

OFFICE SUITES FOR LEASE

PPG

PACIFIC
PROPERTY
GROUP INC

1601 Kapiolani Blvd

HONOLULU, HAWAII 96814



About 1601 Kapiolani Boulevard

- 

Premier location in Honolulu’s urban core, adjacent to Ala Moana Center and walking distance to retail, dining, and services
- 

On-site parking available with a competitive 1:500 SF ratio
- 

24-hour staffed security with surveillance cameras and secure access controls
- 

Reliable building infrastructure, including fiber optic cable readiness with download speeds ranging from 10 to 1,000 Mbps
- 

Professional on-site maintenance staff supporting tenant needs
- 

Restrooms on every floor; select suites include private conference rooms
- 

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

Ocean, mountain, and skyline views from upper floors
- 

Class A building in excellent condition, built in 1992 with large, efficient floor plates
- 

Multiple elevators (4 total) for tenant and visitor convenience
- 

Bike and motorcycle parking available on-site
- 

Proximity to public transit - Ala Moana bus hub.
- 

Immediate access to Waikīkī, Downtown Honolulu, and major highways

The Offering

1601 Kapiolani Boulevard offers a rare opportunity to lease space in a well-managed, established building tailored to a wide range of professional users. With flexible suite configurations and strong operational support, the property is well-positioned to accommodate businesses seeking a reliable, functional, and elevated commercial environment.

Inquire for rates and tenant improvement packages.

Property Summary

Address	1601 Kapiolani Blvd., Honolulu, HI 96814
Zoning	BMX-3
Building Class	A
TMK	1-2-3-41-13
Available Unit Square Footage	836 to 18,600 SF
Building Square Footage	74,792 SF
Stories	12
Base Rent	Inquire for rates
CAM	\$2.26/SF/SF/Mo (Estimated for 2026)
Parking	1:500 SF Unreserved: \$115.00/Stall/Mo Reserved: \$175.00/Stall/Mo
Parking Validation	30 Minutes: \$163.61/100 Tickets 1 Hour: \$327.23/100 Tickets
Lease Term	3 to 10+ Years
AC Hours	A/C is on during building hours M-F 6am-6pm and 6am-1pm Sat. The current rate for after-hours A/C at \$30/hr.

Office Suites Available

1601 Kapiolani Boulevard, Honolulu, Hawaii 96814

Floor	Suite	SF	Description
9th	920	836	Built out as standard office with mostly open floor plan layout.
9th	940A	2,098	Built out with 5 private offices, 2 conference room/open work area, and rear technical room. Can be combined with Ste 960.
9th	960	7,534	Large open floor office concept with 14 private offices, conference room, and a breakroom. Can be combined with Ste 940.
10th	1010	1,138	Mostly open concept with 2 private offices.
10th	1020	2,272	Mostly open concept with 2 private offices.
10th	1030	3,006	Mostly open concept with data room and 2 private offices.
10th	1040	1,605	Private office, open bullpen area, and kitchenette with sink.
10th	1050	3,201	Mail room, copier room, open office area, and kitchenette with sink.
10th	1060	3,021	Mostly open concept with 2 private offices.
10th	1070	1,364	Mostly open concept with 3 private offices.

Inquire for rates and tenant improvement packages.

