

KAIMUKI OFFICE SPACE FOR LEASE

1127 11TH AVE, HONOLULU, HI 96816



BEALL CORP
RETAIL REAL ESTATE

PROPERTY OVERVIEW

1127 11th Ave is a three-story, mixed-use retail and office building in Kaimuki with 7,000 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 O'ahu and Downtown. Contact us for more information on our leasing services and the current opportunities in the market.



LEASE DETAILS

AVAILABLE SPACES

SUITE 304

SIZE

364 SF

AVAILABILITY

5/1/25

BASE RENT

Contact Agent for details

CAM

\$2.25/SF

DELIVERY

As is

TERM

Negotiable

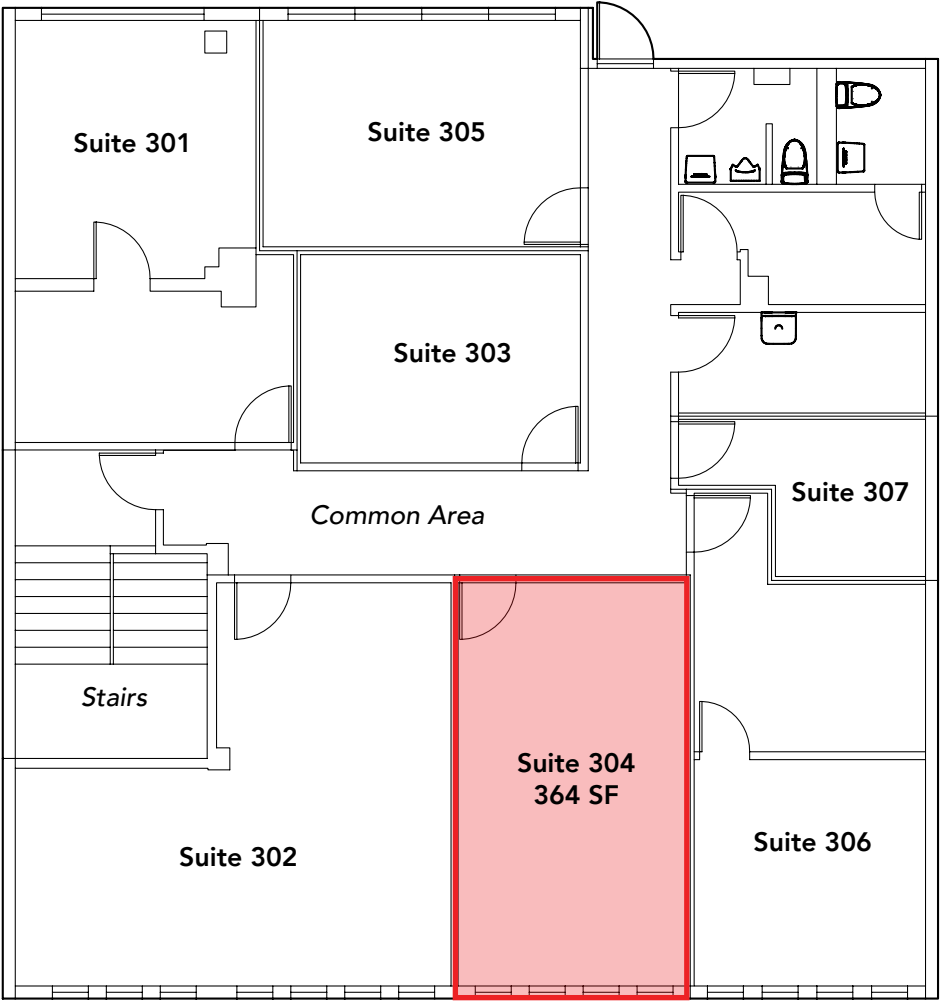
HIGHLIGHTS

- Located in the Kaimuki Business District, a popular office market between Downtown and East Oahu
- 3-story, mixed use retail and office building
- Convenient to many offices, businesses, and dense residential neighborhoods

