



ala moana
PACIFIC CENTER



1585 Kapiolani Boulevard , Honolulu, HI 96814



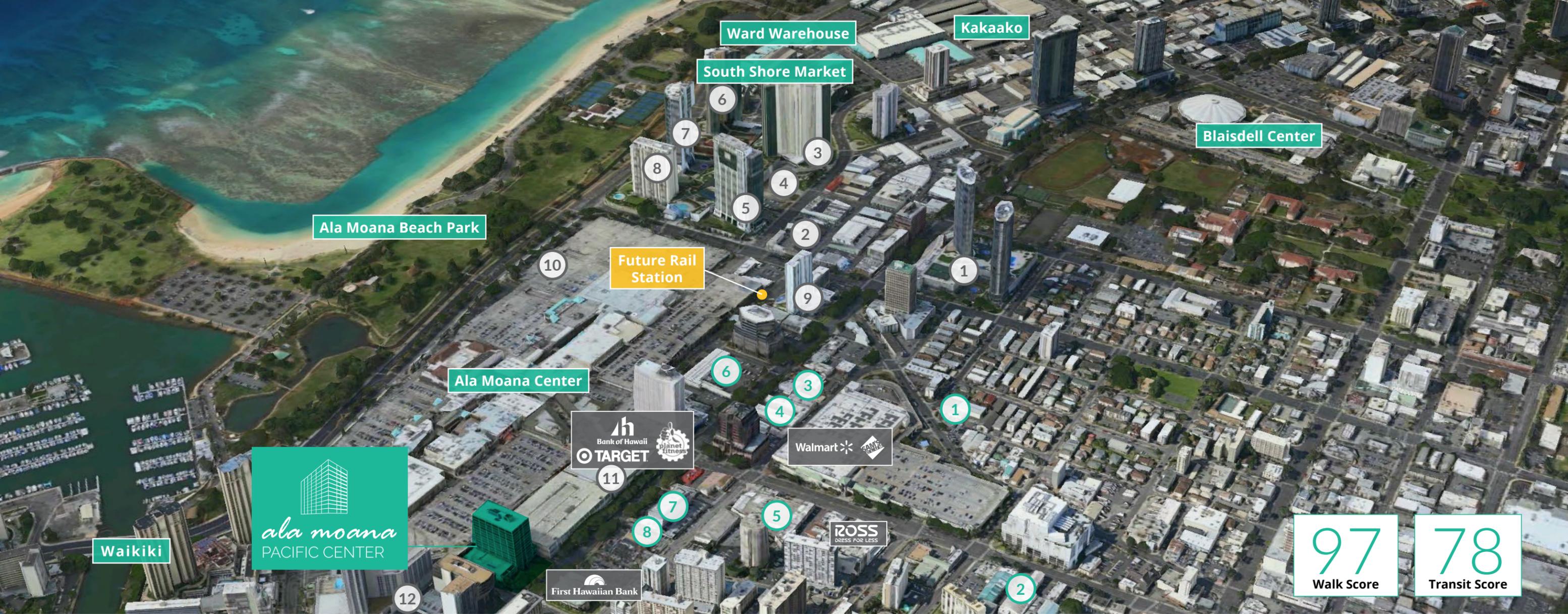
Live, Work, Play

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

View Video Walkthrough of Spaces



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

Available Spaces

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.
910/914/920/ 922/928/936/940	10,417	Can be combined up to 10,417 SF
914	717	Small office space suitable for 2-3 people.
920	2,576	Large reception area and several private offices or exam rooms.
922	2,259	Several private offices, large open area for workstations and kitchenette.
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.
1050	717	Small office suitable for 2-3 people.
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.
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.
1625	1,121	5 private offices and open area.
1760	1,133	Large open area (side ocean views). 1 storage closet.

Move in ready

Contact Us

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