

ISLAND COLONY WAIKIKI

445 SEASIDE AVENUE | WAIKIKI, HONOLULU, HAWAII

Commercial Condos and 291 Parking Stalls For Sale (Fee Simple)





THE HEART OF WAIKIKI

Located in Waikiki with 180-degree views in proximity to green parks, urban city, Diamond Head and Ala Wai Canal.

The Island Colony Condominium project features a towering forty-three (43) story building designed with both functionality and elegance in mind. The ground floor welcomes residents and visitors with a spacious lobby, flanked by adjacent commercial apartments and select limited common elements. Above, three floors are dedicated to parking, providing approximately 291 parking stalls that include regular, compact, and tandem options.

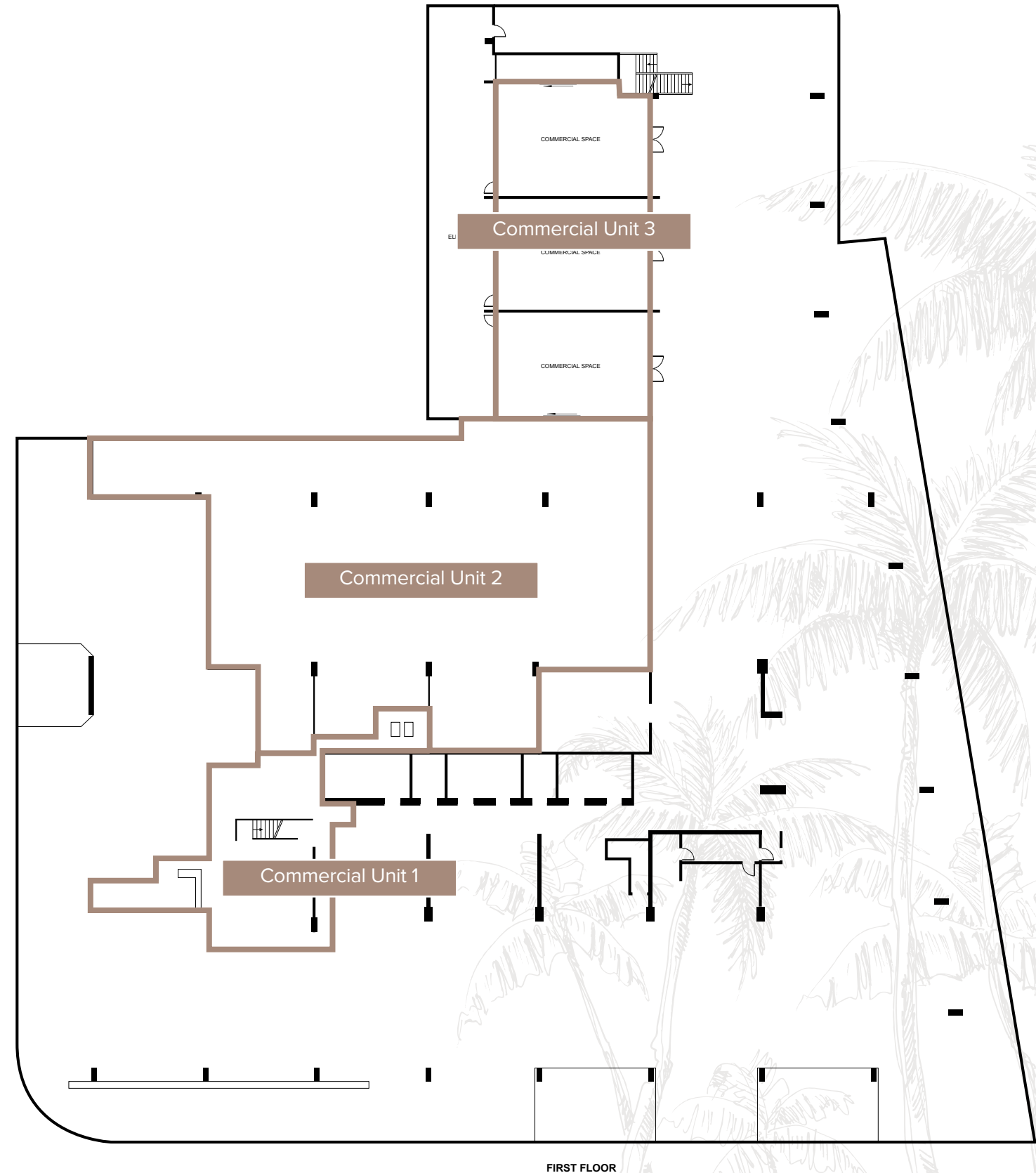
Rising above the parking levels, a vibrant recreation and sun deck offers a retreat for relaxation and leisure. The residential section spans thirty-seven floors, each containing twenty meticulously designed apartments, making up a total of 740 residential units. Additionally, the complex includes five commercial apartments, enhancing the community with a blend of residential and commercial spaces.

