

AVAILABLE FOR LEASE

KAIMUKI OFFICE SPACE

1123 11TH AVENUE, HONOLULU, HI 96816



BEALL CORP
RETAIL REAL ESTATE

PROPERTY OVERVIEW

1123 11th Ave is a four-story, mixed-use retail and office building in Kaimuki with 337 - 1,429 SF of leasable space. Kaimuki offers an amazing selection of restaurants and coffee shops and has become a coveted office market with its convenient location between East Oahu and Downtown. Contact us for more information on our leasing services and the current opportunities in the market.



LEASE DETAILS

AVAILABLE SPACES

SUITE 401-2 1,429 SF
- existing kitchenette
- access to plumbing
- available 9/1/25

SUITE 403 337 SF
- available 6/1/25

BASE RENT

Contact Agent for details

CAM

\$1.16/SF

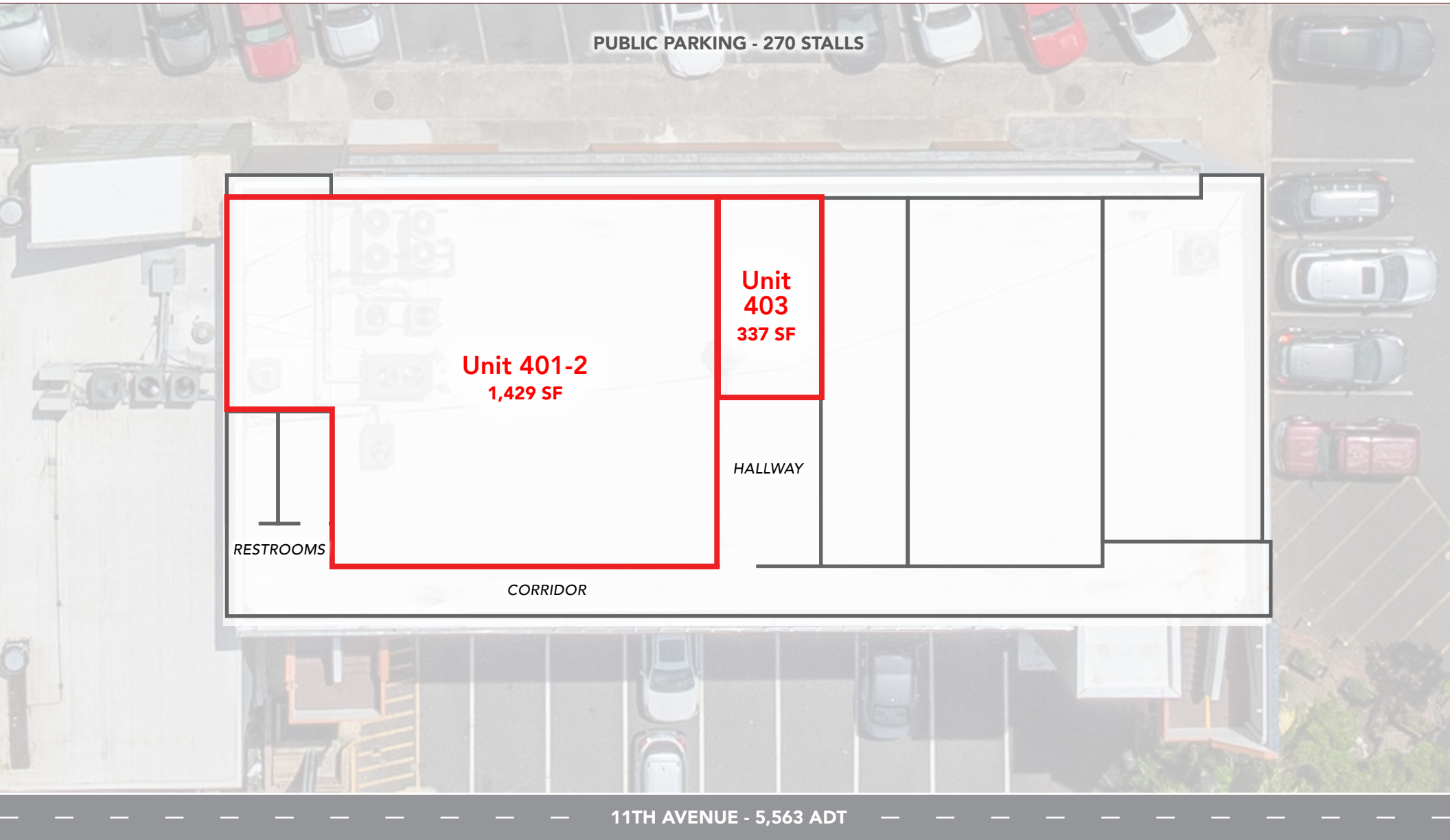
TERM

Negotiable

HIGHLIGHTS

- Located in the Kaimuki Business District, a popular office market between Downtown and East Oahu
- Convenient to many offices, businesses, and dense residential neighborhoods
- Elevator access
- Ample parking in adjacent municipal lot

