



*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)





# Property Information

## Base Rent

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

## Operating Expenses

\$3.18/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
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	1,491	Turnkey office space with 6 private offices, conference room, kitchenette and area for workstations.
936	544	1 private office and open area.
940	1,280	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.
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. Available 5/1/23.
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.



# Contact Us

**Neal E. Hafner (S) CCIM SIOR**  
Office Services Division  
Lic# RS-72423  
808 523 8313  
neal.hafner@colliers.com

**Janna Frash (S)**  
Office Services Division  
Lic#:RS-80222  
808 230 3794  
janna.frash@colliers.com



220 S. King Street, Suite 1800  
Honolulu, Hawaii 96813  
808 524 2666  
colliers.com

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