THE OFFERING

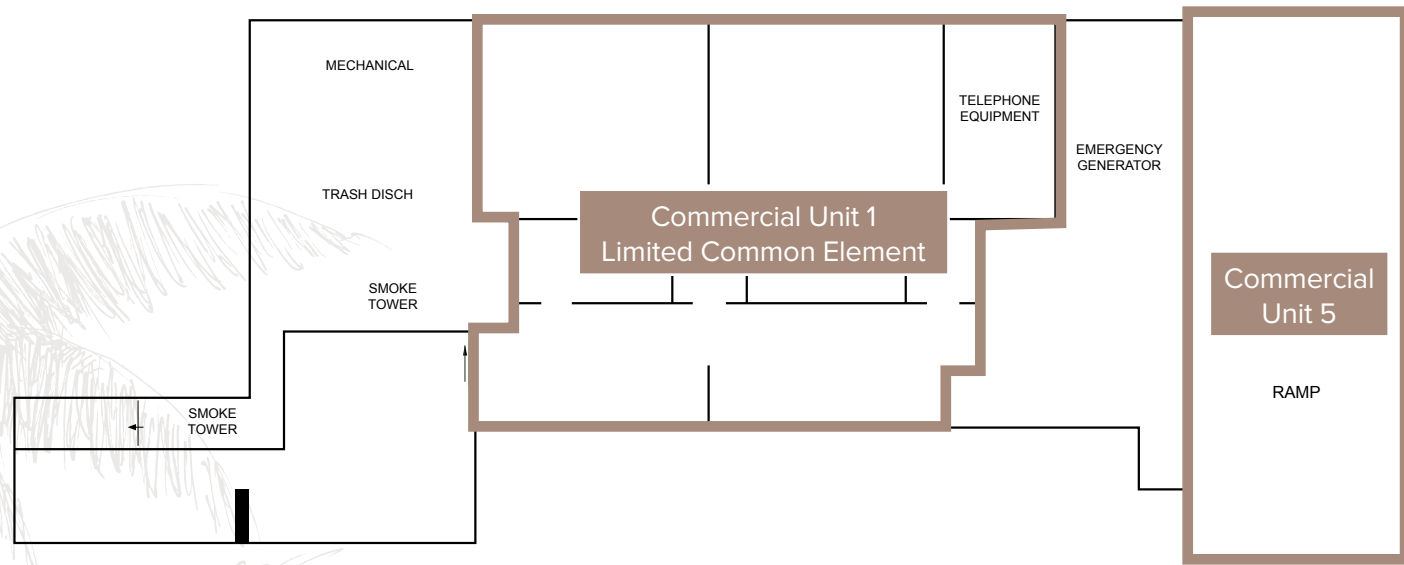


	Commercial Unit 1	Commercial Unit 2	Commercial Unit 3	Commercial Unit 4	Commercial Unit 5
TMK Number	1-2-6-21-26-1	1-2-6-21-26-2	1-2-6-21-26-3	1-2-6-21-26-4	1-2-6-21-26-5
Improvements (Gross SF)	2,009 SF	7,112 SF	3,000 SF	4,335 SF	93,227 SF
Units	1 Unit	1 Unit	3 Units	2 Units	291 Parking Stalls
Floor	Ground Floor	Ground Floor	Ground Floor	6th Floor	3-5 Floors
Description	Lobby and back of house located on 2nd, 5th, 6th floor	Former Restaurant Space	Currently leased to 3 different tenants	AOAO Offices and C-Store	Parking for the entire building
Zoning	Apartment	Apartment	Apartment	Apartment	Apartment
Flood Zone	AE/AO	AE/AO	AE/AO	AE/AO	AE/AO
2024 AOAO Maintenance Fee	\$8,860.58	\$8,300.97	\$5,467.36	\$10,037.55	\$7,217.27
% of Interest of Building	1.99%	1.87%	1.23%	2.26%	1.63%
Price	SOLD	\$2,205,215	\$1,711,202	SOLD	\$20,000,000

