



OFFICE SPACE AVAILABLE FOR LEASE

# PALI PALMS PLAZA

KAILUA, OAHU





# Property Overview

JLL is pleased to present this opportunity to lease space at Pali Palms Plaza, a two-building office complex in the highly-desired neighborhood of Kailua, located just 20 minutes from Downtown Honolulu. The property offers ample free parking with a covered garage and two surface lots.

Conveniently located across from Aikahi Shopping Center and near the entrance to Marine Corps Base Hawaii at Kaneohe Bay, the property provides easy access to the Pali, Likelike, and H3 Highways. Quality construction, excellent visibility, high occupancy, and national tenants are the noteworthy characteristics of this office center.

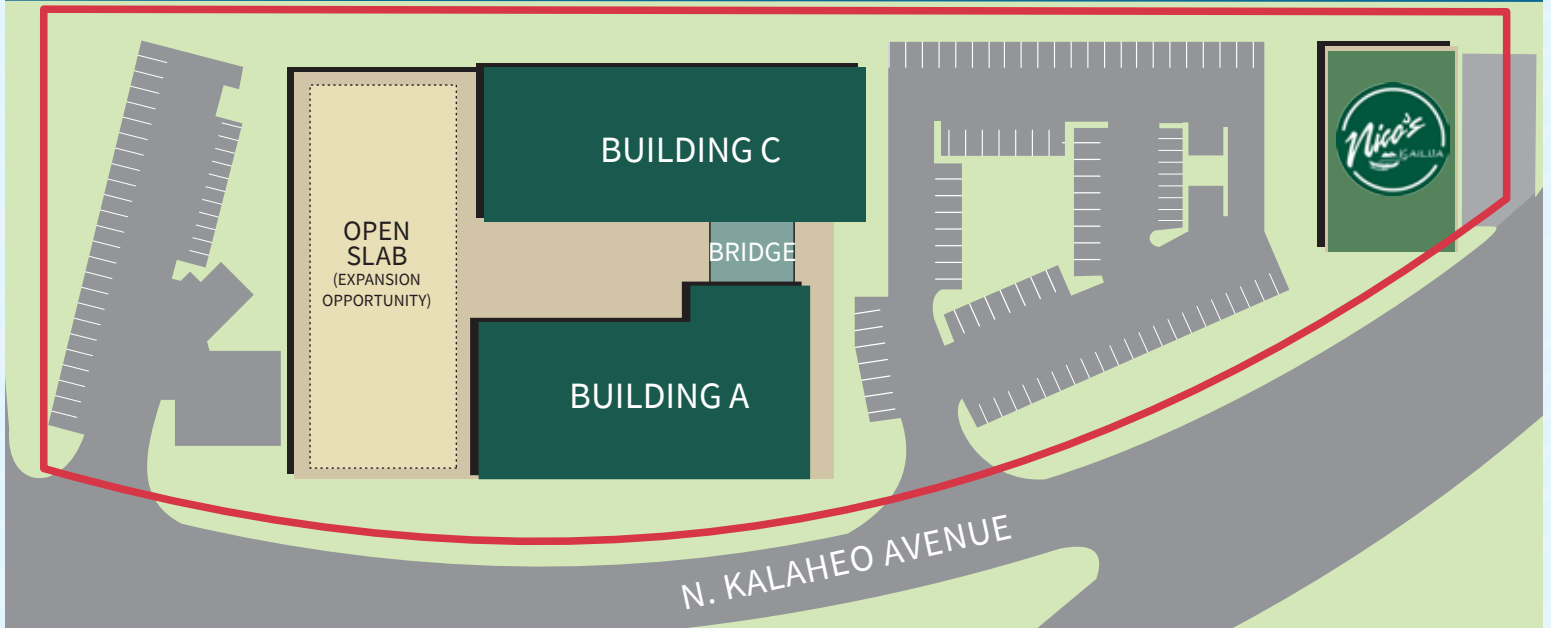
# Demographics

	1-MILE	3-MILES	5-MILES
2019 Population	6,584	46,794	94,013
2024 Est. Population	6,639	47,545	95,278
Households	2,122	14,153	28,890
Median Age	45.7	34.7	38.8
Average HH Income	\$179,643	\$132,438	\$132,545

Source: ESRI 2019



## KAWAINU CANAL



# PALI PALMS PLAZA

**970 N. Kalaheo Avenue  
Kailua, HI 96734**

Building Size: 58,968 sf

Base Rent: \$2.40 - \$2.60/ sf / mo.

Opex: \$1.98 / sf / mo. (est.)

Ground Rent: \$0.28 / sf / mo.

Term: 3 - 5 Years

Year Built: 1981

Parking: 218 Stalls


SUITE	SIZE (SF)	AVAILABLE
A-102	1,232	NOW
A-208	610	NOW
A-209	570	NOW
A-219	380	NOW
C-104	263	NOW
C-301	1,174	NOW
C-308	640	NOW

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**ABOUT JLL**

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