



RR
RESORT RETAIL
HAWAII



Waiānue

AT KAPA'AKEA

A kīpuka connecting people, commerce and innovation to 'āina | **Retail for Lease**

A Little Something for Everyone

Kapa'akea is a thriving business district

In the heart of the busy University area, Waiānuenue at Kapa'akea brings two blocks of office and retail spaces surrounded by new community gathering spaces and improved areas to enjoy. The collective buildings of Varsity A & B, 2535 Coyne St. and the East-West Building anchor this vibrant community. The addition of a new courtyard and casual outdoor seating creates a welcoming place for all to enjoy. Anchored by the iconic Varsity Building, local food trucks will serve hungry patrons in an outdoor setting with seating and beautiful landscaping for a relaxing lunch or dinner. Just across the street, renovated Varsity A & B, 2535 Coyne St., and the East-West Building offer open spaces and welcoming courtyard for meals or casual meetings.

Kapa'akea is the gateway between Mānoa and Waikīkī where city meets campus - a diverse retail and residential community enriched by character and culture, bringing people together to promote innovation, work-based learning, and sustainability. Waiānuenue at Kapa'akea will have an abundance of customer parking spaces with a total of 18,929 square feet of office and retail spaces available for lease.

TMK (1)-2-8-6-32

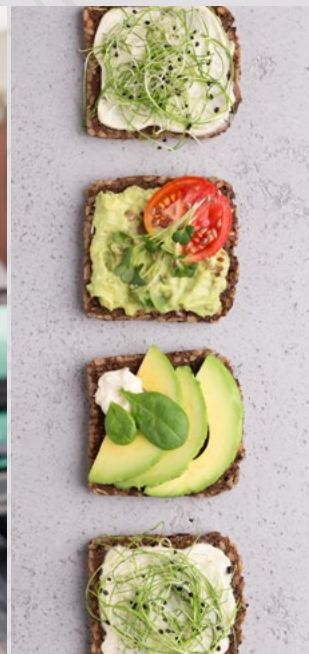
Zoning BMX-3

Date Available Delivery Fall 2025

CAM Varsity A and Varsity B: \$1.81 PSF/Mo.
2535 Coyne Street: \$1.41 PSF/Mo.
East-West Building: \$1.81 PSF/Mo.



