

PRICE IMPROVEMENT

725 KAPIOLANI BLVD
HONOLULU, HI 96813
C212

Imperial Plaza

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FEE SIMPLE OFFICE CONDO WITHIN
HONOLULU'S URBAN CORE





PROPERTY OVERVIEW

Area	Kapiolani
TMK	1-2-1-49-27-220
Zoning	KAK-HCDA (Kaka'ako Community Development District)
Available Space	Apt C212 (1,853 SF)
New Sales Price	\$1,800,000 \$1,250,775 (\$675 PSF)
Tenure	Fee Simple
CAM	\$2,448.55/Mo.
RPT	\$937.33/Mo.
Parking	4 stalls
Total Floors	4

PRIME MIXED-USE OFFICE CONDO IN THE HEART OF HONOLULU'S URBAN CORE

Centrally located, this property sits within the Honolulu urban core and the Ala Moana/ Kaka'ako neighborhood area, directly between Downtown Honolulu, Ala Moana Center, and Ward Village—an irreplaceable location that benefits from daily traffic generated by nearby high-rise residential towers, office buildings, neighboring businesses, retailers, and restaurants.

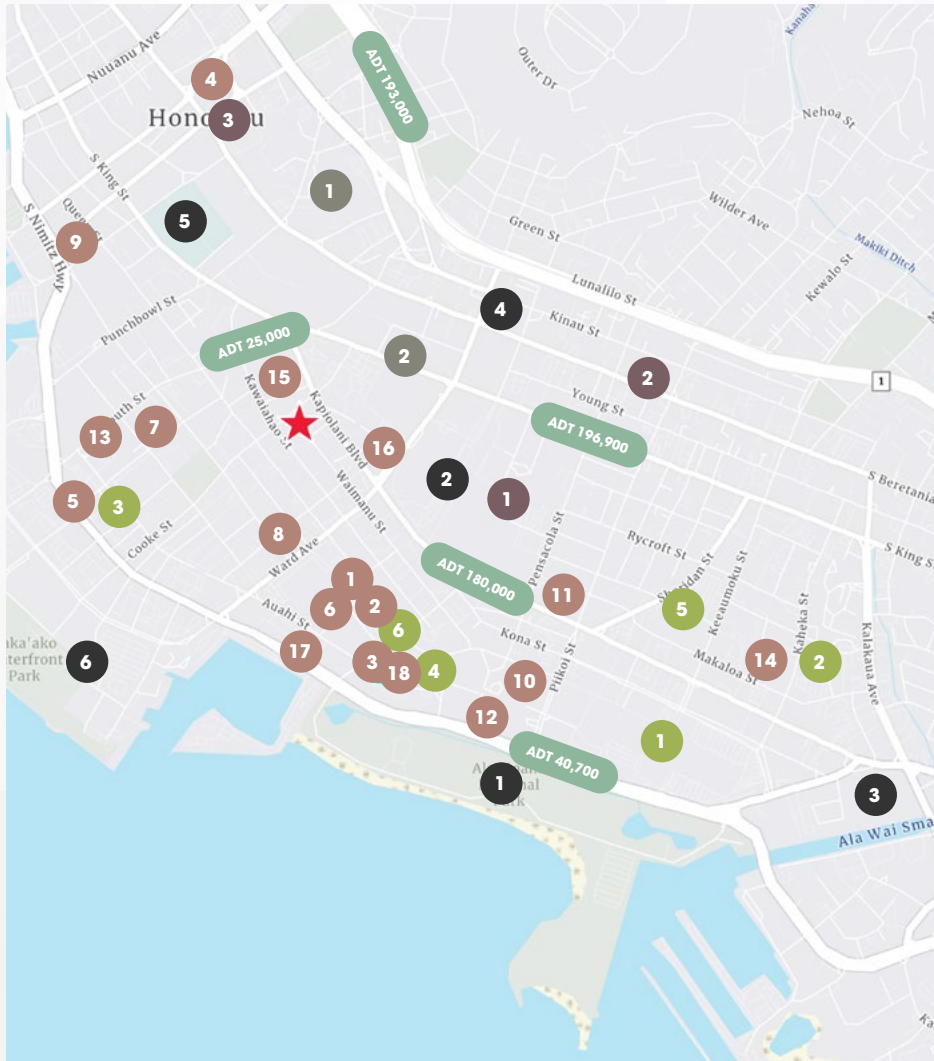
725 Kapiolani is mixed-use building consisting of a high-rise residential component, along with the low-rise commercial component. This commercial office condo is well-suited for owner-users for professional office, medical, showroom, or boutique service uses.

PROPERTY *FEATURES*

- Ability to **purchase additional reserved parking** stalls
- 3 private offices, a reception area, a large conference room, a bullpen room, a kitchenette, a data room and additional open floor space for modular desks
- Ample customer parking available
- Rare Fee Simple opportunity for owner-users in a dynamic Kakaako neighborhood
- Provides long-term ownership stability



STRATEGICALLY POSITIONED OFFICE OPPORTUNITY BETWEEN DOWNTOWN, ALA MOANA, KAKAAKO, & WARD VILLAGE



RETAIL

- 1 Ala Moana Center
- 2 Don Quijote
- 3 Salt At Our Kakaako
- 4 South Shore Market
- 5 Walmart
- 6 Whole Foods

SCHOOLS

- 1 McKinley High School
- 2 Queen Kaʻahumanu School
- 3 St. Andrew's School

ENTERTAINMENT

- 1 Ala Moana Regional Park
- 2 Blaisdell Center
- 3 Hawaii Convention Center
- 4 Honolulu Museum of Art
- 5 Iolani Palace
- 6 Kakaako Waterfront Park

HOSPITALS

- 1 Queen's Medical Center
- 2 Straub Medical Center

RESIDENTIAL TOWERS

- 1 Aali'i
- 2 Aeo
- 3 Anaha
- 4 Capital Place
- 5 The Collection
- 6 Koula
- 7 Keauhou Lane
- 8 Ke Kilohana
- 9 Harbor Square
- 10 Hawaiiki Tower
- 11 Moana Pacific
- 12 Nauru Tower
- 13 One Waterfront Towers
- 14 Pacific Grand
- 15 Royal Capital Plaza
- 16 Symphony Honolulu
- 17 Victoria Place
- 18 Waiea



Demographics

Demographics (2025)	1-mile	3-mile	5-mile
Total Population	57,997	226,260	335,872
Total Daytime Population	142,149	356,936	471,545
Workers	116,124	250,474	311,176
Residents	26,025	106,462	160,369
Households	29,541	97,012	134,262
Families	13,586	49,322	74,850
Median Home Value	\$811,794	\$890,892	\$1,054,579
Median Household Income	\$77,631	\$78,518	\$88,644
Median Age	46.2	44.7	44.3
Bachelor's Degree +	30.9%	25.9%	26.8%

Floorplans



APT C212
1,853 SF

VERSATILE LAYOUT
FOR OFFICE, MEDICAL,
WELLNESS-RELATED USES,
CREATIVE, OR SERVICE
RETAIL USERS.

MATTERPORT TOUR





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