



PACIFIC  
PROPERTY  
GROUP INC

# Prime Kakaako Flex Space



## 754 Ilaniwai St

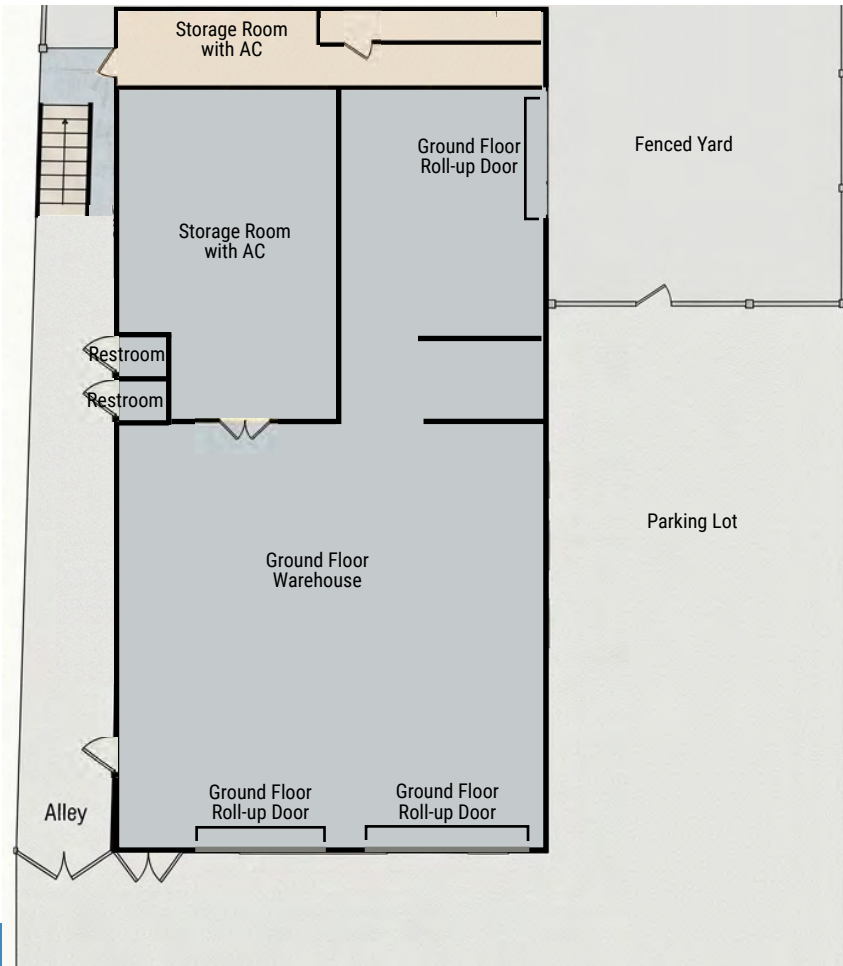
Honolulu, HI 96813

### WAREHOUSE, 2ND FLOOR OFFICE, 2ND FLOOR WAREHOUSE, PARKING, AND YARD SPACE IMMEDIATELY AVAILABLE

Pacific Property Group is pleased to offer a prime leasing opportunity at 754 Ilaniwai St, Honolulu, HI 96813. Positioned in the heart of Honolulu's established industrial corridor, 754 Ilaniwai Street offers exceptional accessibility next to Queen Street, just minutes from Downtown Honolulu, Honolulu Harbor, and major thoroughfares including the H-1 Freeway and Nimitz Highway. This central location provides seamless connectivity across the island, making it an ideal hub for businesses focused on distribution, service, or operational efficiency. Surrounded by a strong network of commercial and industrial users, the property benefits from both convenience and functionality in a high-demand area. Opportunities in this well-located submarket are limited—secure your place in this strategic location.