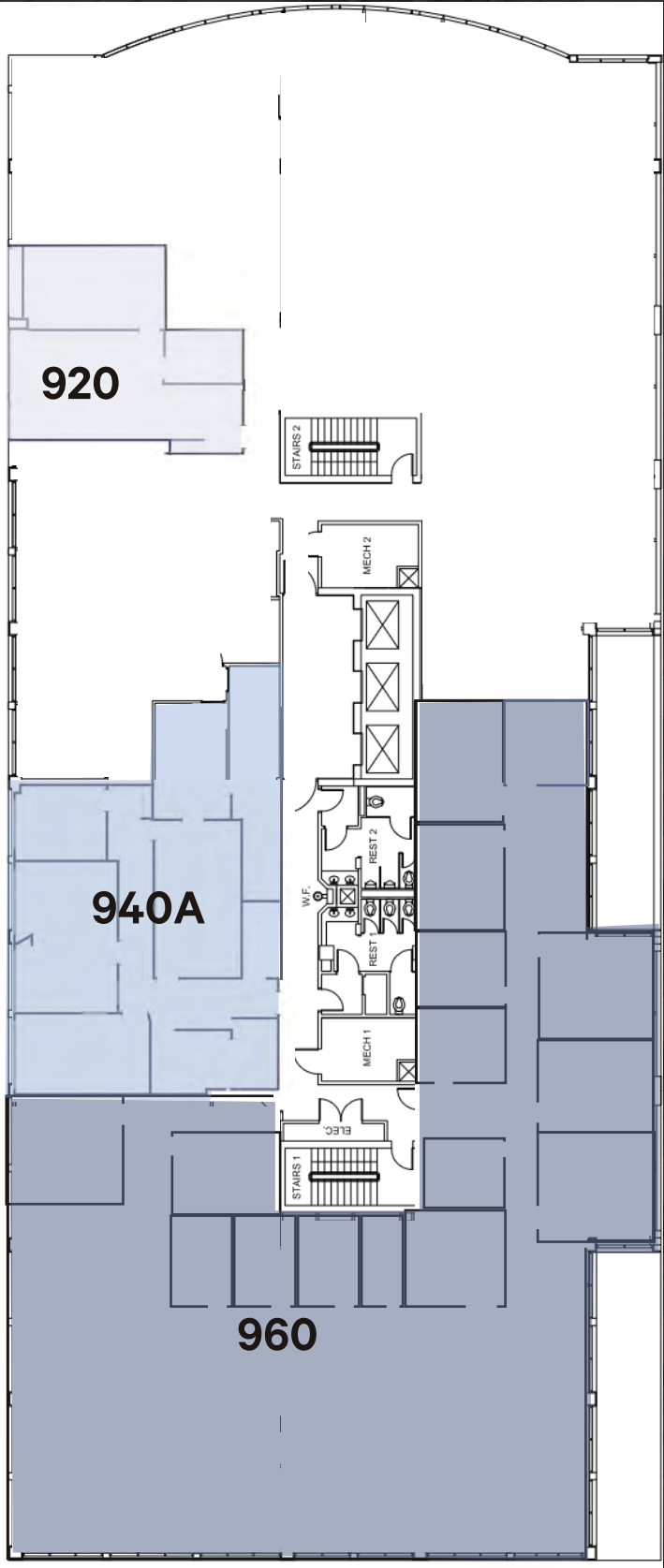


9th Floor: Floor Plans

1601 Kapiolani Boulevard, Honolulu, Hawaii 96814

Mauka

Suite	SF	Description
920	836	Built out as standard office with mostly open floor plan layout.
950	1,707	Built out as standard office with kitchenette.
940A	2,098	Built out with 5 private offices, 2 conference room/open work area, and rear technical room. Can be combined with Ste 960.
960	7,534	Large open floor office concept with 14 private offices, conference room, and a breakroom. Can be combined with Ste 940.



Makai

Please note that restrooms are shared with floor tenants.

Floor plans are provided for illustrative purposes only and are not drawn to scale. Dimensions and layouts are approximate. Please inquire for a property tour or video walkthrough of the space.

