



ala moana
PACIFIC CENTER

Colliers
INTERNATIONAL

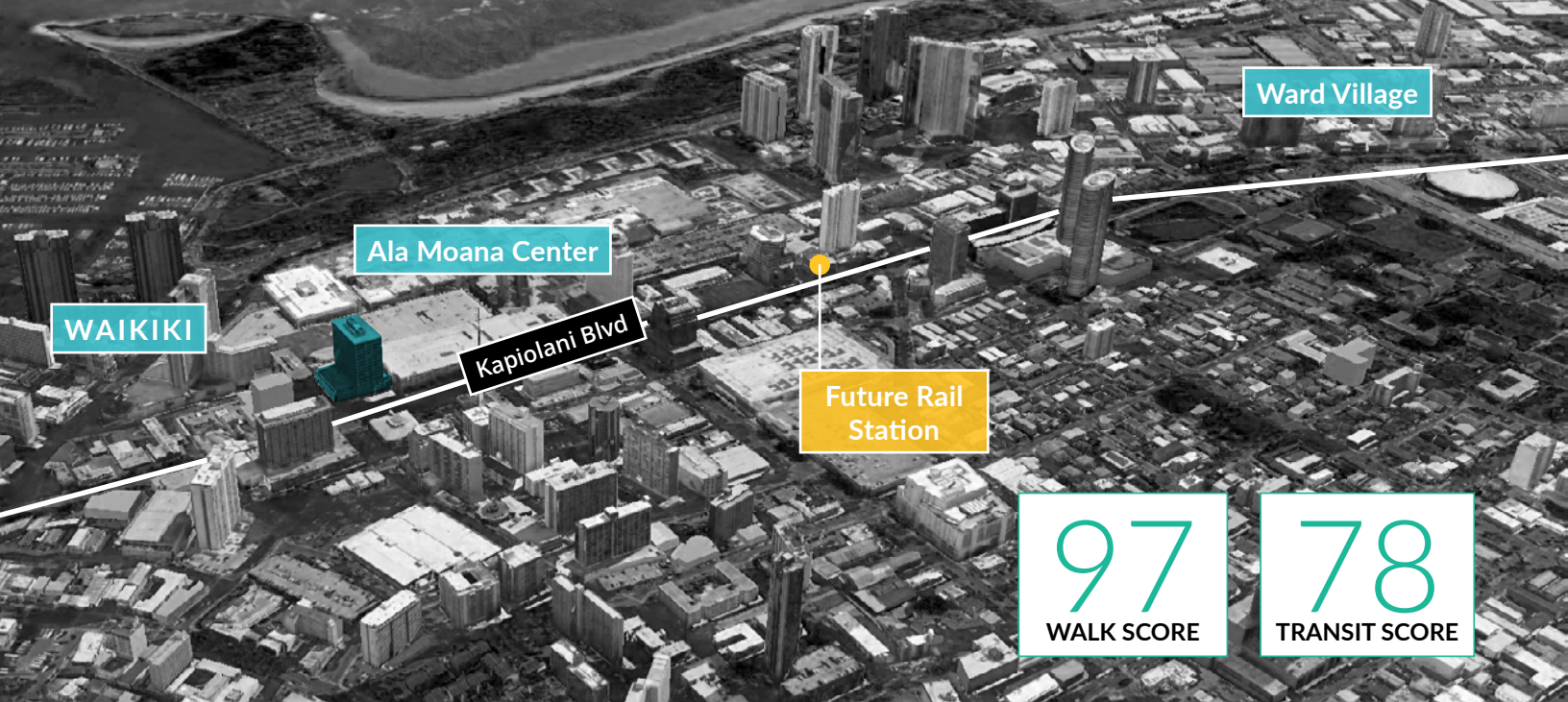


LIVE, WORK, PLAY

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, 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



PROPERTY INFORMATION

BASE RENT

\$2.20/USF/month with 3% annual increases

OPERATING EXPENSES

\$2.53/USF/month includes utilities and tenant janitorial

TERM

1-10 Years

PARKING

Free customer parking at Ala Moana Center

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

SECURITY & JANITORIAL SERVICE

Ala Moana Pacific Center 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.

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.

AVAILABLE SPACES

SUITE	USABLE SF	TOTAL MONTHLY GROSS RENT	DESCRIPTION
1060	914	\$4,323.22	1 large private office with open area.
1108	1,111	\$5,255.03	Multiple private offices efficient office space layout.
1120	1,230	\$5,817.90	4 private offices, 1 conference room, open area with sink.
1150	462	\$	2 private offices and reception area.
1212	2183	\$10,325.59	Reception area, 4 private offices, large conference room, small conference room, kitchenette, storage space, and open area for cubicles. Ready to occupy. Minimal improvements needed. Can be combined with 1215.
1215	1448	\$6,849.04	6 private offices and open space area. Can be combined with 1212.
1212/1215	2,361	\$17,174.63	8 private offices, open space area, reception area, large conference room, small conference room, kitchenette, storage space, and open area for cubicles. Ready to occupy. Minimal improvements needed.
1220	718	\$3,396.14	1 conference room, open area for 4 workstations.
1238	90	\$4,257.00	1 private office, reception area, open work area, small storage.
1350	920	\$4,351.60	Wide open space, corner unit. Currently big conference room.
1517	640	\$3,027.20	Wide open space; has new carpet. Currently big conference room.
1705	2,439	\$11,536.67	6 private offices, 2 large conference rooms, large break room, server room, larger reception area with some storage area.
1730	979	\$4,630.67	3 private window offices, 1 interior office, reception/waiting room.
1760	941	\$4,450.93	Large open area (side ocean views). 1 storage closet.

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