

KAIMUKI
PROFESSIONAL
BUILDING

ONE WAY

KAIMUKI OFFICE SPACE FOR LEASE

KAIMUKI PROFESSIONAL BUILDING

1109 12TH AVE, HONOLULU, HI 96816

PROPERTY OVERVIEW

The **Kaimuki Professional Building** is located on 12th Avenue in the heart of the Kaimuki business district. Public parking is plentiful with a metered parking lot on site in addition to a public parking lot across the street. 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.



LEASE DETAILS

UNIT AVAILABLE

UNIT 103

SIZE

683 SF - Ground floor

DATE AVAILABLE

September 1, 2025

BASE RENT

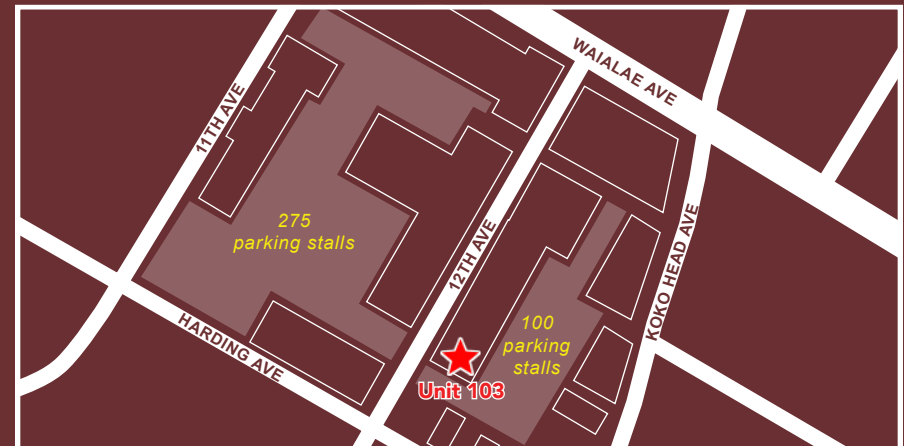
Contact Agent for details

CAM

\$2.55 PSF/Month

HIGHLIGHTS

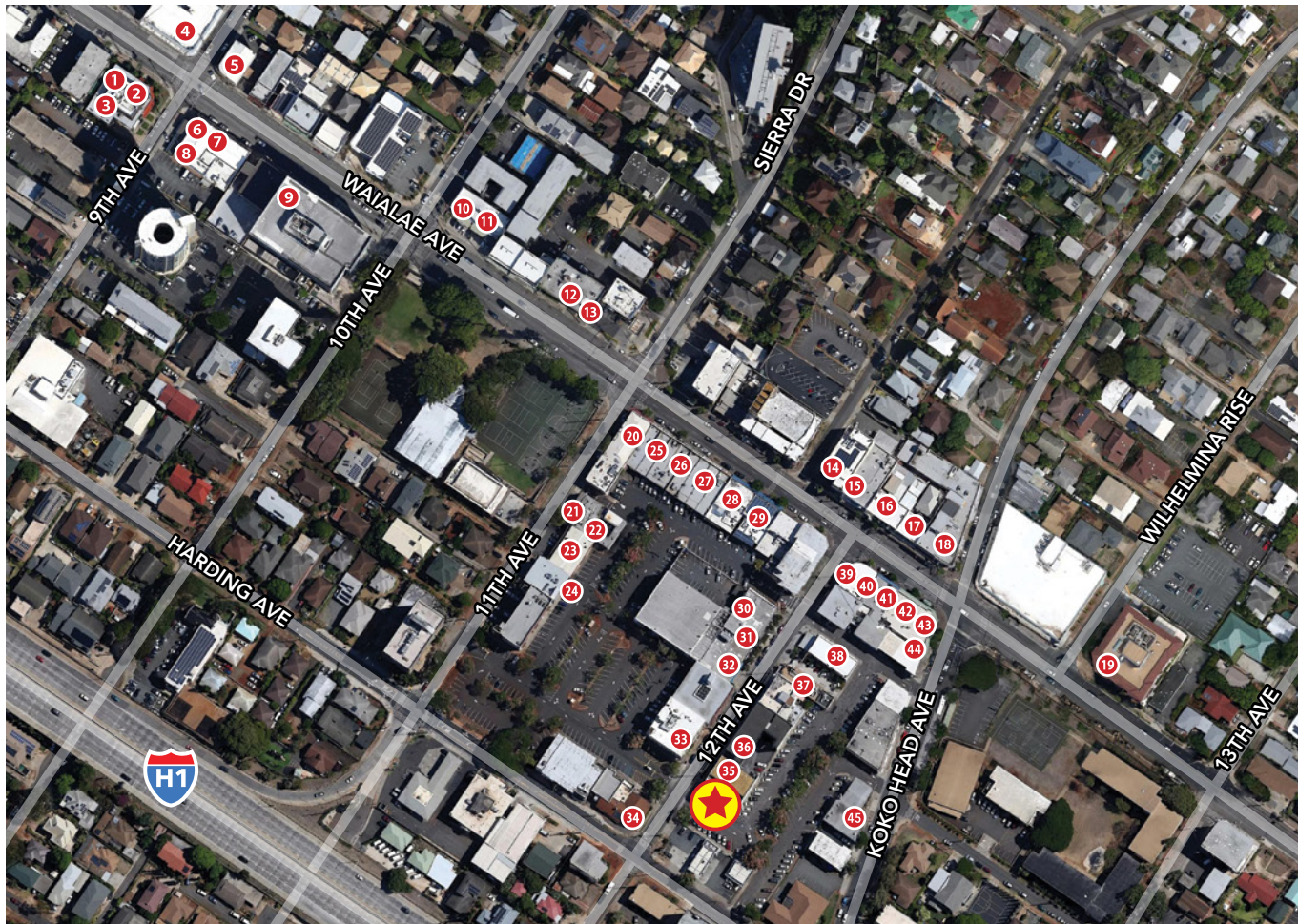
- Rarely available ground floor space
- Existing sinks and access to plumbing
- Secure building
- Ample parking in adjacent and nearby municipal lot



FLOOR PLAN: SPACE 103 – 683 SF



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

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 therefrom. This publication is the copyrighted property of The Beall Corporation and/or its licensor(s). © Copyright 2025, All rights reserved.