Kapa'akea exemplifies aloha 'āina



Creating vibrant, active, and inspiring spaces

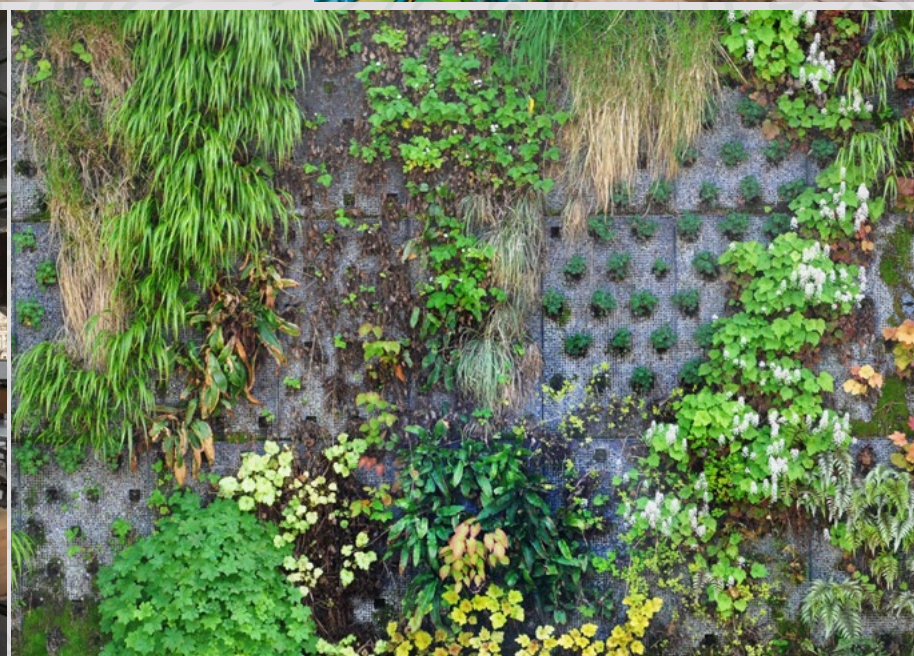


Educational Institutions

- | | |
|-------------------------------|---------------------------------|
| 1 UH Mānoa | 11 Punahou School |
| 2 UH Lab School | 12 Mid Pacific Institute |
| 3 Punana Leo Mānoa | 13 Chaminade University |
| 4 KCCA Preschool | 14 St. Patrick Schools |
| 5 Ke Kula Kaiapuni 'o Ānuenue | 15 Sacred Hearts Academy |
| 6 Kaimuki High School | 16 Ali'iolani Elementary School |
| 7 Kuhio Elementary | 17 Manoa Elementary |
| 8 Ala Wai Elementary | 18 Noelani Intermediate |
| 9 St. Louis School | 19 Washington Middle School |
| 10 Iolani School | |

Retail Centers

- | | |
|-------------------------------|---------------------|
| 1 McCully Shopping Center | 8 Manoa Marketplace |
| 2 Market City Shopping Center | 9 Waialae Plaza |
| 3 Kapahulu Shopping Center | 10 Kilohana Square |
| 4 Kaimuki Shopping Center | |
| 5 Old Stadium Square | |
| 6 International Marketplace | |
| 7 Puck's Alley | |



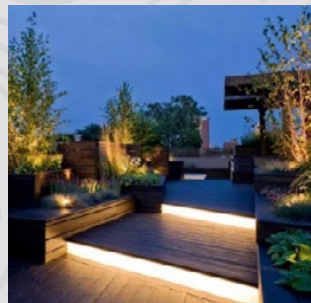
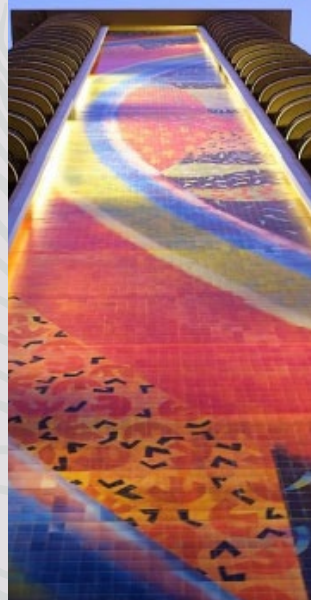
Built for sustainability and enriching our community

