

# KAIMUKI OFFICE SPACE FOR LEASE

1127 11TH AVE, HONOLULU, HI 96816





# PROPERTY OVERVIEW

**1127 11th Ave** is a three-story, mixed-use retail and office building in Kaimuki with 7,000 SF of leasable space. Kaimuki offers an amazing selection of restaurants and coffee shops and has become a coveted office market with its convenient location between East O'ahu and Downtown. Contact us for more information on our leasing services and the current opportunities in the market.



## LEASE DETAILS

### AVAILABLE SPACES

SUITE 301 - 441 SF

### AVAILABILITY

10/1/24

Early occupancy possible

### BASE RENT

Contact broker for details

### CAM

\$2.15 PSF

### DELIVERY

As is

### TERM

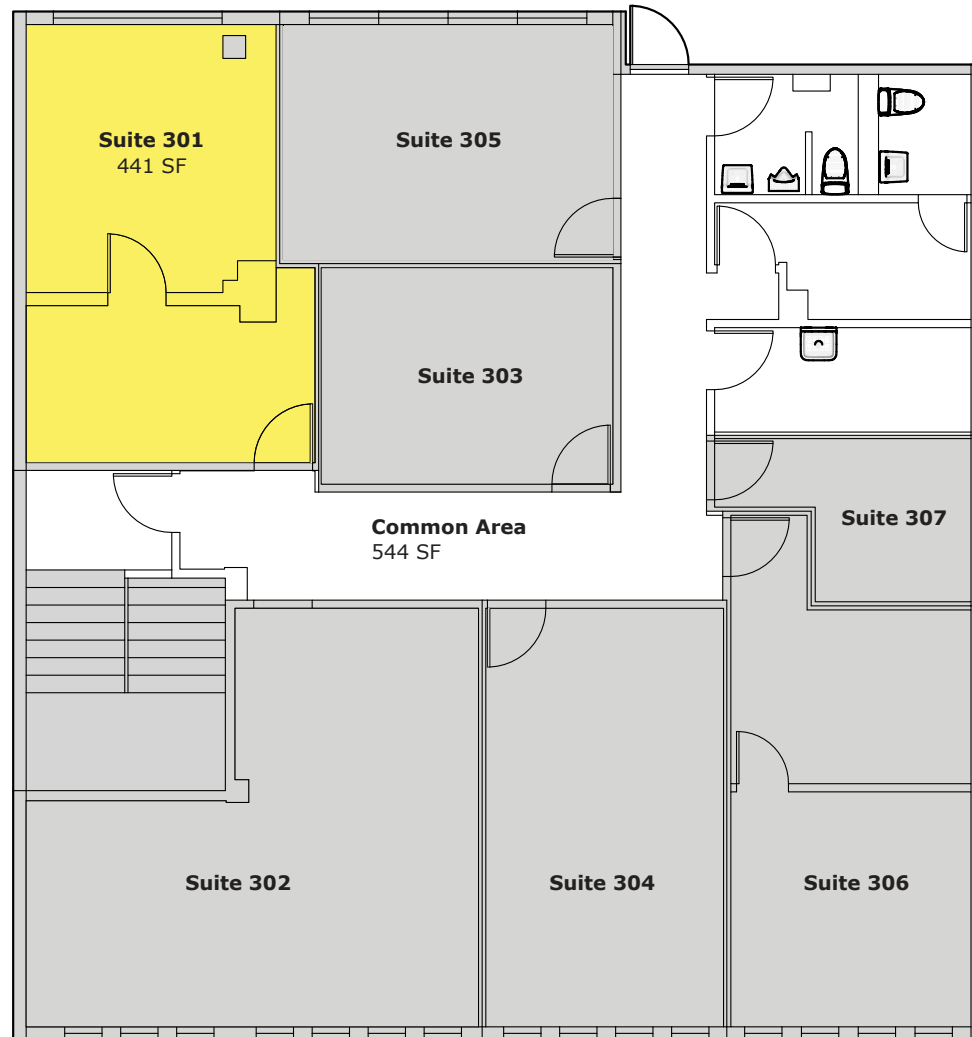
Negotiable

### HIGHLIGHTS

- Located in the Kaimuki Business District, a popular office market between Downtown and East O'ahu
- 3-story, mixed use retail and office building
- Convenient to many offices, businesses, and dense residential neighborhoods

