

*Meet me at the Marketplace!*



**ALOHA TOWER  
MARKETPLACE**

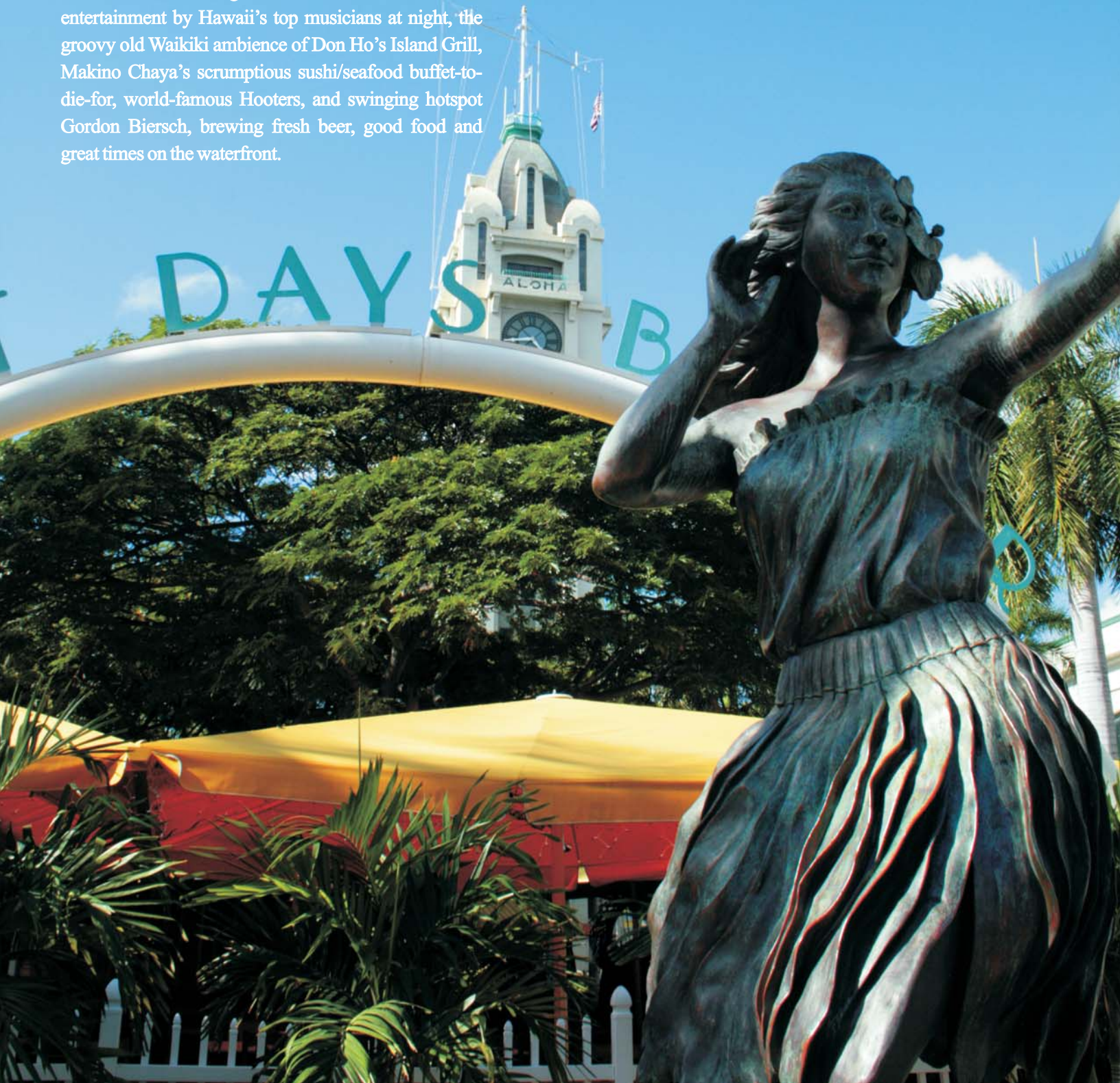


The opening of Aloha Tower Marketplace in 1994 successfully linked the rich maritime history of Honolulu Harbor and its beacon, the landmark Aloha Tower, with a uniquely modern Hawaiian entertainment, shopping and dining experience, right on the waterfront. Appealing to both locals and tourists, Aloha Tower Marketplace is the ideal setting for retailers and restaurateurs seeking a bustling environment of diverse attractions, laced with the gentle breezes and flavor of old Hawaii's Boat Days.

