

FOR LEASE

1620 Ala Moana Boulevard, Suite 510
Honolulu, HI 96815



CUSHMAN &
WAKEFIELD

ChaneyBrooks



PROPERTY DETAILS

Space	3,848 RSF; 3,460 USF
Allowed Use	Property is located in A-2; medium density apartment and requires special use approvals from Department of Permitting and Planning. Currently approved for legal offices.
Available	Current tenant has a lease through September 30, 2022 but may be willing to vacate earlier
Term	5 Years, minimum
Rent	Negotiable
CAM	\$1.70/SF (estimated)
Utilities	Included in CAM
Description	6 private offices, copy room, lunch room, conference room



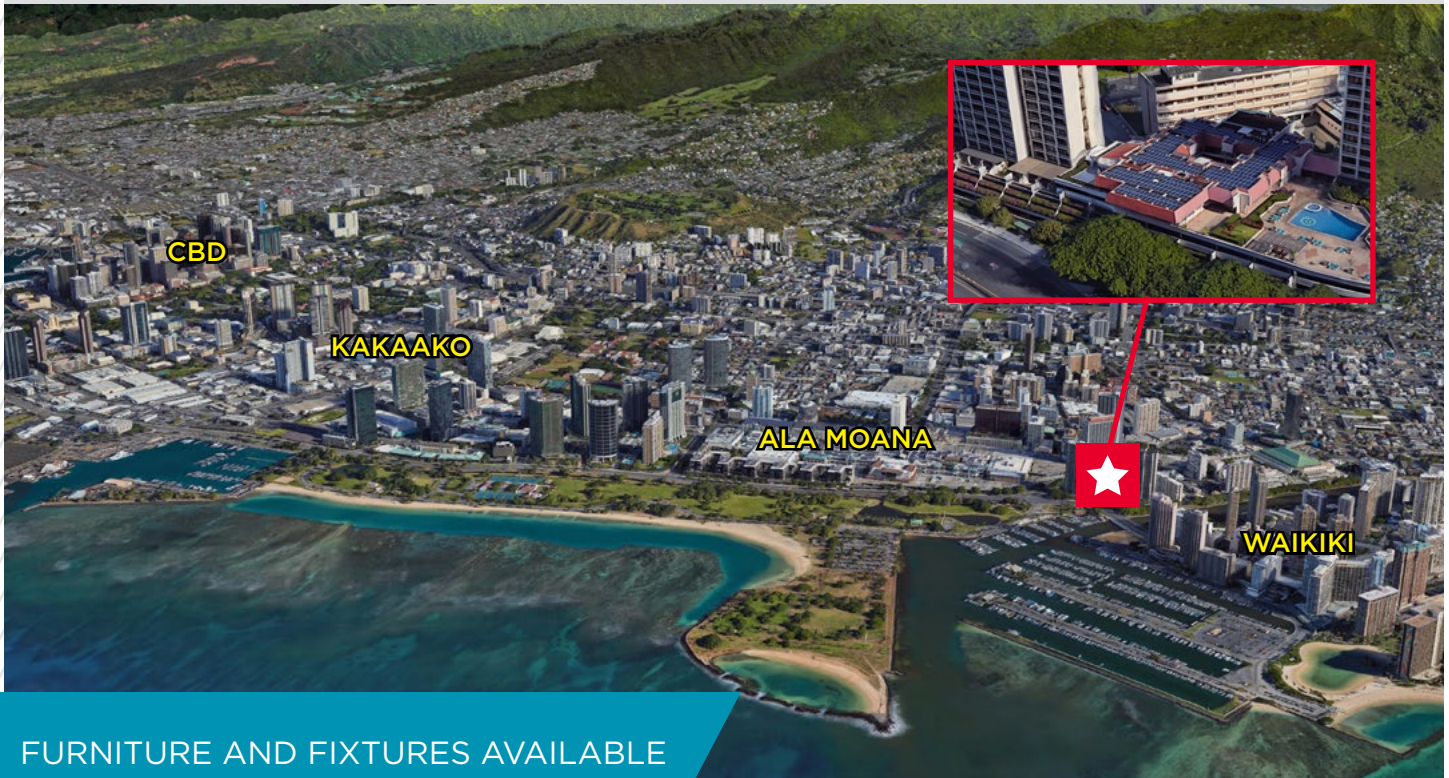
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FURNITURE AND FIXTURES AVAILABLE

OPPORTUNITY HIGHLIGHTS

- **Easy Access** – Access to the parking structure is conveniently located directly from Atkinson Drive
- **Convenient Location** - Walking Distance to Ala Moana Center; Easy commute without the traffic experience of the Central Business District
- **Exponential Population Growth** – The Ala Moana neighborhood is exploding with new condominium developments with the nearest planned for the former YMCA site, just adjacent to the Yacht Harbor Tower
- **Private Elevator** – Dedicated elevator from the parking level directly to the 5th floor units
- **Abundant Covered and Reserved Parking** – With 61 parking stalls dedicated to the commercial condo (includes one other tenant), this unit has an incredible parking ratio of almost 6 stalls per 1,000sf of space.
- **Photovoltaic System** – Tenants of this commercial condo share in electrical cost savings from a 356 photovoltaic panel system/139 MWh. Approximate offset is \$48,000/year.
- **Quality Space Buildout** – The unit has been designed with high-quality finishes including 2'x3' travertine floor tiles, granite counter tops and beautiful wood trimming.

Contact

RYAN K. SAKAGUCHI (B)

Senior Vice President

+1 808 779 6509

rsakaguchi@chaneybrooks.com

1440 Kapiolani Blvd., Suite 1010
Honolulu, HI 96814

Main: +1 808 544 1600

Fax: +1 808 544 9574

chaneybrooks.com

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