

OFFICE SUITES FOR LEASE

PPG

PACIFIC
PROPERTY
GROUP INC

615 Piikoi St

HONOLULU, HAWAII 96814



About 615 Piikoi St

 615 Piikoi is located with walking distance of Ala Moana Shopping Center and many restaurants and businesses. It has convenient freeway access in both east and west directions.

 On-site parking available with a competitive 1:400 SF ratio.

 Security guard on staff 6:00 am to 6:00 pm on weekdays.

 Professional on-site maintenance staff supporting tenant needs.

 Restrooms on every floor; select suites include private restrooms.

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

 Ocean, mountain, and skyline views from upper floors.

 Conference room available for tenant use.

 Office corridors and elevator cab renovations have been recently completed.

 Bus stop directly outside of lobby.

 Immediate access to Ala Moana Mall, Waikīkī, Downtown Honolulu, and major highways

The Offering

615 Piikoi is a well maintained premier office building located just mauka of Kapiolani Boulevard.

Inquire for rates and tenant improvement packages.

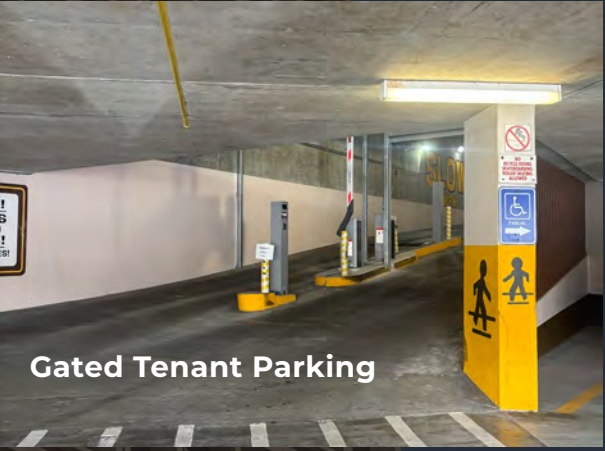
Property Summary

Address	615 Piikoi St., Honolulu, HI 96814
Use	Office
Building Class	B
TMK	1-2-3-15-5
Available Unit Square Footage	522 to 7,335 SF
Building Square Footage	145,953 SF
Stories	21
Base Rent	\$1.50/SF/Mo
CAM	\$2.10/SF/Mo (Estimated for 2026) Includes electricity, water/sewer, janitorial services
Parking	Ample customer parking. Tenant parking 1 : 400 SF ratio.
Monthly Parking	Reserved: \$160/Stall Unreserved: \$115/Stall
Lease Term	3 to 10+ Years
Building Hours	Monday to Saturday - 6 am thru 6 pm Sunday - Closed Tenants have 24/7, key fob access

Office Suites Available

615 Piikoi St, Honolulu, Hawaii 96814

Floor	Suite	SF	Description
2nd	203	2,856	Standard office buildout.
2nd	207	6,044	Large open floor plan with private offices, bathroom and reception desk.
3rd	303	2,083	Standard office buildout.
5th	505	624	4 divided rooms, 2 door entry.
5th	511	687	2 open rooms, 2 door entry.
8th	804	1,123	Previous dental office with reception desk and private office.
8th	810	794	Multiple office rooms with 2 entry doors and storage area.
10th	1000	7,335	Entire floor available, large open work space, conference room and individual offices.
12th	1211	522	1 private office, open work space, and storage room.
14th	1403	592	2 individual office rooms, easy to use space.
15th	1504	1,522	Turnkey office, reception desk, conference room, 5 individual offices, and storage room.
15th	1507	1538	Turnkey office, individual offices, and storage room.
16th	1604	2,039	Office, 4 individual offices, wonderful view of ocean, reception area, and kitchenette.
17th	1711	1,410	Turnkey office, large individual offices, and kitchenette.
18th	1801	973	Open work area, 2 small private offices, and storage room.
20th	2000	1,051	Open work area, 1 conferenece room and storage room.
20th	PH-2	1,187	Previous dental office with reception desk, private exam rooms with water stubbed out, and kitchenette .



ALA MOANA - KAKAAKO MARKET OVERVIEW

VIBRANT MIXED-USE URBAN CORE
Located in one of Honolulu’s most active commercial districts, 615 Piikoi St 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, 615 Piikoi St 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, 615 Piikoi St is well positioned to attract and retain quality tenants.



ALA MOANA - KAKAAKO DEMOGRAPHICS



Population:
26,785



Median Income:
\$82,568



2.6% Unemployment Rate



615 Piikoi St

Contact Us

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