Popular dining offerings include Chai's Island Bistro with its award-winning Pacific Rim menu at lunch and entertainment by Hawaii's top musicians at night, the groovy old Waikiki ambience of Don Ho's Island Grill, Makino Chaya's scrumptious sushi/seafood buffet-to-die-for, world-famous Hooters, and swinging hotspot Gordon Biersch, brewing fresh beer, good food and great times on the waterfront.

Honolua Surf Company and Pipe Dreams at the top of the main promenade lead off the parade of apparel choices ranging from casual local to cool sophisticated to exotic, dazzling and sporting. The specialty gift and souvenir hunter won't want to miss Golf Gadgets, Hawaiian Pacific Crafts, Mag-Neat-O and Maiden Hawaii. And for those with a thing-for-bling, Aloha Tower Jewelry, Black Pearl Gallery, Precious and Sparkle are sure to please.

Bring your friends and family together at Aloha Tower Marketplace!



## *Property Description:*

Two story open air festival marketplace with beautiful ocean views and tropical environment. Located along the bustling central business district of Honolulu, Aloha Tower Marketplace is within walking distance for over 15,000 people who live and work within the downtown corridor. With easy access to and from major arterials and bus routes as well as convenient trolley access to and from Waikiki, Aloha Tower is visited by many locals and tourists who travel from around the island. Adjacent to major cruise ship terminals and site of the official briefing center for daily arrivals from Japan.



**Location:** Downtown Waterfront  
1 Aloha Tower Drive  
Honolulu, Hawaii 96813

**Net Rentable Area:** 165,683 SF

**Parking:** 3/1000

### *The Noteworthy Tenant Base at the Property Includes:*

- Don Ho's Island Grill
- Chai's Island Bistro
- Gordon Biersch Brewery
- Hooters
- Makino Chaya
- Subway
- Starbucks
- Honolua Surf Company
- Pipe Dreams Surf Co.
- Golf Gadgets
- Crazy Fish
- JTB Briefing Center

### *Amenities:*

- Exciting waterfront ambience and beautiful harbor and ocean views
- On-site and valet parking
- ATMs – Bank of Hawaii, First Hawaiian Bank, American Savings Bank, Honolulu C&C FCU
- 24/7 security, and guest services coordinators
- On the bus line connecting downtown and Waikiki
- Storage space – available to tenants at competitive rates
- On-site mailboxes
- Located in a designated Enterprise Zone, a joint state-county-business effort to stimulate – via tax and other incentives – business activity, job preservation, and job creation





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## Availabilities

SUITE	SF	COMMENTS
<b>1st Floor</b>		
177	646	Fantastic inline storefront situated in the path of cruise ship passengers visiting the Marketplace.
191	2,282	On main promenade adjacent to Don Ho's Island Grill. High ceiling and open floor plan.
1119	521	Open air storefront on main promenade adjacent to Gordon Biersch. High ceiling and open floor plan.
<b>2nd Floor</b>		
253	1,737	Wide storefront and corner location at the ocean end of the main promenade adjacent to Bikini Cantina. Space may be demised.
271	2,392	Great corner exposure to the center of the Marketplace on the Diamond Head side of the main promenade.
277	1,209	On main promenade between a boutique apparel and a Hawaiian craft store.
279	6,113	Former restaurant with covered lanai seating and spectacular unobstructed Harbor views. Available with kitchen and bar in place.
283	4,575	Former Chinese restaurant in a great location with beautiful Harbor views. Kitchen, bar and dining area in good condition. Directly above Hooters.
285	6,462	Loft condition with unobstructed Harbor views facing the Falls of Clyde. Ideal for retail and/or office use. Space can be demised.

## Food Court

227	626	End cap corner location facing Honolulu Harbor.
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### For more information contact:

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Lease Term:	3 to 5 Years
Minimum Rent:	Negotiable
CAM:	\$2.38 /SF/MO \$3.20 /SF/MO (Food Court)
Marketing:	\$.45 /SF/MO
Hours of Operation:	
Retail	9:00 am - 9:00 pm Mon - Sat 9:00 am - 6:00 pm Sun
Dining & Entertainment	10:00 am - 12:00 am (Some restaurants remain open until 2:00 am)