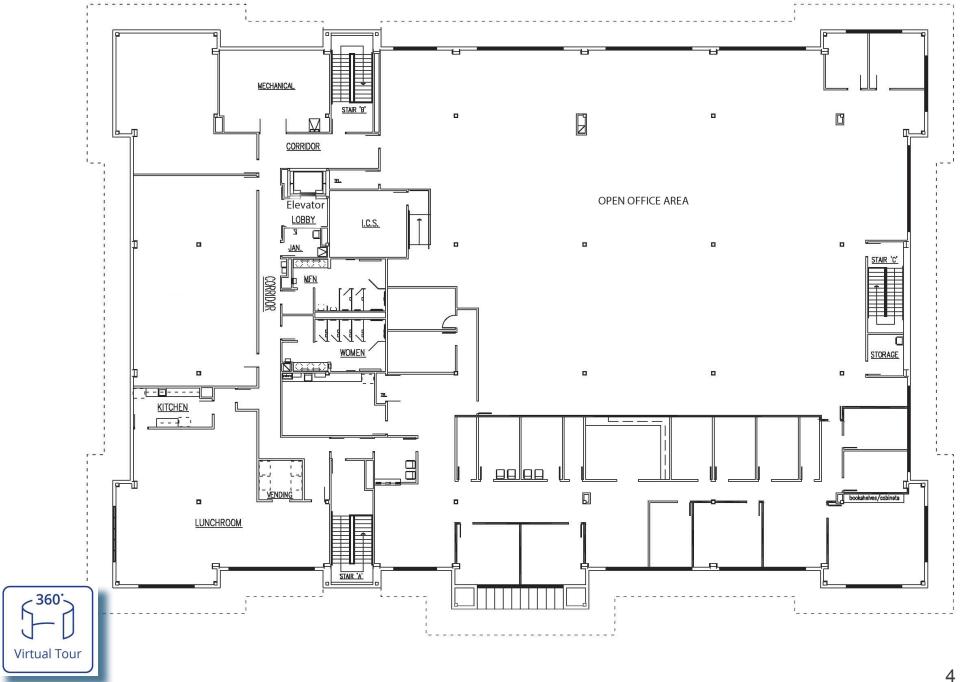


Garage



• Outdoor Seating Area

# SPACE PLAN - SECOND FLOOR



### CENTRALLY LOCATED ON THE ISLAND OF OAHU



#### CBRE | ADVISORY & TRANSACTION SERVICES

#### CONTACT US

ANDREW D. REENDERS (B)

Vice President +1 808 541 5146 andrew.reenders@cbre.com Lic. RB-21784 HUAIYU "ERIC" ZHENG (S)

Associate +1 808 541 5113 eric.zheng2@cbre.com Lic. RS-85703

#### CBRE LIC. RB-20142

CBRE © 2025 All Rights Reserved. All information included in this letter/proposal pertaining to CBRE, Inc.—including but not limited to its operations, employees, technology and clients—is proprietary and confidential and supplied with the understanding that such information will be held in confidence and not disclosed to any third party without CBRE's prior written consent. This letter/proposal is intended solely as a preliminary expression of general intentions, is for discussion purposes only and does not create any agreement or obligation by CBRE to negotiate or continue negotiations. CBRE shall have no contractual obligation with respect to the matters referred to herein unless and until a definitive, fully-executed agreement has been delivered by the parties. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

This valuation analysis or broker opinion of value is not an appraisal and has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice. Neither you, nor any third parties, may rely on this analysis for any tax purposes, estate work, litigation, lending or any other matter other than your direct use in connection with a contemplated transaction.

PG:NAS\_OF43\_400KaheluAve\_5.12.2025