



alfa mwana
BUILDING

Colliers
INTERNATIONAL





LIVE, WORK, PLAY

Ala Moana Building is an iconic 23-story high-rise featuring 196,600 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, free customer parking 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 customer parking
- > 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 (\$100 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.



ala moana
BUILDING



97

WALK SCORE

78

TRANSIT SCORE

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)



ala moana
BUILDING



PROPERTY INFORMATION

BASE RENT

\$2.25/USF/month with 3% annual increases

OPERATING EXPENSES

\$2.99/USF/month includes utilities and tenant janitorial

TERM

1-10 Years

PARKING

\$126/stall/month
(unreserved in Ala Moana Center)

\$140 to \$190/stall/month
(reserved in building)

TENANT IMPROVEMENTS

Negotiable

BUILDING HOURS

Monday-Friday 6:00am-6:30pm
Saturday 6:00am-4:30pm
Sunday/Holidays Closed

AIR CONDITIONING HOURS

Monday-Friday 7:00am-6:30pm
Saturday 6:00am-4:00pm
Sunday/Holidays Closed

BUILDING HOLIDAYS

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

INFRASTRUCTURE

Ala Moana 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)
- One dedicated elevator from the 20th floor to the penthouse

SECURITY & JANITORIAL SERVICE

Ala Moana Building provides 24/7 security service. The security staff monitors the property via the numerous security cameras strategically placed in the common areas and parking garage along with regularly scheduled foot patrols. Key fob required to access building and floors after hours.

Janitorial service is provided Monday through Thursday starting at 5:30 pm. Common area cleaning and maintenance is done continuously throughout the day during normal business hours. Day Porter hours are from 6am to 3pm.



AVAILABLE SPACES

SUITE	USABLE SF	DESCRIPTION
202	1,482	Multiple parameter offices, 1 large conference room, open area, views of Kona street. Available 7/1/20.
402	675	Two private offices and an open area.
420	864	Corner unit. Open area with new paint and flooring.
512	380	Open office with a sink.
603	680	Unit in loft condition; may be combined with adjacent suite 605 for a total of 1,459 SF
605	779	Unit in loft condition.
612	736	Unit in loft condition.
712	680	Existing improvements suited for dental/medical practice.
713	680	New renovations. Enclosed waiting room, reception area, break room, lab, and 3 exam rooms with plumbing stubbed out.
717	435	Open office with a sink.
800	1,250	Former dental office.
901	990	Move-in ready former pediatric dental office with Ewa views.
906	350	IPO with reception area.
1008	1,354	Existing improvements suited for dental/medical practice.
1010	832	Move-in ready former dental office with Ewa views.
1019	960	Former dental office with reception and waiting areas, four open operatories, storage, lab and break room.
1112	1,196	Existing improvements suited for dental/medical practice.
1120	754	Former dental office
1320	1,066	Move-in ready. Medical office or spa space with 5 exam rooms (3 with sinks), reception and waiting areas, private restroom, and two entry doors.
1412	654	Open office with a sink.
1750	798	Unit in loft condition with Mauka/Ewa views.
1800	2,220	Former medical clinic space with one sink and 118 SF file room directly across the hall with an additional sink.
2015	684	Open space with demising wall in the middle and a sink.

 Move in ready



CONTACT US

NEAL E. HAFNER (S), CCIM

Office Services Division
808 523 8313
neal.hafner@colliers.com

JANNA FRASH (S)

Office Services Division
808 230 3794
janna.frash@colliers.com

Colliers
INTERNATIONAL

Colliers International | Hawaii
220 S. King St, Ste 1800
Honolulu, Hawaii 96813
www.colliers.com/hawaii

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.