## Ground Floor Warehouse

A functional and versatile warehouse space featuring two street-facing roll-up doors for efficient loading and visibility, along with an additional roll-up door providing direct access to a secured ±2,000 SF yard area. The layout includes a primary warehouse area at the front, a dedicated storage section adjacent to the yard access, and an air-conditioned storage area connected to the main warehouse—ideal for sensitive materials or flexible workspace needs. The property also includes a separate ground-floor storage space accessible via the alley, offering added utility and operational separation.



754 Ilaniwai St

### Ground Floor Warehouse

SIZE (SF)	BASE RENT	EST. CAM (PER SF/MO)
<b>4,000</b>	<b>\$2.50</b>	<b>\$0.90</b>

- Heavy Power.
- Two Restrooms accessible via alleyway.
- Multiple access points to unit.
- Includes 2,000 SF Yard Space.
- Includes Sprinklers and HVAC (air conditioning) in select rooms.
- Utilities separately metered.

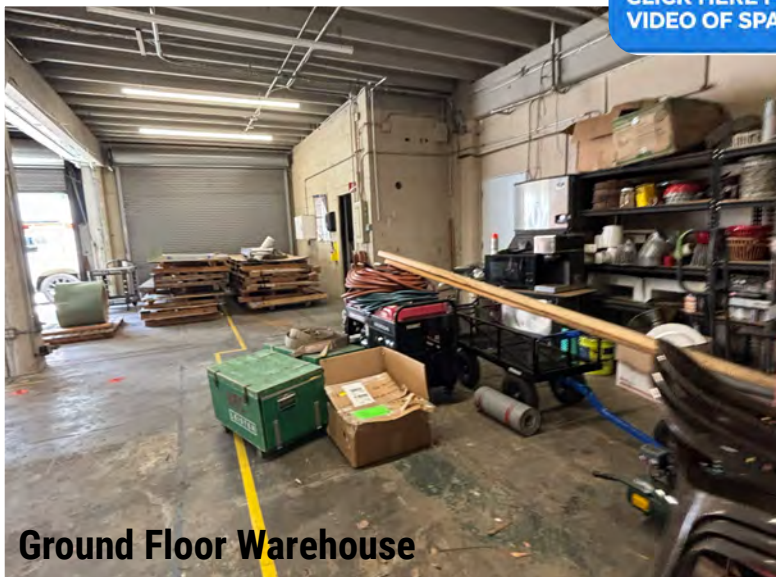
# Ground Floor Property Photos

754 Ilaniwai St, Honolulu, HI 96813

[CLICK HERE FOR VIDEO OF SPACE](#)