# FLOOR PLAN

## KAIMUKI MUNICIPAL LOT SIDE



THIRD FLOOR SPACE PLAN

## 11TH AVENUE SIDE

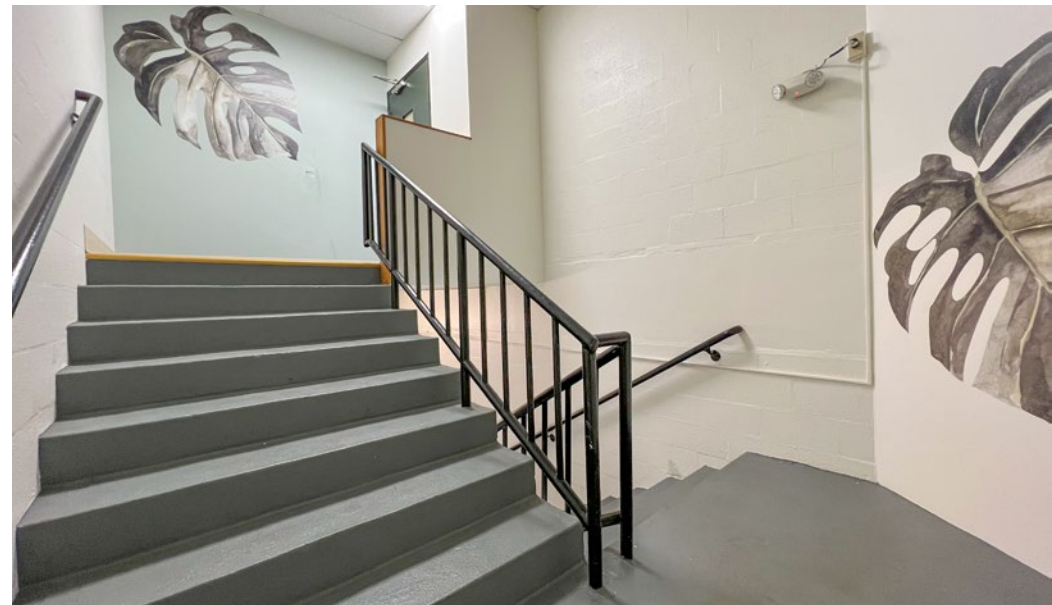


# PHOTO GALLERY: SUITE 301 - 441 SF



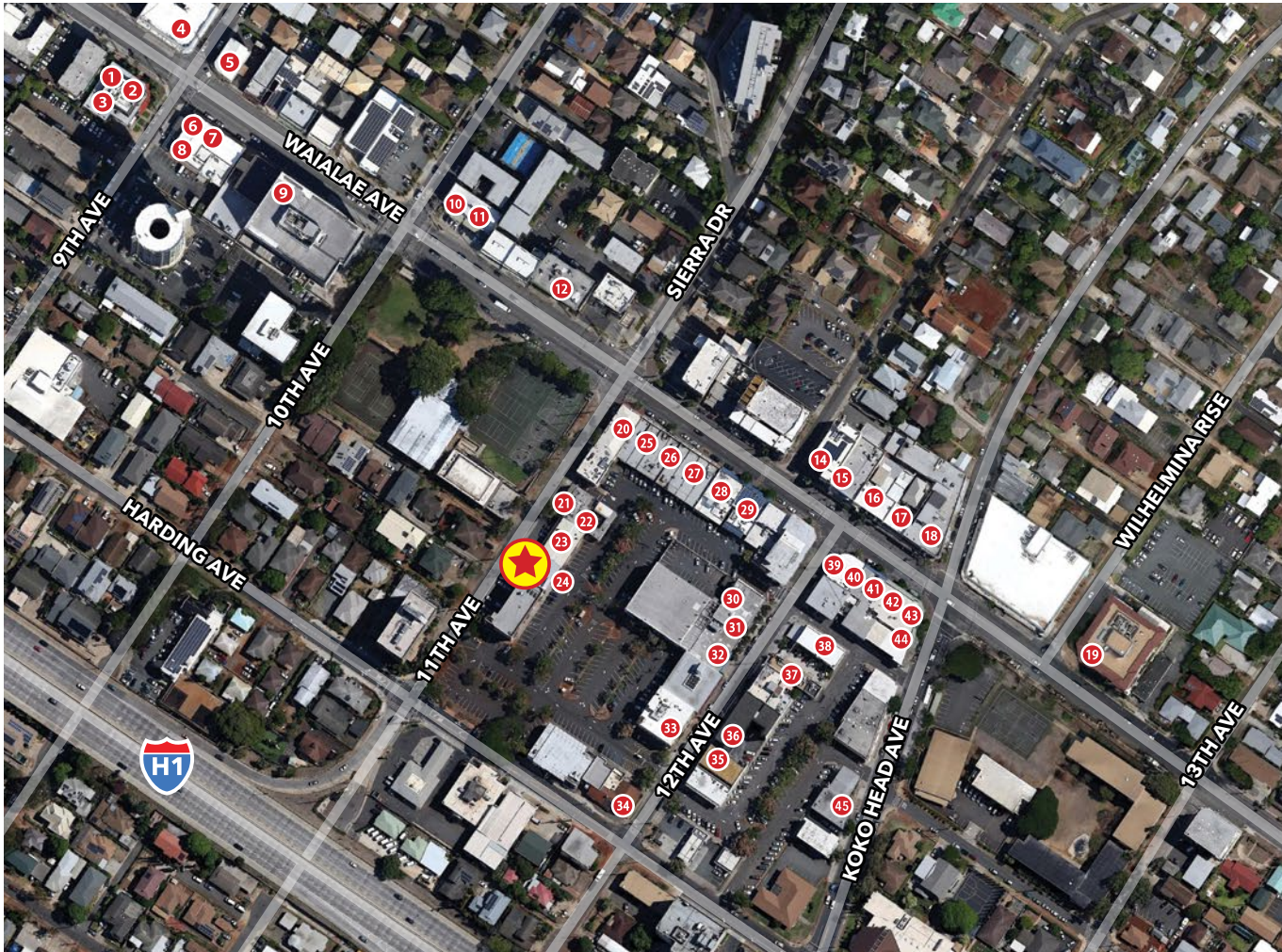


# PHOTO GALLERY: COMMON AREA STAIRWELL





# NEIGHBORHOOD MAP - KAIMUKI



- 1 9th Ave Rock House
- 2 The Cutlery
- 3 Aloha Lounge
- 4 Miro Kaimuki
- 5 Mud Hen Water
- 6 BREW'd Craft Pub
- 7 Brick Fire Tavern
- 8 Leahi Health Kaimuki
- 9 Champs Sports Bar and Grill
- 10 Sushiya
- 11 Kaimuki's Boston Pizza
- 12 Super PHO
- 13 3538 Waialae Avenue
- 14 Cowcow's Tea
- 15 Okata Bento
- 16 Asuka
- 17 Saigon's
- 18 Pipeline Bakeshop & Creamery
- 19 3660 on the Rise
- 20 Happy Days Chinese Food
- 21 Oahu Grill
- 22 Himalayan Kitchen
- 23 Subway
- 24 Moke's Bread & Breakfast
- 25 Big City Diner
- 26 Kaimuki Cafe
- 27 Kim Chee Restaurant No. 2
- 28 Space Available for Lease
- 29 Nana Ai Katsu
- 30 Duk Kee Chinese
- 31 Via Gelato
- 32 Hale Vietnam Restaurant
- 33 Koko Head Cafe
- 34 Angela Pietro
- 35 Scone's Bakery
- 36 Otto Cake
- 37 Koa Pancake House
- 38 Chubbies Burgers
- 39 Coffee Talk
- 40 Broken Rice
- 41 Tight Tacos
- 42 Noods Ramen Bar
- 43 Jewel or Juice
- 44 Sprout Sandwich
- 45 Jose's Mexican Cafe & Cantina

## AREA HIGHLIGHTS

- Less than 2 miles from Waikiki with 30,787 lodging units and an average daily visitor population on-island of 99,194
- Estimated daytime population, age 16 years and older, within a 5-mile radius: 274,176



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