

# KAIMUKI OFFICE SPACE FOR LEASE

1127 11TH AVE, HONOLULU, HI 96816



# PROPERTY OVERVIEW

**1127 11th Ave** is a three-story, mixed-use retail and office building in Kaimuki with 7,000 SF of leasable space. Kaimuki offers an amazing selection of restaurants and coffee shops and has become a coveted office market with its convenient location between East Oahu and Downtown. Contact us for more information on our leasing services and the current opportunities in the market.



## LEASE DETAILS

### AVAILABLE SPACE

SUITE 303

### SIZE

233 SF

### AVAILABILITY

30-days notice

### BASE RENT

Contact Agent for details

### CAM

\$2.34/SF

### DELIVERY

As is

### TERM

Negotiable

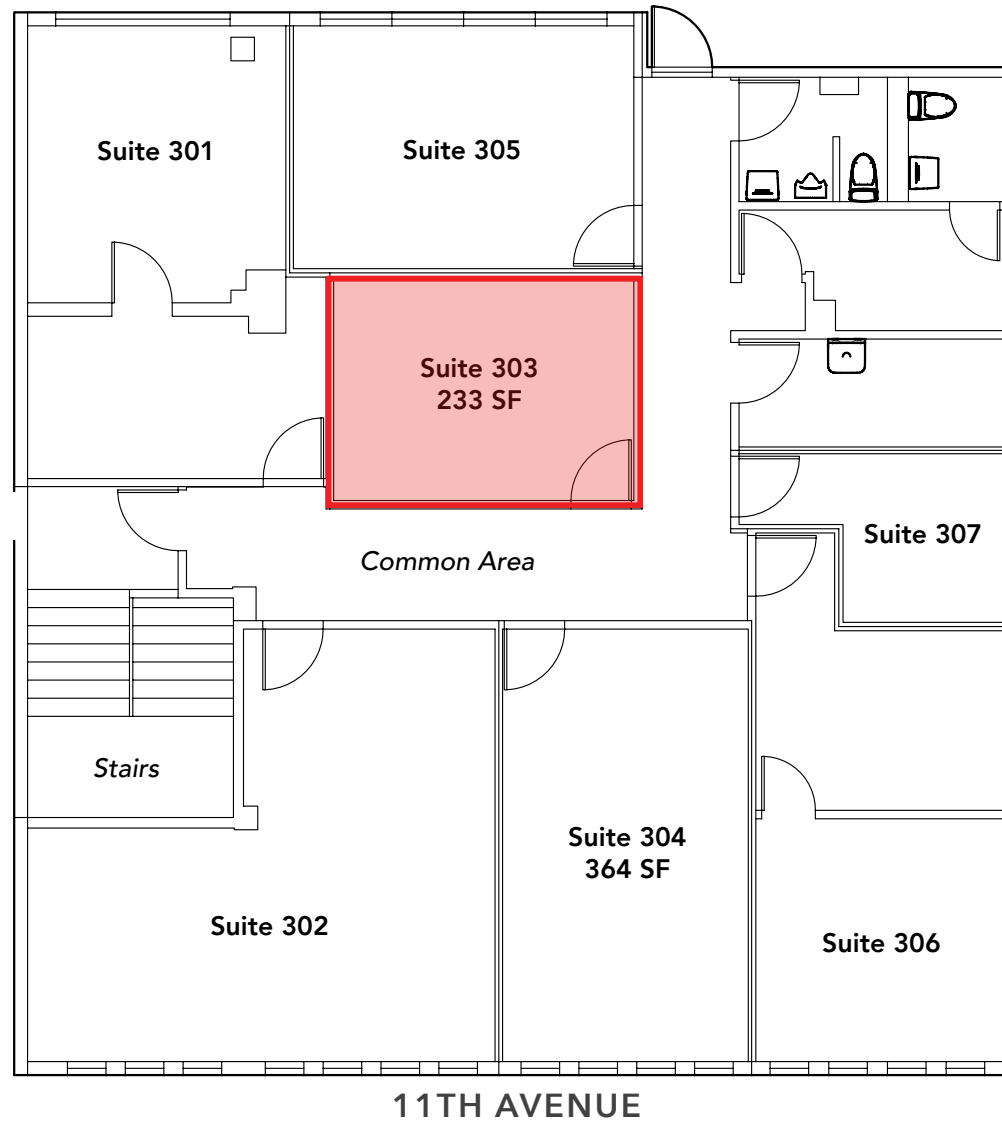
### HIGHLIGHTS

- Located in the Kaimuki Business District, a popular office market between Downtown and East Oahu
- 3-story, mixed use retail and office building
- Convenient to many offices, businesses, and dense residential neighborhoods