FLOOR PLANS - 1ST FLOOR

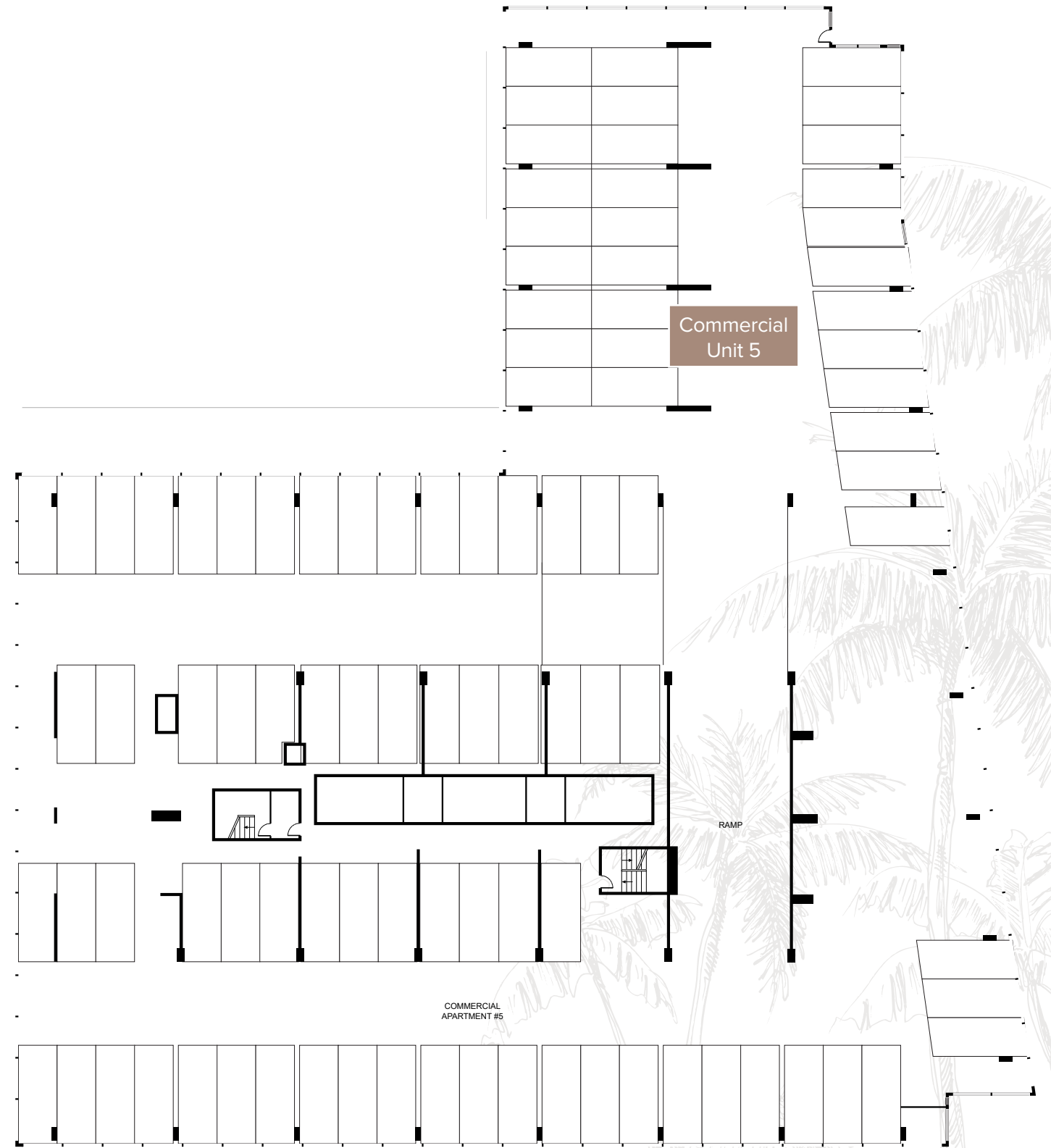


FLOOR PLANS - 2ND FLOOR

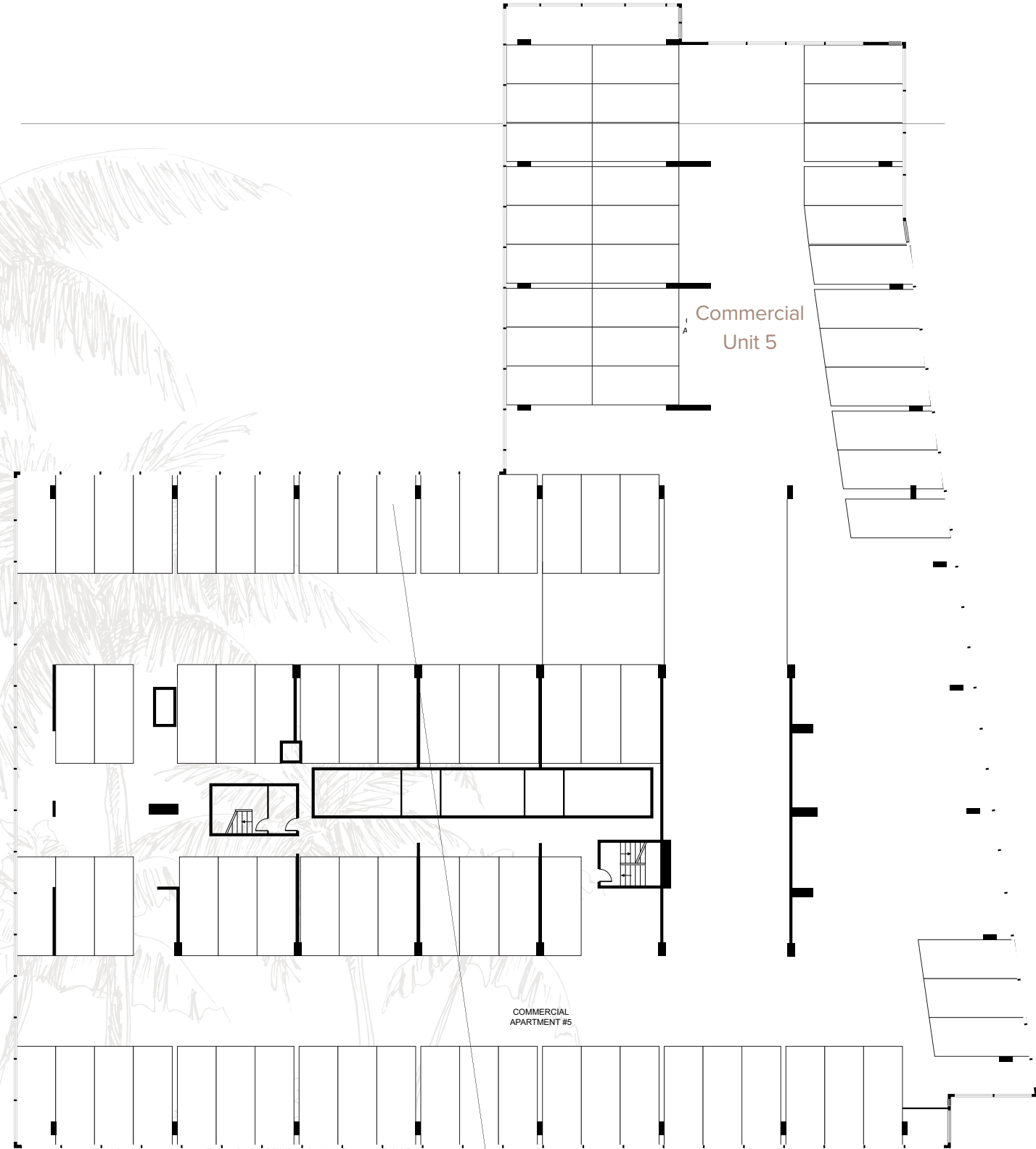


SECOND FLOOR

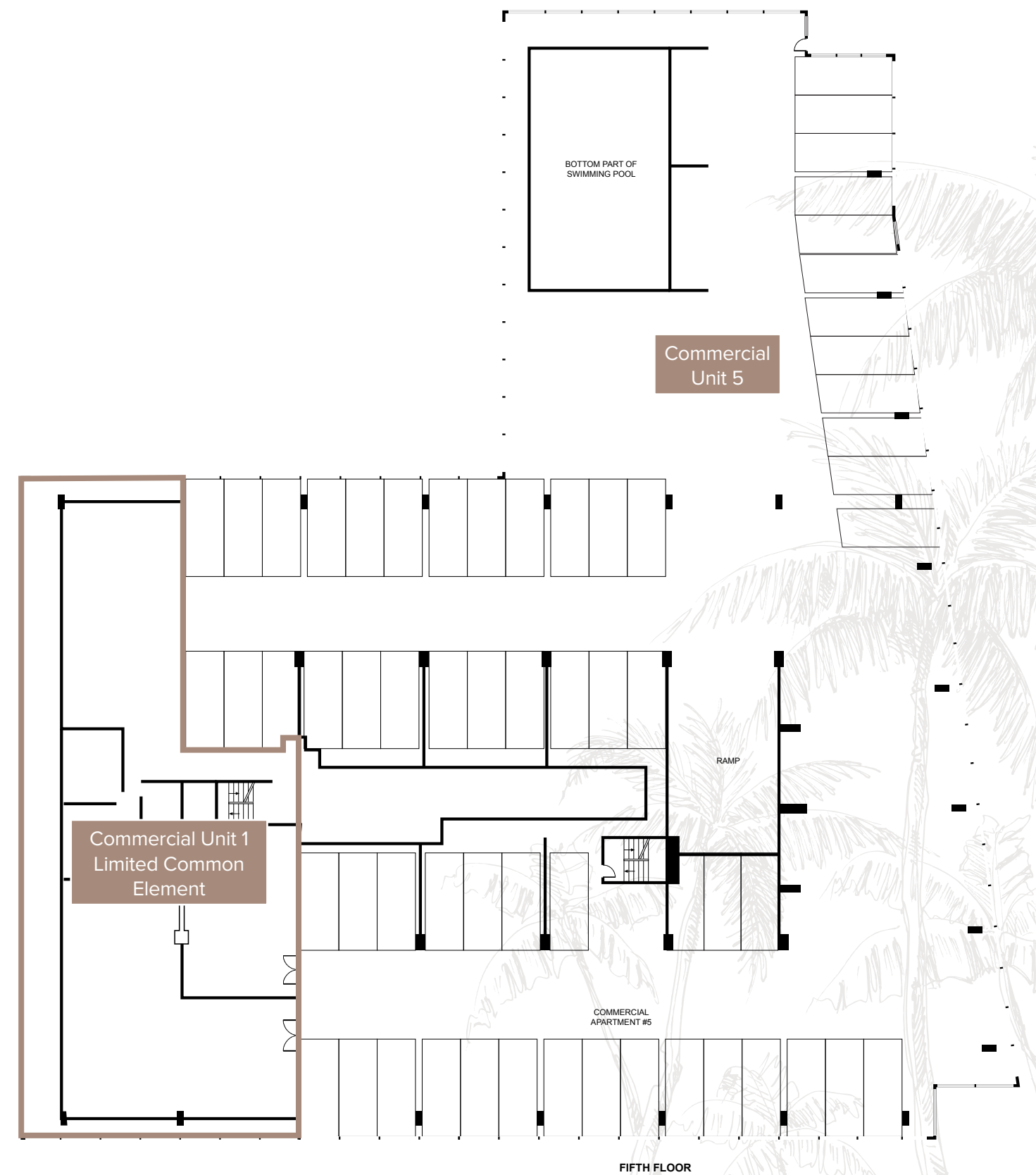
FLOOR PLANS - 3RD FLOOR