Open & welcoming gathering space

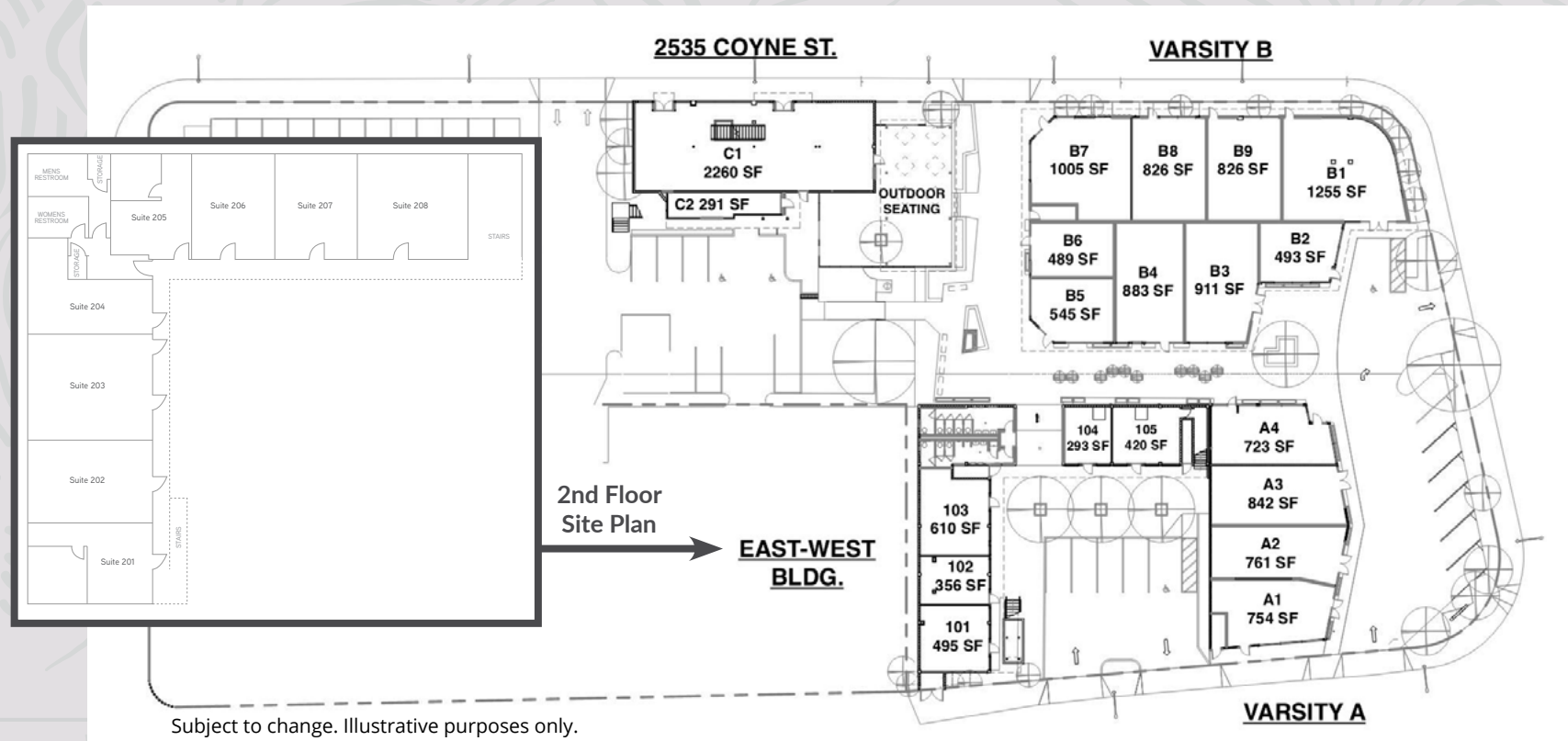
Enhanced lighting, vibrant colors and artistic installations

'Ōlelo Hawai'i wayfinding & signage to speak to the history of the area

Native Hawaiian plants throughout the landscaping



Find the Perfect Fit



Varsity A		Varsity B		2535 Coyne St		East-West Building							
A1	754 SF	B1	1,255 SF	B6	489 SF	1st Floor: 2,260 SF (interior), 291 SF (storage)		101	495 SF	201-202	587 SF	207	292 SF
A2	761 SF	B2	493 SF	B7	1,005 SF	2nd Floor: 2,189 SF (interior), 466 SF (covered patio)		102	356 SF	203	589 SF	208	419 SF
A3	842 SF	B3	911 SF	B8	826 SF			103	610 SF	204	298 SF		
A4	723 SF	B4	883 SF	B9	826 SF			104	293 SF	205	296 SF		
		B5	545 SF					105	420 SF	206	292 SF		