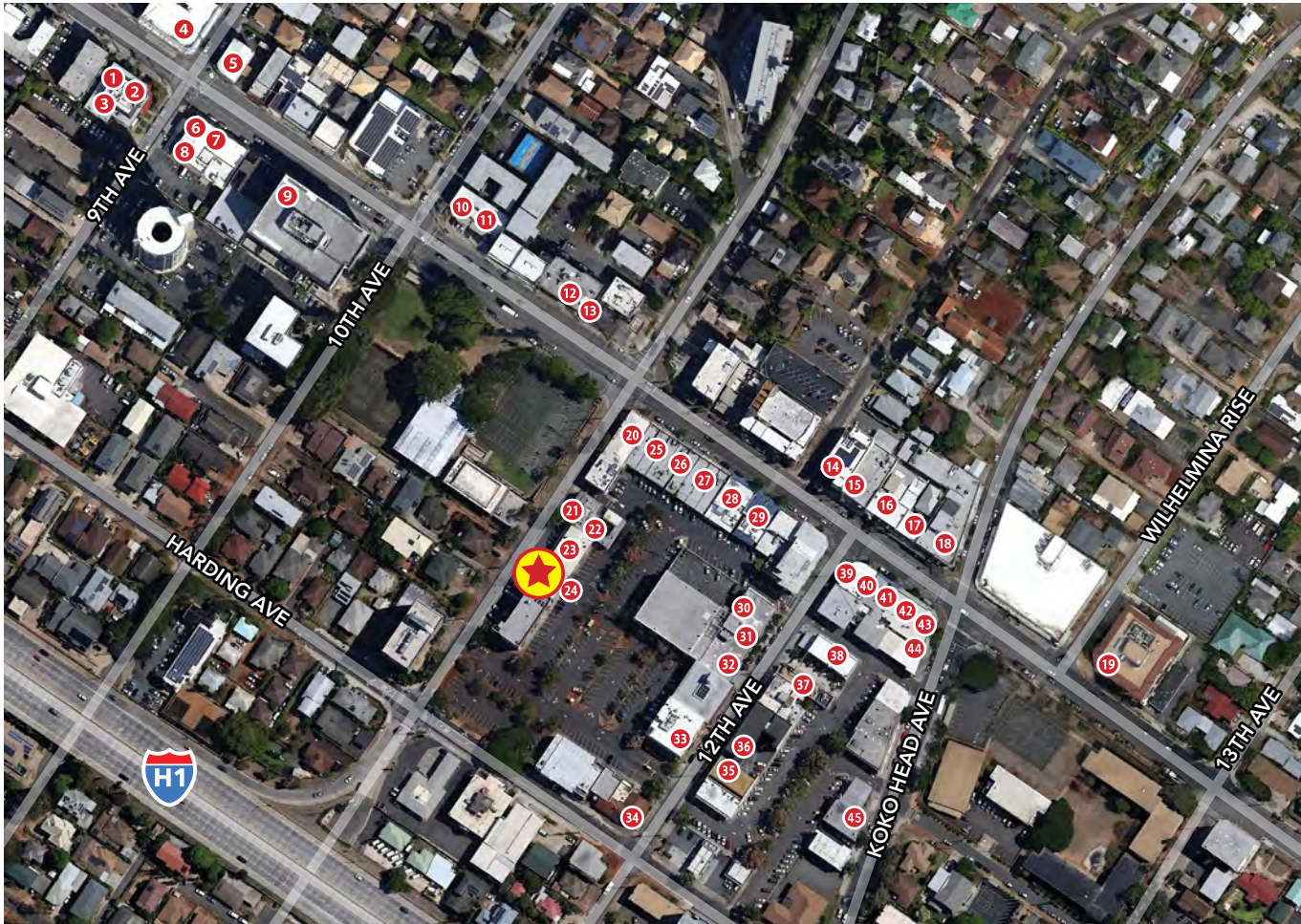
# FLOOR PLAN

## KAIMUKI MUNICIPAL LOT

THIRD FLOOR SPACE PLAN



# NEIGHBORHOOD MAP - KAIMUKI



- |                                 |                                  |
|---------------------------------|----------------------------------|
| 1 9th Ave Rock House            | 39 Coffee Talk                   |
| 2 The Cutlery                   | 40 Broken Rice                   |
| 3 Aloha Lounge                  | 41 Tight Tacos                   |
| 4 Miro Kaimuki                  | 42 Noods Ramen Bar               |
| 5 Mud Hen Water                 | 43 Jewel or Juice                |
| 6 BREW'd Craft Pub              | 44 Sprout Sandwich               |
| 7 Brick Fire Tavern             | 45 Jose's Mexican Cafe & Cantina |
| 8 Leahi Health Kaimuki          |                                  |
| 9 Champs Sports Bar and Grill   |                                  |
| 10 Sushiya                      |                                  |
| 11 Kaimuki's Boston Pizza       |                                  |
| 12 Super PHO                    |                                  |
| 13 3538 Waiialae Avenue         |                                  |
| 14 Cowcow's Tea                 |                                  |
| 15 Okata Bento                  |                                  |
| 16 Asuka                        |                                  |
| 17 Saigon's                     |                                  |
| 18 Pipeline Bakeshop & Creamery |                                  |
| 19 3660 on the Rise             |                                  |
| 20 Happy Days Chinese Food      |                                  |
| 21 Oahu Grill                   |                                  |
| 22 Himalayan Kitchen            |                                  |
| 23 Subway                       |                                  |
| 24 Moke's Bread & Breakfast     |                                  |
| 25 Space available for Lease    |                                  |
| 26 Kaimuki Cafe                 |                                  |
| 27 Kim Chee Restaurant No. 2    |                                  |
| 28 Honolulu Burger Company      |                                  |
| 29 Nana Ai Katsu                |                                  |
| 30 Duk Kee Chinese              |                                  |
| 31 Via Gelato                   |                                  |
| 32 Hale Vietnam Restaurant      |                                  |
| 33 Koko Head Cafe               |                                  |
| 34 Leila                        |                                  |
| 35 Scone's Bakery               |                                  |
| 36 Totoya                       |                                  |
| 37 Koa Pancake House            |                                  |
| 38 Marujuu                      |                                  |

## AREA HIGHLIGHTS

- Less than 2 miles from Waikiki with 31,473 lodging units and an average daily visitor population on-island of 112,057
- Estimated daytime population, age 16 years and older, within a 5-mile radius: 274,176
- 1 Mile from University of Hawaii Manoa Campus with a 2025 enrollment of 20,028 students



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