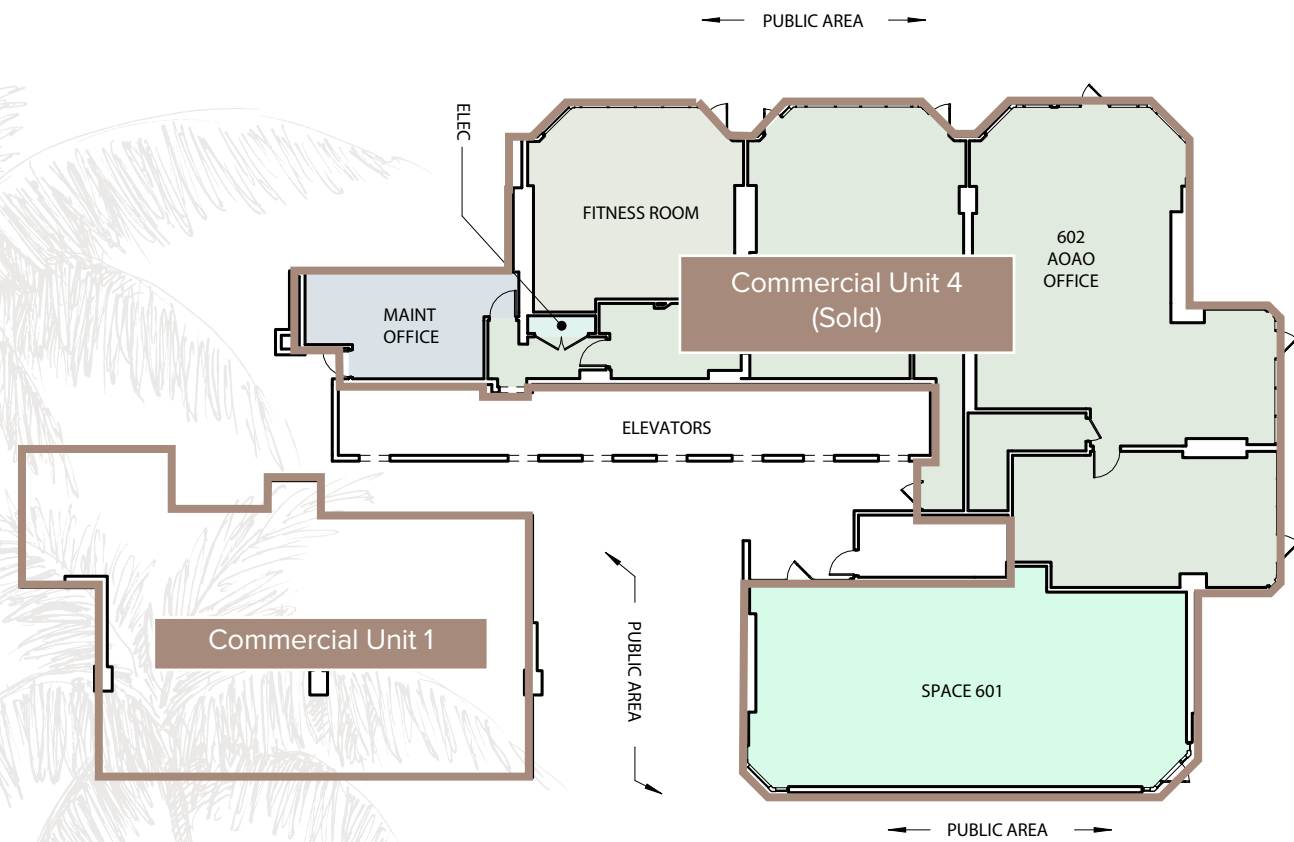
FLOOR PLANS - 4TH FLOOR



FLOOR PLANS - 5TH FLOOR



FLOOR PLANS - 6TH FLOOR



TENANT SUMMARY

Commercial Unit #1 (SOLD)

This apartment is on the first floor and consists of approximately 2009 square feet. The apartment consists of a hotel front desk, offices, and employees' restrooms. Commercial Apartment 1 at all times shall include a clerk's desk or counter with 24-hour clerk service and facilities for registration and keeping of records relating to hotel guests. The apartment is located in the Northern or Mauka-Ewa corner of the Project. The space is currently leased to Island Colony Partners.