Varsity A

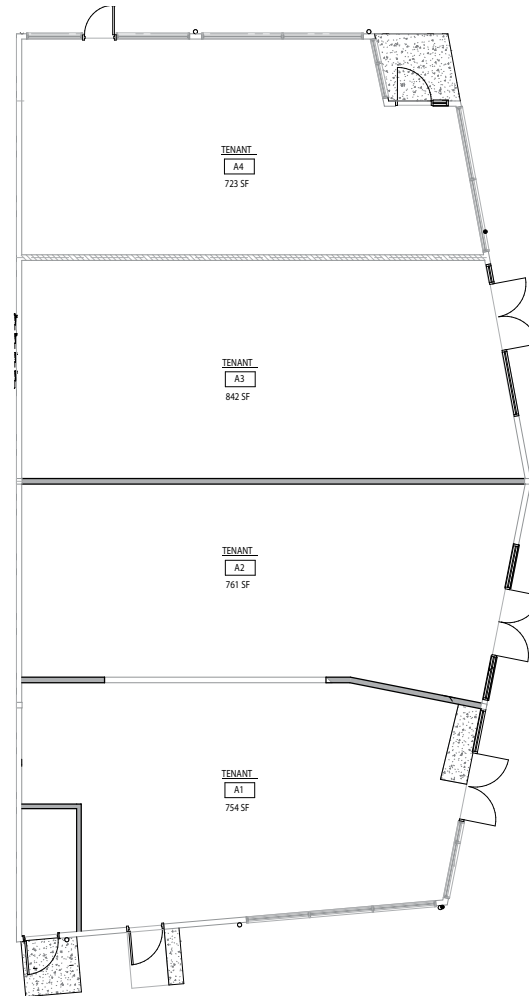
3,080 SF

A1 754 SF

A2 761 SF

A3 842 SF

A4 723 SF

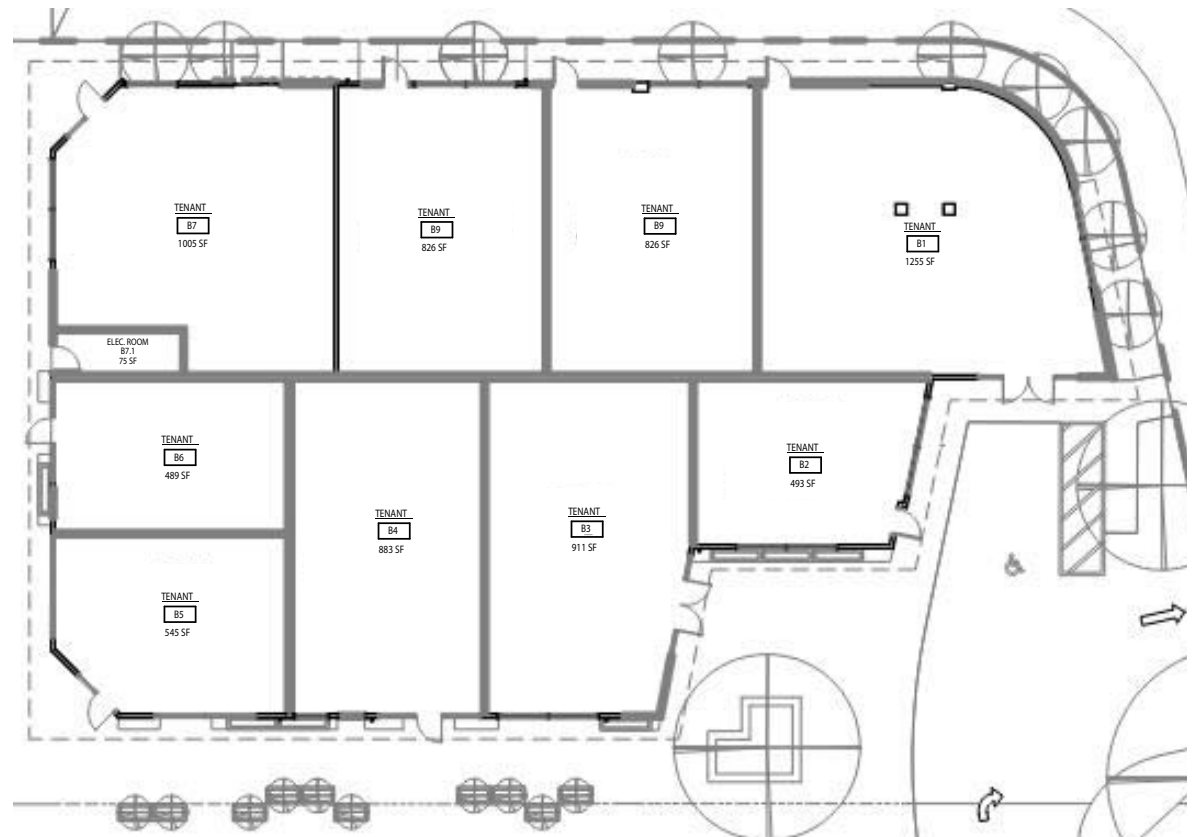


Subject to change. Illustrative purposes only.

