



WATERFRONT
PLAZA

Retail and Office for Lease





Waterfront Plaza is a premier mixed-use commercial property in Honolulu, featuring seven Class A office towers, ground-floor retail and commercial space, restaurants, specialty shops, banking services, and the largest parking garage in the State.

Property Information

TMK NUMBER

(1) 2-1-029-001-0000

ZONING

BMX-4

BASE RENT

Contact Broker

CAM

Office: \$1.90 PSF/Mo.
Retail: \$1.95 PSF/Mo.

PARKING

Approx 1,255 Stalls (1:500)
Access via Pohukaina and South Streets
Automated validation system with license plate recognition

Access to three street side loading zones (two on South St and one on Pohukaina)

Access to 3 EV charging stations

ELEVATORS

19 total - two per building, four parking elevators and one loading dock elevator

Parking Rates

Tenant Unreserved	\$200/Month
Moped/Motorcycle (Lvl 1 only)	\$90/Month
Premium Reserved 24/7	\$320/Month
Monthly M-F 7a-5p Reserved	\$260/Month
Tandem	\$120/Month
EV Charging (6am - 6pm)	\$3.00/Hour
EV Charging (6pm - 6am)	\$2.00/Hour
Daily/Visitor Rates	\$3.00 per 30 min
Daily Max	\$48.00
Lost Ticket	\$48.00
Tenant Contractor	\$11.00
Evening 5p - 230a	\$7.00 flat
Overnight	None
Validation Rates (40 stickers/sheet)	1/2 hr \$75.39; 1 hr \$150.79; 2 hr \$301.57; 3 hr \$452.36; 4 hr \$603.14; 5 hr \$753.93; 5.5 hr \$829.32
Retail Tenant Parking	Customer parking with complimentary validation available for retail and restaurant patrons. Inquire with broker.

Building Details

BUILDING HOURS

Monday - Friday	7:00a-6:00p
Saturday	7:00a-3:00p
Sunday and Holidays	Closed

BUILDING HOLIDAYS

New Years Day	Labor Day
Memorial Day	Thanksgiving Day
Independence Day	Christmas Day

AIR CONDITIONING

Standard A/C	M-F: 7:00am-6:00pm
(hours may vary by lease)	Sat: 7:00am-3:00pm
	40/hr, 2 business days advance request via form.
After Hours	

SECURITY

24-hour on-site security guard service 7 days/week, three roving security guards, and security cameras located throughout the property.

JANITORIAL SERVICES

Office building janitorial service provided Monday-Friday; Plaza and parking garage janitorial service provided 7 days/week

INTERNET

Complimentary 100 Mbps HiPERFIBER symmetrical internet service in each suite; free WiFi in courtyard; optional upgrades to 200 Mbps (\$99/Mo.), 500 Mbps (\$299/Mo.), and 1 Gbps (\$999/Mo.; \$300 installation fee noted). Enterprise network services available on-site.

VOICE

Hosted voice with full feature set and DLD included at \$25/Mo.; taxes, fees, and surcharges apply.

CONFERENCE ROOM

Building conference room available for tenant use at no additional cost; large conference room equipped with wireless internet.

CEILING HEIGHT

Office - Varies 8'-4"-8'-6"; Slabs: Varies (+/-) 11'-5"

LOADING AREA

Pohukaina & South Streets include city loading zones. Pohukaina Street entry to loading dock.

EMERGENCY GENERATOR

Powers emergency lighting, 1 elevator per building, fire pumps.