FLOOR PLAN

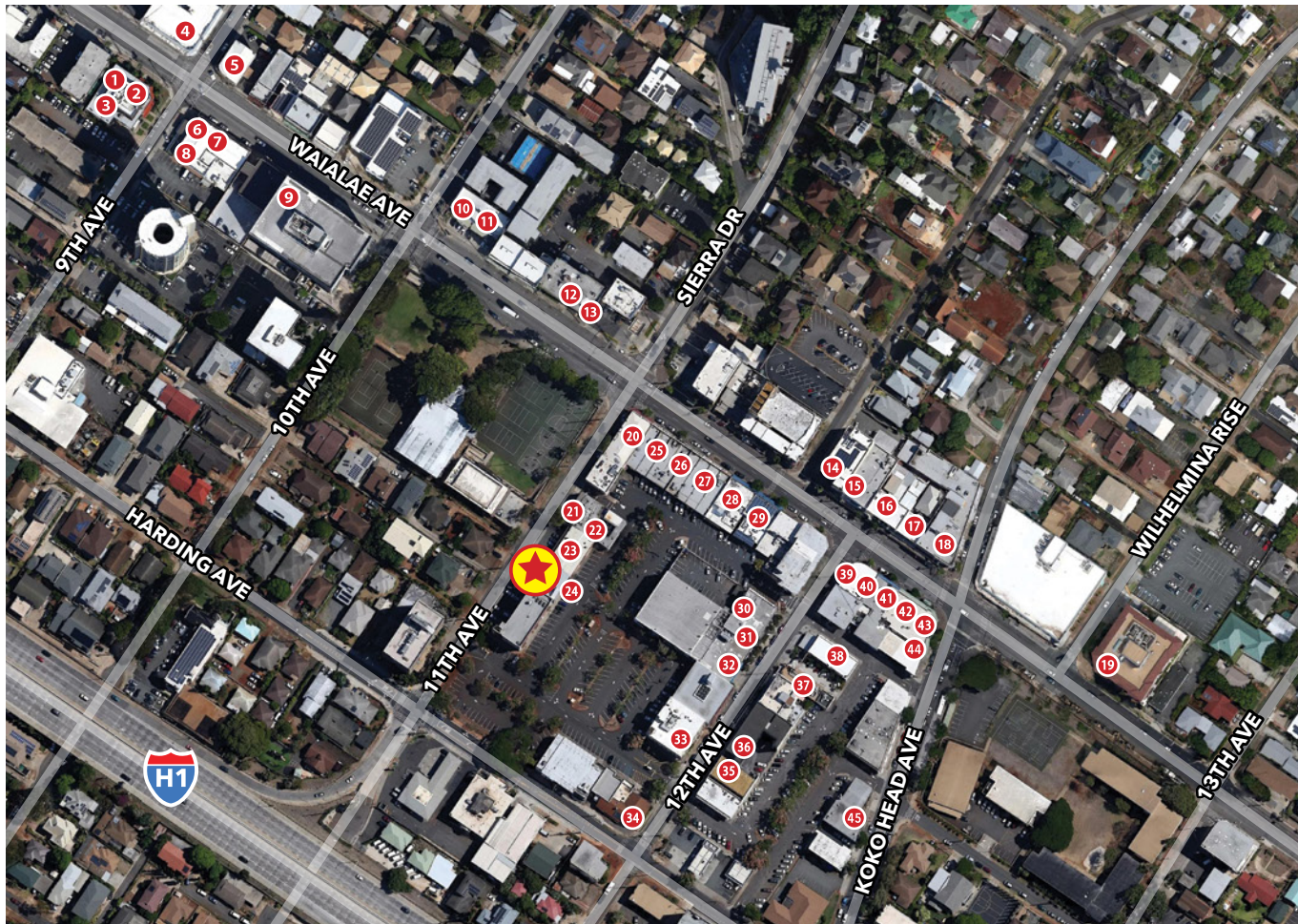
KAIMUKI MUNICIPAL LOT

THIRD FLOOR SPACE PLAN



11TH AVENUE

NEIGHBORHOOD MAP - KAIMUKI



- | | |
|---------------------------------|----------------------------------|
| 1 9th Ave Rock House | 39 Coffee Talk |
| 2 The Cutlery | 40 Broken Rice |
| 3 Aloha Lounge | 41 Tight Tacos |
| 4 Miro Kaimuki | 42 Noods Ramen Bar |
| 5 Mud Hen Water | 43 Jewel or Juice |
| 6 BREW'd Craft Pub | 44 Sprout Sandwich |
| 7 Brick Fire Tavern | 45 Jose's Mexican Cafe & Cantina |
| 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 | |

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



1120 12TH AVENUE, SUITE 301
HONOLULU, HI 96816
WWW.THEBEALLCORPORATION.COM

Scan or visit eepurl.com/c2rzHH
to sign up for The Beall Corporation
Newsletters and stay on top of
Hawaii's Commercial Real Estate News



This document has been prepared by The Beall Corporation for advertising and general information only. The Beall Corporation 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. The Beall Corporation 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 The Beall Corporation and/or its licensor(s). © Copyright 2025. All rights reserved.