



*ala moana*  
PACIFIC CENTER



1585 Kapiolani Boulevard , Honolulu, HI 96814





## Live, Work, Play

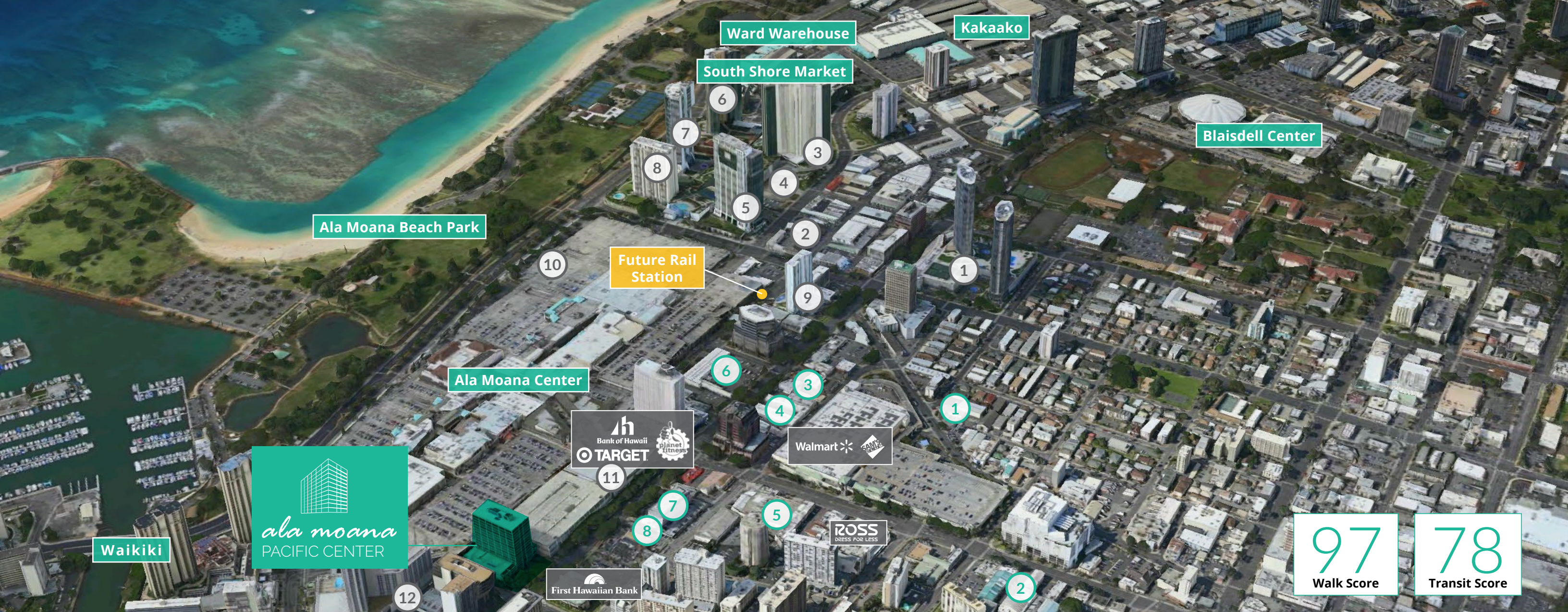
Ala Moana Pacific Center is an iconic 18-story high-rise featuring 167,900 square feet of office space. Located in the Kapiolani Corridor, it is adjacent to Ala Moana Shopping Center, one of the largest and most dynamic retail properties in the world, anchored by Neiman Marcus, Nordstrom, Macy's, Bloomingdale's and offering over 340 shops, restaurants and other amenities. The building offers 24-hour security and panoramic ocean views. Available office space is ideal for many uses and is renowned for medical and dental providers.

### AMENITIES & HIGHLIGHTS

- > Convenient access to public transportation
- > 24-hour security
- > Free space planning for test fits and custom design plans
- > Leasing and customized tenant improvements made easy
- > Up to 40-person capacity building conference room available (\$188.48 per day)
- > On-site pharmacy, laboratory, imaging center, sundry store, and bank







# The Heart of Ala Moana

Strategically located in the heart of Ala Moana, with easy access to public transportation, Ala Moana Boulevard, and the H-1 Freeway. The property benefits from direct access to Ala Moana Center, and is within a 5-minute walk from grocery stores, restaurants and retail.



