

WAILANA AT WAIKIKI

1860 Ala Moana Boulevard

Honolulu, Hawaii 96815



FREE RENT SPECIAL

39-MONTH LEASE
Three (3) months' base rent waived

52-MONTH LEASE
Four (4) months' base rent waived

66-MONTH LEASE
Six (6) months' base rent waived



The information contained herein has been obtained from sources believed to be reliable. While we know of no reason to doubt its accuracy, we make no guarantee, warranty or representation as to its accuracy or completeness. It is the responsibility of you and your advisors to independently verify the information and conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 8/20/25

PROPERTY DESCRIPTION

Located at the entrance to Waikiki, this iconic landmark site welcomes the opening of Island Country Markets in the renowned former Wailana Coffee House. The blend of an island lifestyle market, gift shop, and full-service deli creates a convenient stop for locals and visitors alike. A true destination location that adds a great customer base and high foot traffic for all commercial tenants to build on.

PROPERTY HIGHLIGHTS

- Located at the busy intersection of Ala Moana Blvd and Ena Road across from the Hilton Hawaiian Village and Fort DeRussy
- Ready to occupy spaces available
- Ample visitors parking onsite
- Tenant parking available on-site, currently at \$150/month per stall
- 24/7 AC provided to all suites
- First floor tenants billed separately for utilities

PROPERTY DETAILS

OFFICE BASE RENT	\$1.25-\$2.25/SF/MO
RETAIL BASE RENT	\$3.50-\$5.00/SF/MO
OPERATING EXPENSES	1st Floor \$2.48/SF/MO 4th Floor \$2.88/SF/MO
TERM	Negotiable

AVAILABLE SUITES

101	1,544 SF	Ground floor medical office or retail suite featuring spacious waiting area, a built-in reception desk, multiple exam rooms with personal sinks, employee breakroom, and a private restroom
113	600 SF	Open layout with kitchenette
114	380 SF	Open layout for office/retail
400	820 SF	Large open work area with private office and small interior office
402	568 SF	Efficient suite layout with one windowed office and reception/work area
404	809 SF	Open layout with small storage space
407	447-3,606 SF	Large working area, 2 private offices, and conference room w/ glass windows. Space has the possibility of being demised into multiple efficient suites
408	830 SF	Open work area, storage/server room
409	1,507 SF	Large open layout, corner suite with interior private office
411	2,458 SF	Reception area; multiple small offices and work areas
414	646 SF	Open reception/work area, 1 private office, one back room with sink and utility area
416	622 SF	Suite contains an open layout for a collaborative environment
418	901 SF	Open layout with one private office
419	640 SF	End unit with one private office and an open area.
407-409	Can be combined for a total of 5,943 SF	
411-414	Can be combined for a total of 3,104 SF	
TENANT PARKING	Unreserved \$150/stall	
VISITOR PARKING	\$4 per hour (without validation) \$3 per hour moped/motorcycles	
VALIDATIONS	\$2 per hour (100 stickers per booklet)	

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BUILDING FLOOR PLAN



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