



FOR LEASE

THE PARK
ON KE'EAUMOKU

Ground-floor restaurant & retail, a level-two food & beverage suite, a rooftop restaurant, and medical / professional office opportunities on Ke'eumoku Street, Honolulu.

OVERVIEW

Be Part of Something Wonderful

We are pleased to present the opportunity to lease in the newest development in the Ala Moana corridor, located on the high-traffic Ke'eaumoku Street. Surrounded by nearly half an acre of lush greenery, you'll find a new property in a convenient walking-biking hub near both the Ala Moana and Makiki/Punahou neighborhoods.

972

ONSITE RESIDENCES

29,896

AVG. DAILY TRAFFIC
COUNT

174

TOTAL CUSTOMER
PARKING STALLS

6 of 41

AVAILABLE COMMERCIAL
UNITS



GROUND LEVEL

Availability

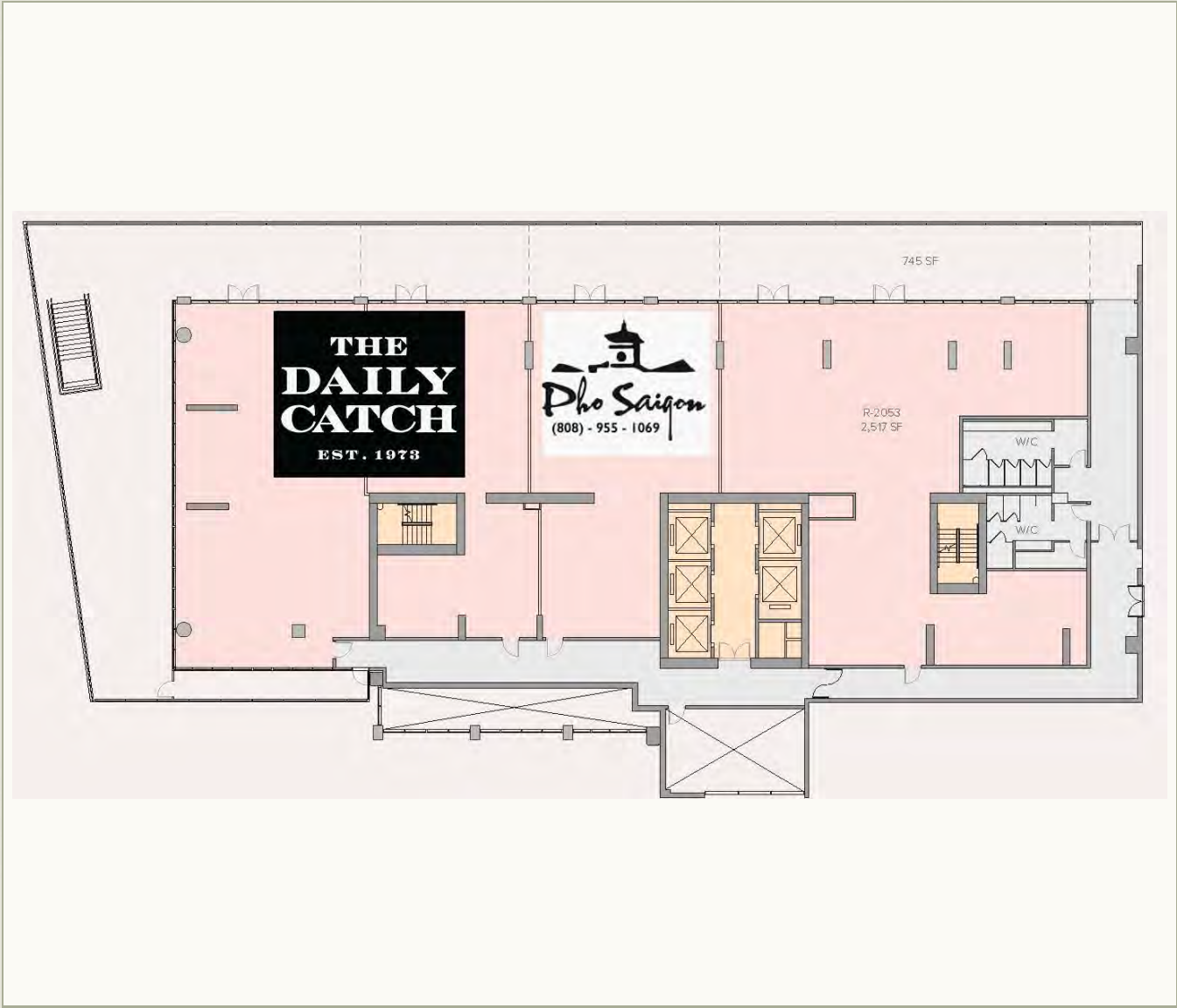
UNIT	TYPE	INTERIOR SF	EXTERIOR SF	STOREFRONT	BASE RENT	CAM
R-101	Convenience/Food & Beverage	1,483	318	71'-8"	\$8.00	\$2.00
R-102*	<i>Leased</i>	907	761	44'-6"	N/A	\$2.00
R-103	<i>Leased</i>	1,257	526	31'-8"	N/A	\$2.00
R-104	Food & Beverage	1,214	501	30'-0"	\$8.00	\$2.00
R-105	<i>Leased</i>	869	362	20'-11"	N/A	\$2.00
R-106	<i>Leased</i>	1,268	522	31'-5"	N/A	\$2.00
R-107	Food & Beverage	1,306	538	32'-5"	\$8.00	\$2.00
R-108	<i>Leased</i>	935	400	23'-9"	N/A	\$2.00
R-109	<i>Leased</i>	671	97	17'-3"	N/A	\$2.00