Existing Residential	
1	Moana Pacific (688)
2	Hale Kewalo (128)
3	Koolani (370)
4	Waihonua (345)
5	Hawaiki Tower (417)
6	Hokua (248)
7	Nauru Tower (314)
8	1350 Ala Moana (354)
9	Uraku Tower (92)
10	Park Lane (215)
11	One Ala Moana (210)
12	Kapiolani Residence (485)

Residential Developments	
1	Hawaii City Plaza (184)
2	Cuzco Development (980)
3	Hawaii Ocean Plaza (375)
4	Sky Ala Moana (774)
5	Azure Ala Moana (408)
6	The Central Ala Moana (512)
7	1500 Kapiolani (450)
8	1538 Kapiolani (331)





# Property Information

### Base Rent

\$2.00/RSF/month with 3% annual increases

### Operating Expenses

\$3.48/RSF/month includes utilities and tenant janitorial

### Term

1-10 Years

### Parking Rates (Effective 10/1/22)

\$115.00/stall/month (unreserved)

\$170.00/stall/month (reserved)

### Tenant Improvements

Negotiable

### Infrastructure

Ala Moana Pacific Building is equipped Fiber/T-1 lines provided by Hawaiian Telcom (DSL); Oceanic Roadrunner; TW Telcom

### Life Safety

All tenant spaces and common areas contain fire sprinklers. Complete high-rise safety includes smoke detection and alarm throughout tenant floors.

### Elevators

- Six passenger elevators (including 1 freight)

### Security & Janitorial Service

Ala Moana Pacific Center provides 24/7 security service. The security staff monitors the property via the numerous security cameras with regularly scheduled foot patrols. Key fob required to access building and floors after hours.

Janitorial service is provided Sunday through Thursday starting at 5:00 pm until 9:00 pm. Common area cleaning and maintenance is done continuously throughout the day during normal business hours. Day Porter hours are from 7:00 am to 3:00 pm.

### Building Hours

Monday-Friday 5:30 am-7:30 pm

Saturday 7:00 am-6:30 pm

Sunday/Holidays Closed

### Air Conditioning Hours

Monday-Friday 7:00 am-6:00 pm

Saturday 8:00 am-1:00 pm

Sunday/Holidays Closed

After-Hours A/C available at \$72.25/hr

### Building Holidays

New Year's Day

Labor Day

Memorial Day

Thanksgiving Day

Independence Day

Christmas Day

# Available Spaces

View Video  
Walkthrough  
of Spaces



<https://bit.ly/AMPC-Tour>

Suite	Rentable SF	Description
748	2,342	Turnkey retail or office space location on the lobby level of the building. Easy access and lots of visibility for customers.
820	2,476	1 large conference room, 6-7 private offices, storage area, and great views.
910	1,617	4 private offices, large bullpen area and kitchenette.
920	2,576	Large reception area and several private offices or exam rooms.
920/928/936/940	5,896	Contiguous space that can be combined up to 5,896 SF.
928	1,489	Turnkey office space with 6 private offices, conference room, kitchenette and area for workstations.
936	544	1 private office and open area.
940	1,205	Three private offices and area for workstations.
1030	2,896	8 private offices, conference room and kitchenette.
1060	1,103	1 large private office with open area.
1108	1,355	Multiple private offices efficient office space layout.
1115	724	One large office suitable for 2-3 people.
1125	723	Open office space with views of Kapiolani Blvd.
1206	899	Turnkey office space with 2 private offices and ocean views.
1220	861	Open area with 1 private office.
1238	1,079	1 private office, reception area, open work area, small storage.
1240	2,545	Multiple private offices and restroom in space.
1340	801	One large office suitable for 2-4 people.
1350	1,084	Wide open space, corner unit. Currently big conference room.
1388	1,123	3 private offices, reception area and kitchenette.
1420	4,265	Multiple offices, can be combined with Suites 1400 - 1450.
1518	2,002	Interior offices, large open area with separate AC system for after hours usage.
1520	1,090	Turnkey office space with 3 private offices and conference room.
1530	724	Open office space with sink.
1533	1,947	5 private offices, conference room and kitchenette.
1535	538	One large office suitable for 2-3 people.
1601	810	3 private offices.
1625	1,121	5 private offices and open area.
1630	1,508	Six large private offices and reception area.
1760	1,133	Large open area (side ocean views). 1 storage closet.

Move in ready



# Contact Us

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