Commercial Unit #2

This commercial unit sits in the center of the project and its intended use is to serve as a kitchen and restaurant or commercial facility. The single limited common element to this Commercial Unit is a large exhaust vent or smoke towers which extends from the second through sixth floors. Currently the space is vacant.



Commercial Unit #3

This commercial unit sits adjacent to commercial unit 2 in the entry way at Nohonani Street. With 3,000 sf of leasable area, the unit is separated into 3 commercial units which all have in place leases with Suite Dreamz Tattoo (3A), Keoni Jewelry (3B), HI Smart Car Rental (3C).



Commercial Unit #4 (SOLD)

This commercial unit sits in the center of the project on the 6th floor and its intended use is to serve as a cocktail bar and coffee shop or other commercial facility. Currently the commercial unit comprises of 4,113sf of leasable area and is separated into 2 commercial units which have in place leases with Island Colony Mini Mart and AOAO offices and meeting area.



Commercial Unit #5

This commercial unit is located on the third, fourth and fifth floors of the Island Colony and serves as the buildings parking area. The commercial unit comprises of 93,227 square feet of area with 291 parking stalls and is currently operated under a lease agreement with Elite Parking Services LLC.



ISLAND COLONY



WAIKIKI HOTELS

EMBASSY SUITES
Waikiki Beach Walk

WAIKIKI BEACH WALK

OUTRIGGER
REEF WAIKIKI BEACH RESORT

Halekulani
Waikiki

SHERATON
WAIKIKI

THE ROYAL HAWAIIAN
RESORT
WAIKIKI

ROYAL HAWAIIAN
CENTER

OUTRIGGER
WAIKIKI BEACH RESORT

MOANA SURFRIDER
A WESTIN RESORT & SPA
WAIKIKI BEACH

ALOHI LANI
RESORT
WAIKIKI BEACH

MARRIOTT RESORT
WAIKIKI BEACH

THE TWIN
FIN

Queen Kapiolani
HOTEL
WAIKIKI BEACH

Luxury Row

DFS GALLERIA

the Waikiki
SHOPPING PLAZA

waiikiki BEACH
COMBER
by OUTRIGGER

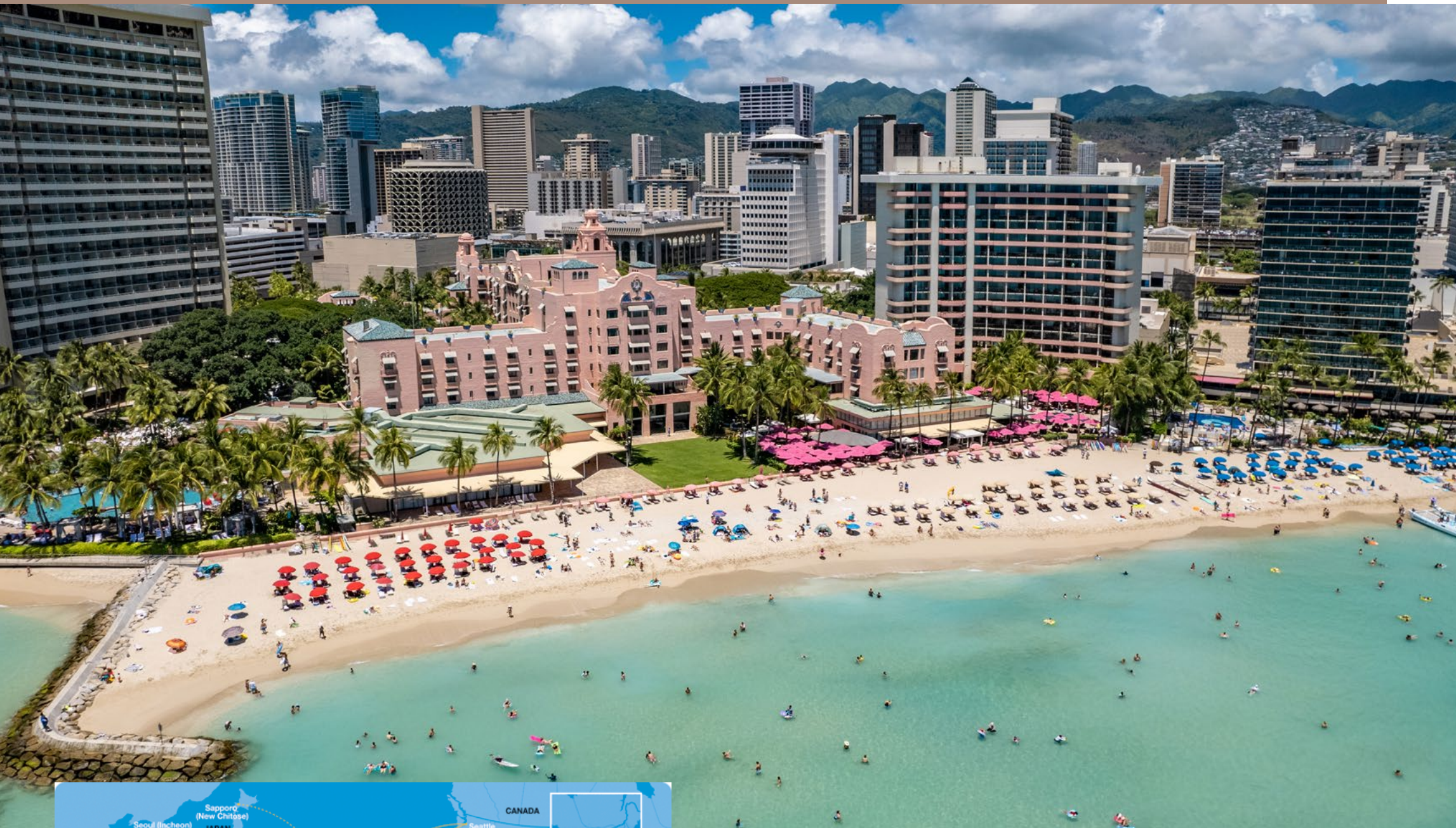
ISLAND COLONY

INTERNATIONAL
MARKET PLACE