**Roll-up Access to Warehouse and 2nd Floor from Yard**



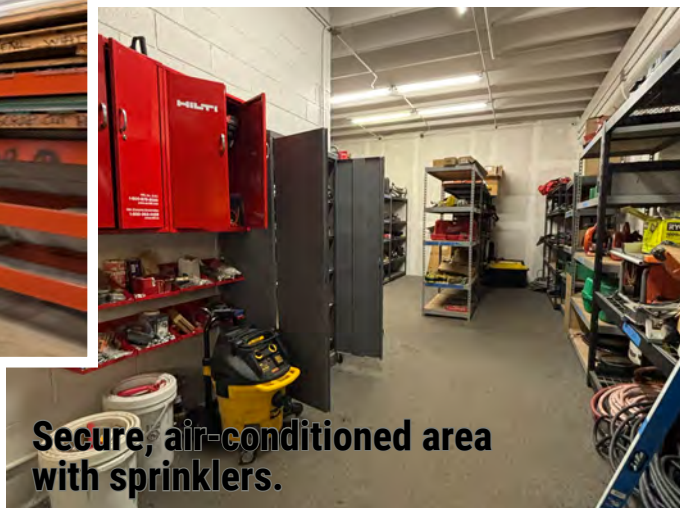
**Ground Floor Warehouse**



**Roll-up Access to Yard from Ground Floor Warehouse**



**Ground Floor Warehouse**

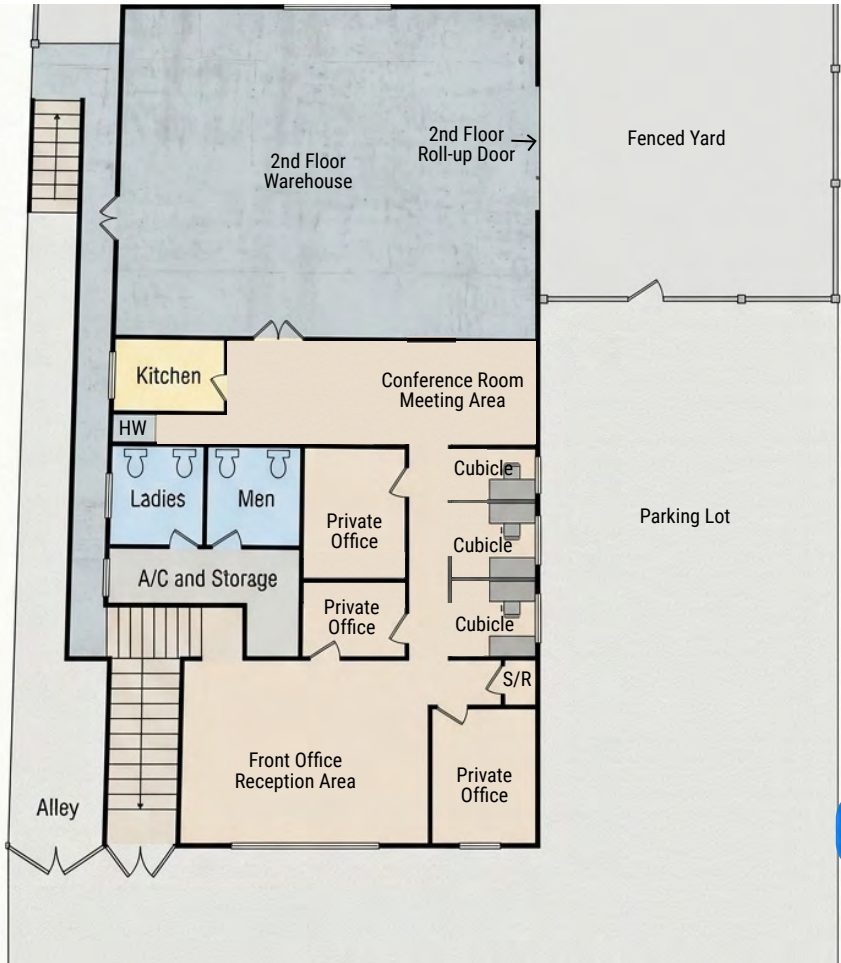


**Secure, air-conditioned area with sprinklers.**

754 Ilaniwai St

## 2nd Floor Warehouse and Office

- Recently renovated 2nd Floor office space with warehouse featuring a **roll-up door** into yard.
- Front reception area, 3 private offices, 3 cubicles, demised men and women restrooms with shower, conference room, kitchen, server room, maintenance closet, back warehouse space with roll-up door.
- Sprinkler system.
- New air conditioning unit with central AC.
- Utilities separately metered.



SIZE (SF)	BASE RENT	EST. CAM (PER SF/MO)
<b>4000</b>	<b>\$2.25</b>	<b>\$0.90</b>

[CLICK HERE FOR VIDEO OF SPACE](#)



**2nd Floor Warehouse**



**Cubicles**



**Kitchen**



**Reception**

\*Please note this unit is accessible via stair access only.

	Condo Name	# of Units
1	A'ali'i	751
2	Kō'ula	565
3	Ke Kilohana	375
4	Keauhou Place	423
5	The Collection	397
6	Anaha	317
7	Waiea	174
8	One Ala Moana	205
9	Park Lane Ala Moana	219
10	Moana Pacific	720



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