

FOR LEASE

WORKDAY CONVENIENCE, FROM GARAGE TO ROOFTOP

FLEXIBLE OFFICE SUITES WITH EVERYDAY AMENITIES
NEAR ALA MOANA

📍 1221 KAPIOLANI BLVD, HONOLULU, HI 96814



PROPERTY HIGHLIGHTS

PROPERTY TYPE:	Office
BUILDING HEIGHT:	11 Stories
BUILDING SIZE:	138,787 SF
OFFICE RANGE:	570-6288 SF
PARKING:	700 Covered Parking Spaces
BASE RENT:	Starting from \$1.00 PSF/Mo
TERM:	3-5 Years



1221 Kapiolani offers flexible office options along Kapiolani Boulevard, convenient to both Ala Moana and Kaka'ako. Available suites range from 570 to 6,288 SF, with layouts that can support traditional office, medical, dental and training users. The property's covered parking structure connects directly to the office tower, while on-site dining, 24-hour tenant access and an open-air rooftop deck add convenience beyond the suite. Nearby shopping, dining and services help create an accessible and practical location for employees, clients and visitors.



SPEC-SUITES AVAILABLE



CONVENIENT AND DESIRABLE LOCATION



GREAT EXISTING TENANT MIX



VARIETY OF ON-SITE RETAIL AND DINING CHOICES



RESPONSIVE ON-SITE MANAGEMENT



TENANTS HAVE 24 HOUR ACCESS TO BUILDING



WALKING DISTANCE TO ALA MOANA
SHOPPING CENTER

FEATURED SUITES

Representative images of Suite 925, Suite 849 and Suite 710. Multiple floor plans and sizes are available.



Disclaimer: Images may include presentation enhancements (lighting adjustments, color correction, or removal of temporary items such as clutter or equipment) for marketing clarity. No modifications have been made to alter the physical condition or structural characteristics of the property.

Blaisdell Arena

McKinley High School

1221 KAPIOLANI BLVD



Hou Fish Market

PerioCare Hawaii

Waihonua
Condominiums

Hawaiki Tower

Ala Moana
Shopping Center



SEAN TADAKI (PB) CCIM, SIOR
Managing Partner · RB-21112
(808) 779-9699
stadaki@caahawaii.com



SEAN KETTLEY, (S) CCIM
Vice President · RS-76223
(808) 497-1904
skettley@caahawaii.com



©2026 Commercial Asset Advisors. All information contained herein is obtained from sources deemed reliable. However, no representations or guarantees are made as to the accuracy thereof, and it is provided herein subject to errors, omissions, changes and withdrawals without notice. Offeror and/or his agent should confirm this information prior to making any offer. Buyer agrees that all negotiation shall be conducted through CAA only. No subagency is offered or intended.