LEVEL 2

Availability

UNIT	TYPE	INTERIOR SF	BASE RENT	CAM
R-201	Leased	2,582	N/A	\$2.00
R-202	Leased	1,681	N/A	\$2.00
R-203	Leased	1,968	N/A	\$2.00
R-204/205	Food & Beverage	3,517	\$6.00	\$2.00



UNIT C-501 — MIDRISE TOWER

Rooftop Restaurant

Positioned above the midrise podium with panoramic city views, natural light, and seamless indoor-outdoor flow — a distinctive hospitality opportunity atop The Park on Ke’eumoku.



[VIEW VIRTUAL TOUR](#)

UNIT DETAILS

UNIT NUMBER	C-501
UNIT TYPE	Rooftop Restaurant
INTERIOR AREA (SF)	2,966
EXTERIOR AREA (SF)	2,795
BASE RENT (SF/MO)	Call for Details
CAM (SF/MO)	\$2.00

SPACE HIGHLIGHTS

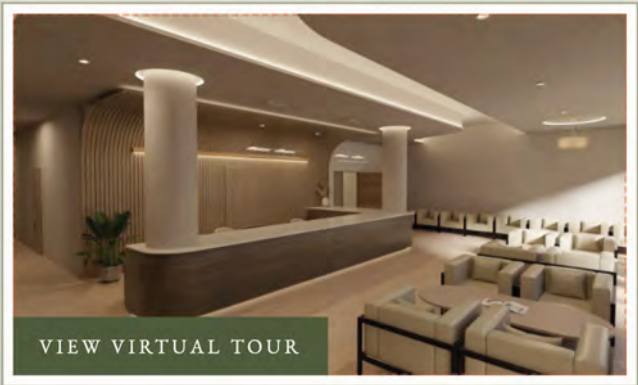
- Expansive indoor + outdoor dining layout
- Private rooftop terrace for flexible seating & events
- Abundant natural light with full-height glazing
- Dedicated elevator access to levels 3–5
- Built-in customer base from 972 onsite residences
- Potential for bar, lounge, and event programming



UNIT C-301 — MIDRISE TOWER

Medical / Professional Office

A spacious, flexible full-floor canvas for medical, wellness, and boutique clinic operators, with floor-to-ceiling windows overlooking the landscaped grounds and surrounding towers.