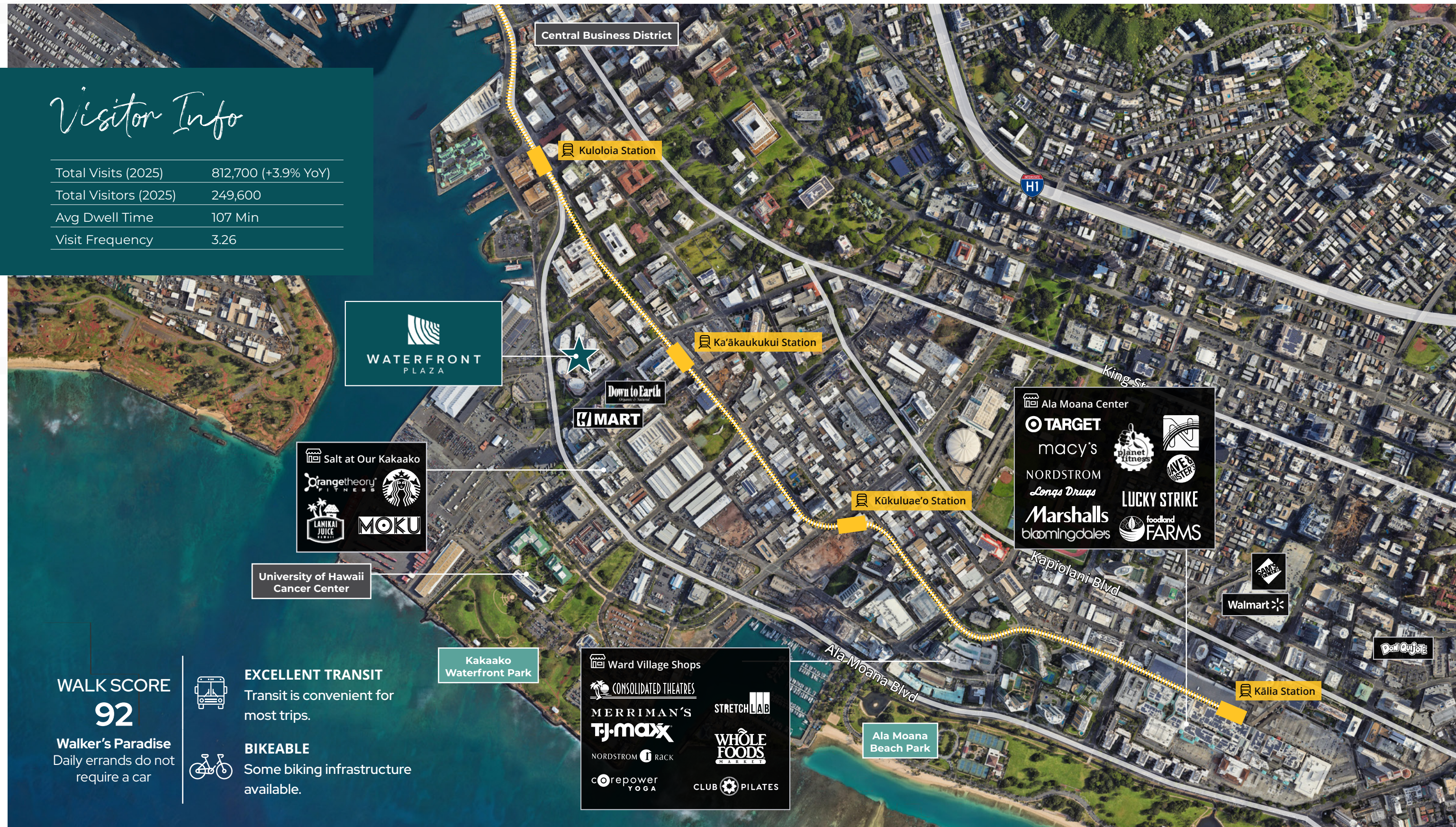
ELECTRICAL CAPACITY

Office buildings have electrical rooms with 480/277-volts and step-down transformers for 208/120-volts requirements.



Visitor Info

Total Visits (2025)	812,700 (+3.9% YoY)
Total Visitors (2025)	249,600
Avg Dwell Time	107 Min
Visit Frequency	3.26



WALK SCORE
92

Walker's Paradise
Daily errands do not
require a car



EXCELLENT TRANSIT

Transit is convenient for
most trips.



BIKEABLE

Some biking infrastructure
available.

WATERFRONT
PLAZA



University of Hawaii
Cancer Center

Kakaako
Waterfront Park



Ala Moana
Beach Park



Walmart

Don Quijote





Contact Us

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