Varsity B

7,233 SF

- B1 1,255 SF
- B2 493 SF
- B3 911 SF
- B4 883 SF
- B5 545 SF
- B6 489 SF
- B7 1,005 SF
- B8 826 SF
- B9 826 SF



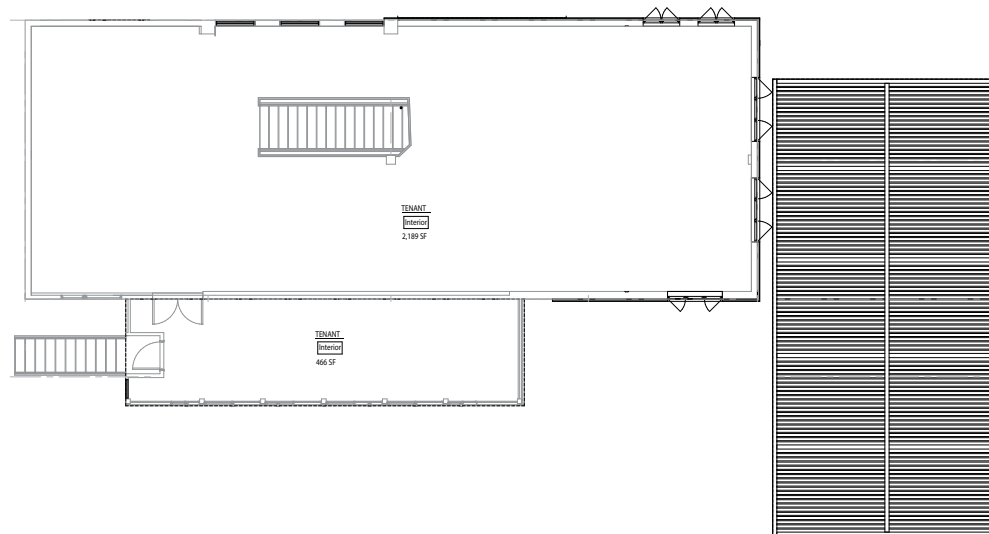
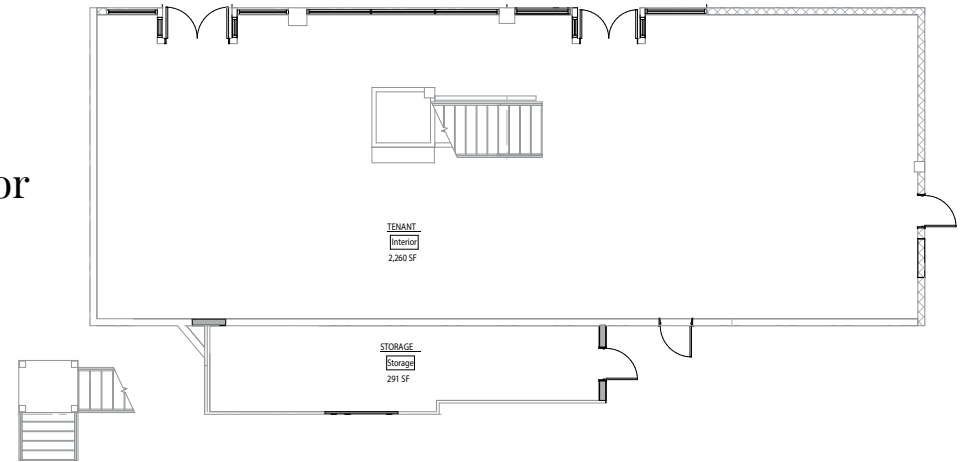
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2535 Coyne St

4,449 SF (interior)

- 1st Floor** 2,260 SF (interior), 291 SF (storage)
- 2nd Floor** 2,189 SF (interior), 466 SF (covered patio)