FLOOR PLAN: 4TH FLOOR



PUBLIC PARKING - 270 STALLS

Unit 401-2
1,429 SF

Unit 403
337 SF

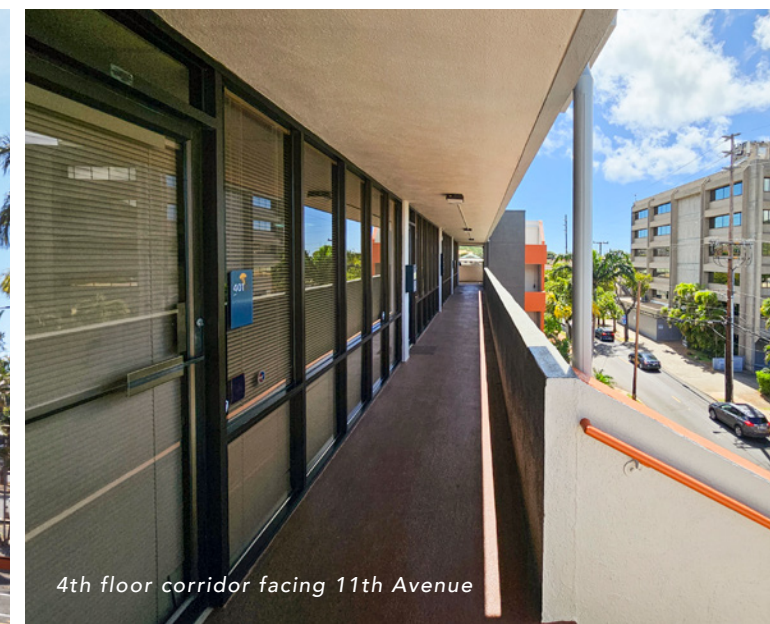
RESTROOMS

HALLWAY

CORRIDOR

11TH AVENUE - 5,563 ADT

PHOTO GALLERY

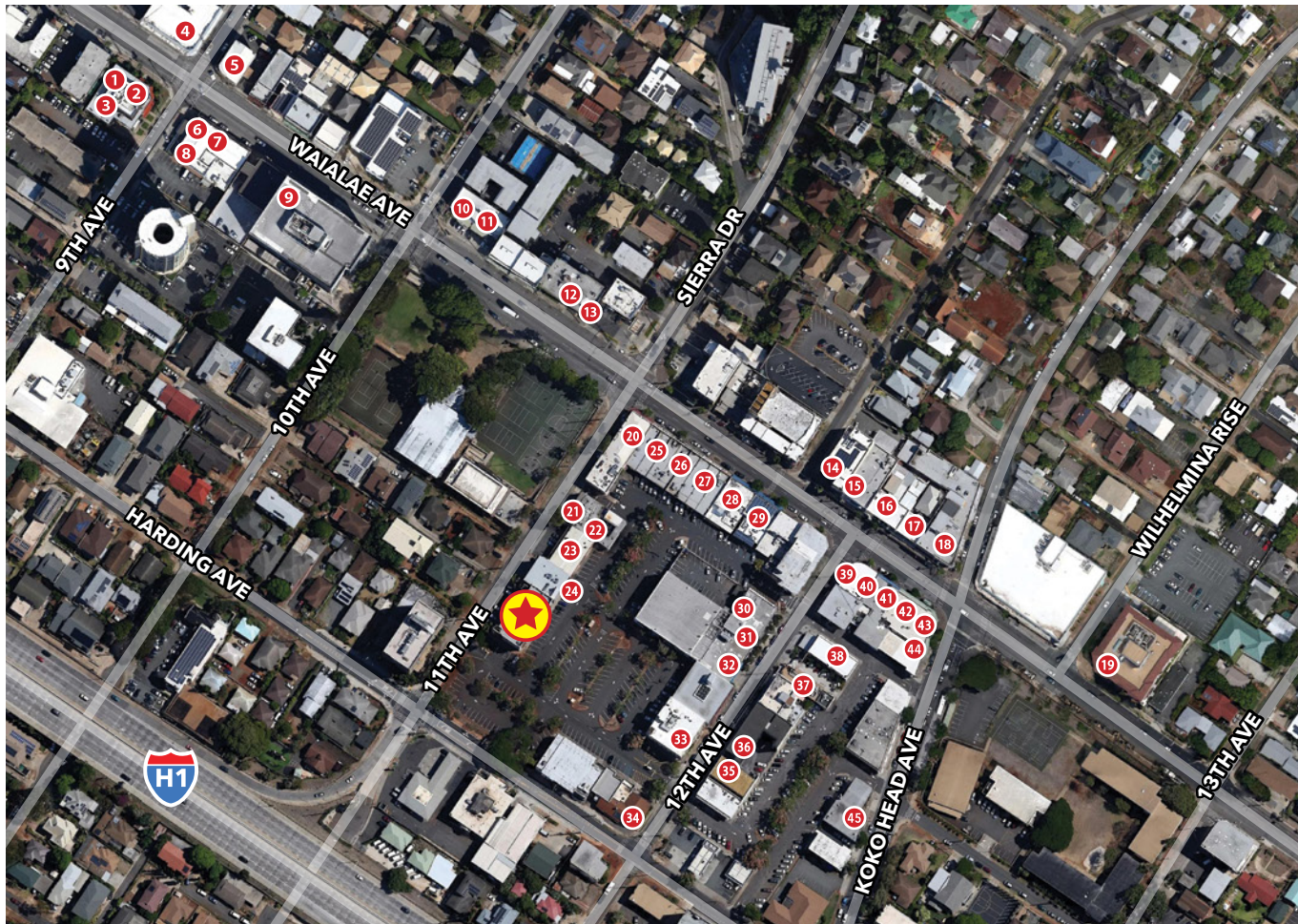


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NEIGHBORHOOD MAP - KAIMUKI



- 1 9th Ave Rock House
- 2 The Cutlery
- 3 Aloha Lounge
- 4 Miro Kaimuki
- 5 Mud Hen Water
- 6 BREW'd Craft Pub
- 7 Brick Fire Tavern
- 8 Leahi Health Kaimuki
- 9 Champs Sports Bar and Grill
- 10 Sushiya
- 11 Kaimuki's Boston Pizza
- 12 Super PHO
- 13 3538 Waialae Avenue
- 14 Cowcow's Tea
- 15 Okata Bento
- 16 Asuka
- 17 Saigon's
- 18 Pipeline Bakeshop & Creamery
- 19 3660 on the Rise
- 20 Happy Days Chinese Food
- 21 Oahu Grill
- 22 Himalayan Kitchen
- 23 Subway
- 24 Moke's Bread & Breakfast
- 25 Space available for Lease
- 26 Kaimuki Cafe
- 27 Kim Chee Restaurant No. 2
- 28 Honolulu Burger Company
- 29 Nana Ai Katsu
- 30 Duk Kee Chinese
- 31 Via Gelato
- 32 Hale Vietnam Restaurant
- 33 Koko Head Cafe
- 34 Leila
- 35 Scone's Bakery
- 36 Totoya
- 37 Koa Pancake House
- 38 Space available for lease
- 39 Coffee Talk
- 40 Broken Rice
- 41 Tight Tacos
- 42 Noods Ramen Bar
- 43 Jewel or Juice
- 44 Sprout Sandwich
- 45 Jose's Mexican Cafe & Cantina

AREA HIGHLIGHTS

- Less than 2 miles from Waikiki with 31,473 lodging units and an average daily visitor population on-island of 112,057
- Estimated daytime population, age 16 years and older, within a 5-mile radius: 274,176
- 1 Mile from University of Hawaii Manoa Campus with a 2024 enrollment of 20,012 students



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