UNIT DETAILS

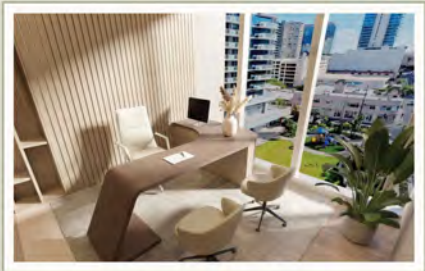
UNIT NUMBER	C-301
UNIT TYPE	Commercial Office
INTERIOR AREA (SF)	5,095
EXTERIOR AREA (SF)	N/A
BASE RENT (SF/MO)	\$2.50
CAM (SF/MO)	\$2.00

IDEAL USES

- Aesthetic medicine / dermatology
- Boutique dental
- Cosmetic procedure suite
- Med-spa / wellness practice
- Integrative care clinic

SPACE HIGHLIGHTS

- Full-floor configuration with panoramic glazing
- Plumbing adaptability for procedure rooms
- Private elevator servicing levels 3–5
- Immediate patient base from 972 onsite residents



THE PARK ON KE'EAUMOKU

Property Features

- | | |
|---|---|
| • On-site customer parking | • Located in one of Hawaii's most densely populated areas |
| • High capacity ventilation available (PCU) | • Captured audience of 972 residential condominium units |
| • Fully sprinklered | • 169 commercial customer stalls |
| • Great street visibility off Ke'eumoku and Rycroft Street | • 4 EV charger stalls |
| • High traffic street front location — 29,896 average daily traffic count | • 174 parking stalls total |



GET IN TOUCH



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SHELL CONDITION

Delivery Condition



All commercial spaces are delivered in **shell condition**. Landlord provides the building shell, demising walls, fire protection, and capped utility stub-outs. **Tenant installs its own HVAC system, brings in electrical service and distribution, and performs its own plumbing work,** plus all other improvements needed to operate.

SCOPE SUMMARY

ITEM	LANDLORD PROVIDES	TENANT PROVIDES
HVAC	Outside-air duct and chilled water stub-outs; 2,000–2,500 CFM allocation	Complete AC system, ducting, vents, controls, and power
ELECTRICAL	Conduit stub-out; meter socket and 100A / 480-277V, 3-phase breaker space	Service breaker, panels, transformer, meter, and all distribution
PLUMBING	4" sewer, 2" water, 4" vent, 4" grease stub-outs; 2,500-gal. grease interceptor	Water sub-meter, all distribution, fixtures, and restrooms
STRUCTURE	Frame, perimeter walls, roof, elevators, slab, 6" metal-stud demising walls	Partitions, doors, ceilings, flooring, and all interior finishes
FIRE	Sprinkler system, fire alarm, and extinguisher per space	Sprinkler head modifications to suit the layout, per code
GAS	¾" gas stub-out; main line stubbed from the street	Meter, ventless regulator, sub-meter, and distribution lines
TELECOM	Two 2" conduit stub-outs and building telecom backboard	All phone, CATV, and broadband cabling within the premises
EXHAUST	Kitchen exhaust stub-out at designated CFM allocation	Grease exhaust at approved location, and power
LIGHTING	Fixtures shown on Landlord drawings only	All other lighting fixtures within the premises
SIGNAGE	Approved Signage Master Plan	Fabrication, permitting, and installation, subject to approval

INCLUDED IN COMMON AREAS

- ADA-compliant shared restrooms
- Shared trash room and mail room
- Loading stalls for tenant use
- Lighted, landscaped parking and sidewalks

TENANT WORK REQUIREMENTS

- Hawaii-licensed contractor; all permits obtained
- Plans approved by Landlord before commencing
- Completion bond and evidence of insurance
- Punchlist and Certificate of Acceptance before occupancy

Summary only. Refer to Schedule 1 to Exhibit C of the lease for the complete delivery condition and tenant fitting-up obligations. Pacific Property Group, Inc. makes no representations or warranties, express or implied, as to the accuracy of the information contained herein. This material is for informational purposes only and is not intended for reliance by any party.