



Colliers

# Pearlridge Office Center

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98-211 Pali Momi Street  
Aiea, HI 96701



# Property Information

The Pearlridge Office Center is located in Aiea, directly across the street from the Pali Momi Hospital and Pearlridge Center, the 2nd largest indoor mall in the State of Hawaii. The property is situated just off the H1 Freeway which provides easy access in all directions and short drive times to most major destinations on Oahu. Pearlridge Office Center is the premier office complex in the Aiea/Pearl City market.

## 98-211 Pali Momi Street Aiea, HI 96701

TMK Number	1-9-8-16-53
Rent	Negotiable
Operating Expenses	\$1.86 PSF/Mo.
Term	3+ Years
Zoning	B-2
Total Floors	8
Total Building SF	113,672 SF

## Features

- Ample free customer & tenant parking in surface lot and 2 story parking structure
- 24 hour security service
- Property features tenant mix of medical and professional office users
- Numerous dining options within walking distance
- In suite janitorial service included
- Internet: Spectrum available up to 960 mpbs and Hawaiian Telcom available with fiber up to 1,000 mpbs

## Pearlridge Office Center

### Air Conditioning & Building Hours:

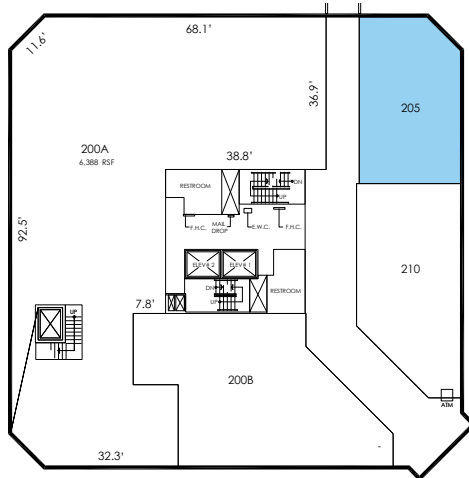
- Monday - Friday - 7:30am - 6:00pm
- Saturday - 8:00am - 12:00pm
- Sunday - Closed

### Building Holidays:

- New Year's Day
- Thanksgiving Day
- Memorial Day
- Christmas Day
- Independence Day
- Labor Day

# Available Space

SECOND FLOOR



## Suite 100A (1,699 SF)

Large bull pen area with conference room and kitchenette.

## Suite 205 (951 SF)

Lobby presence on 2nd floor. Built in workstations with small kitchenette

## Suite 504 (460 SF)\*

One private office

## Suite 506 (1,208 SF)\*

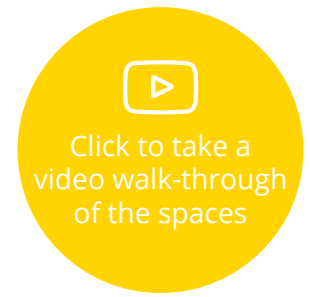
Reception area with 4 exam rooms, doctor's office, and storage

## Suite 604 (447 SF) -

1 private office.

## Suite 608 (528 SF)

Reception area with private office



## Suite 820 (1,400 SF)

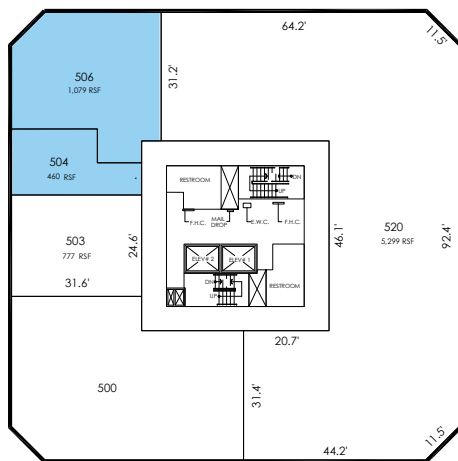
Available 4/1/2024

## Suite 822 (444 SF)

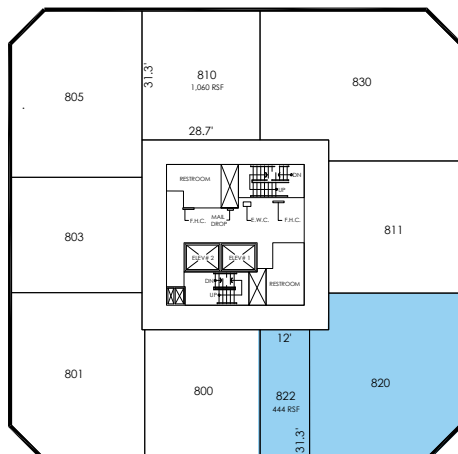
1 private office

*\*Combinable for 1,668 SF.*

FIFTH FLOOR



EIGHTH FLOOR





# Area Map

## Travel Distances

Daniel K. Inouye International Airport 4.4 miles | 8 mins

Pearl Harbor 1.7 miles | 6 mins

Downtown Honolulu 8.4 miles | 16 mins

Mililani 11 miles | 20 mins

Kapolei 13 miles | 23 mins



Pearlridge Mauka



Pali Momi Medical Center

Pearlridge Office Center



Pearlridge Makai



Westridge Shopping Center



Anna Miller's Restaurant



Kamehameha Hwy

Pearl Kai Shopping Center



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