10th Floor: Floor Plans

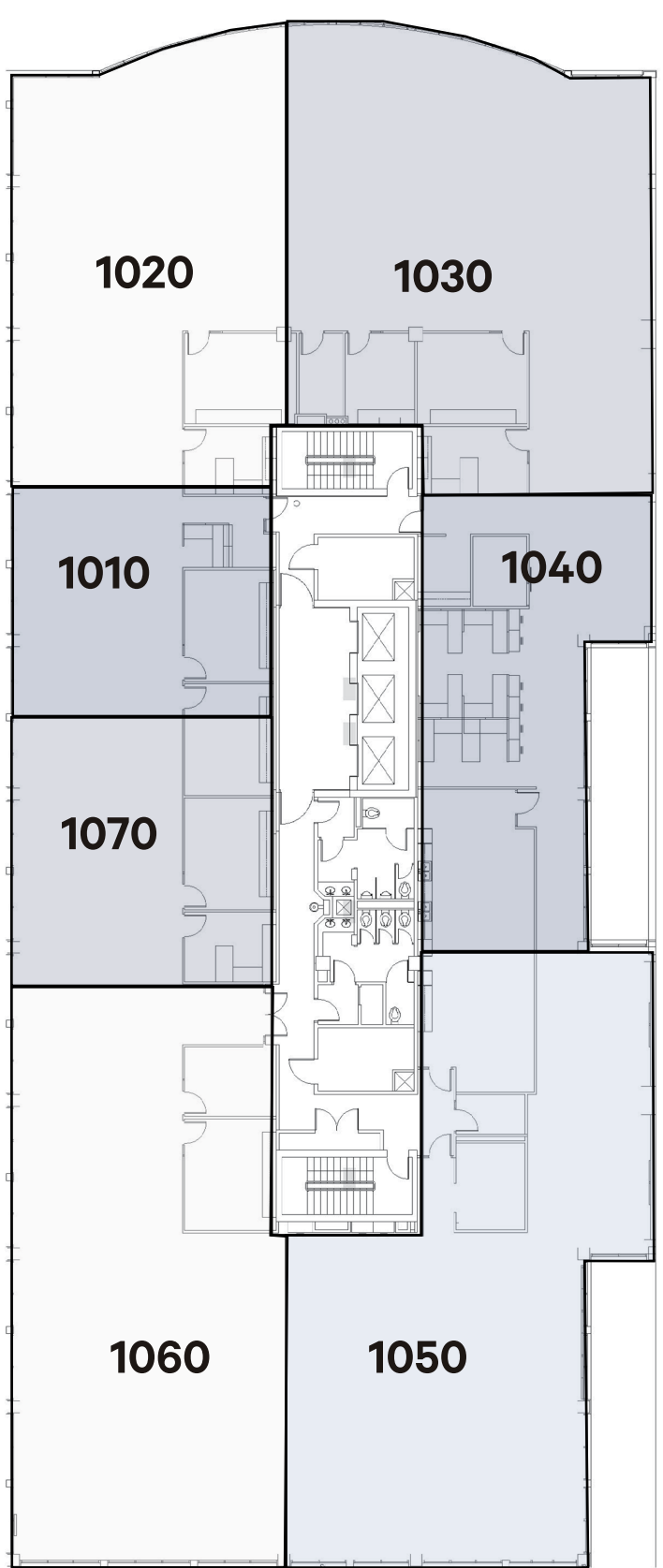
1601 Kapiolani Boulevard, Honolulu, Hawaii 96814

Mauka

Any units contiguous may be combined.

Suite	SF	Description
1010	1,138	Mostly open concept with 2 private offices.
1020	2,272	Mostly open concept with 2 private offices.
1030	3,006	Mostly open concept with data room and 2 private offices.
1040	1,605	Private office, open bullpen area, and kitchenette with sink.
1050	3,201	Mail room, copier room, open office area, and kitchenette with sink.
1060	3,021	Mostly open concept with 2 private offices.
1070	1,364	Mostly open concept with 3 private offices.

Please note that restrooms are shared with floor tenants.



Makai

Floor plans are provided for illustrative purposes only and are not drawn to scale. Dimensions and layouts are approximate. Please inquire for a property tour or video walkthrough of the space.

ALA MOANA - KAKAAKO MARKET OVERVIEW

VIBRANT MIXED-USE URBAN CORE
Located in one of Honolulu’s most active commercial districts, 1601 Kapiolani Blvd 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, 1601 Kapiolani 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, 1601 Kapiolani is well positioned to attract and retain quality tenants.



ALA MOANA - KAKAAKO DEMOGRAPHICS

	Population: 26,785
	Median Income: \$82,568
	2.6% Unemployment Rate



1601 Kapiolani
Boulevard

Contact Us

Keane Omaye-Backman

Lic. RS-76415

Keane@pacificpropertygrouphawaii.com

+1 808 292 6861

Peter Grossman

Lic. RS-68843

Peter@pacificpropertygrouphawaii.com

+1 808 282 0086

Wyatt Santilena

Lic. RS-87287

Wyatt@pacificpropertygrouphawaii.com

+1 808 421 8556

The information contained herein has been obtained from sources deemed reliable. However, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. This offering is subject to errors, omissions, changes, and withdrawal without notice.