SHERATON
PRINCESS KAIULANI

HYATT
REGENCY

Kaliakaua Avenue (+51,000 ADT)



MARKET OVERVIEW

HAWAII

Hawaii is considered one of the most attractive regions in the country from a quality-of-life perspective. Not only does it boast world-famous beaches and a temperate year-round climate, but the state also has a vibrant and diversified economy, with tourism and defense spending being the top two industries.

Hawaii is ideally positioned, benefiting from international trade between the Pacific Rim countries and the United States, earning the nickname “Crossroads of the Pacific.” Direct flights from Hawaii to major U.S. and Canadian cities, as well as Pacific Rim countries, make travel to and from the islands extremely convenient.

Hawaii is one of the few resort destinations in the world that functions 365 days a year. It is the only place where mainland visitors can enjoy a tropical paradise, while still having the comfort and security of being within U.S. borders. Known around the world as a quality golf and resort destination, Hawaii offers visitors a relatively undisturbed natural environment with a host of activities including swimming, surfing, golf, horseback riding, hiking, biking, kayaking, paddle boarding fishing, sailing and epicurean dining.



Direct Flights

DOMESTIC

- + Alaska
- + Seattle
- + Bellingham
- + Portland
- + NorCal
- + SoCal
- + Phoenix
- + Las Vegas
- + Salt Lake City
- + U.S. Central
- + Denver
- + Houston
- + Dallas
- + Chicago
- + Atlanta
- + New Jersey
- + New York
- + Washington DC

INTERNATIONAL

- + Japan
- + Korea
- + China
- + Taiwan
- + Philippines
- + Guam
- + Marshall Islands
- + American Samoa
- + Fiji
- + French Polynesia
- + Christmas Island
- + Australia
- + New Zealand
- + Canada

--- Kahului to Los Angeles (June-October)
 --- Honolulu to Sapporo (October 2012)
 --- Honolulu to Brisbane (November 2012)

EXCLUSIVE LISTING CONTACTS

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