Ground Floor



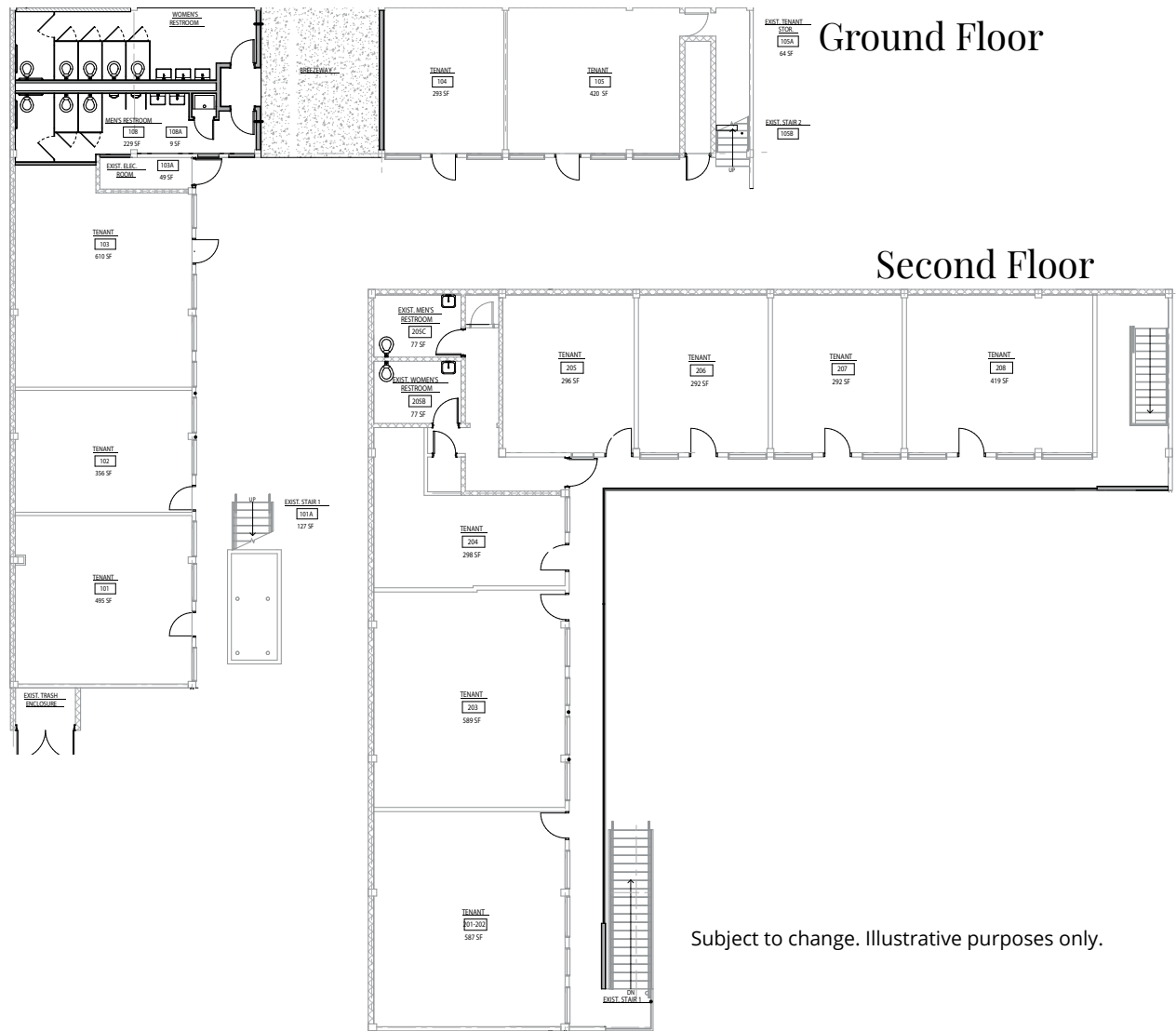
Second Floor

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East-West Bldg

4,947 SF

101	495 SF
102	356 SF
103	610 SF
104	293 SF
105	420 SF
201-202	587 SF
203	589 SF
204	298 SF
205	296 SF
206	292 SF
207	292 SF
208	419 SF



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