



Lifestyle



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Built by kama'āina,

for kama'āina living

Aloha!

It's with the warmest of hearts that I welcome you to Kuilei Place. I am honored to introduce you to this exciting new residence designed to create a thriving kama'āina community within one of Honolulu's most storied neighborhoods.

Having grown up in town, I have fond memories of time spent with friends and family shopping, eating, and playing along Kapahulu, Wai'alae, and Monsarrat Avenue. Our development team of architects, planners, engineers and designers all call Hawai'i home and we are energized about creating a community designed for local families. Kuilei Place is a project we are all proud to be a part of, as it will help to ensure the city continues to be a place kama'āina call home for generations to come.

Inside the residences, owners will find the same detail-driven approach to design that has made Kobayashi Group a trusted name for decades. Contemporary aesthetics and inspired interiors are just the beginning. From the top down and inside out, we strive to design homes that promote resident wellbeing and foster a sense of community.

On a personal note, working to build a future for kama'āina families has filled me with a newfound sense of inspiration and pride. I'm deeply connected to every project we create, but I feel especially honored to help bring this community to life.

We hope you enjoy Kuilei Place as much as we've enjoyed creating it.



MAHALO NUI,

A handwritten signature in black ink, appearing to read 'Alana'.

ALANA KOBAYASHI PAKKALA
MANAGING PARTNER & EVP
KOBAYASHI GROUP



Whether trekking verdant trails or paddling the waters of Honolulu, residents of Kuilei Place will find meaningful moments more convenient.





Like lei, communities are stronger when bound together.



Connected to the ‘Āina

For 500 years, this land brought life to the communities of old Hawai‘i. Renowned for its rich soil, this ‘āina once nourished kalo fields and came to be known as Kuilei, a place for growth and ‘ohana. Nearly half a millennium later, we pay homage to the legacy of this land through our name, Kuilei Place.

Today, a new community is taking root at Kuilei Place. A place for kama‘āina, designed by kama‘āina. Together, “kui” and “lei” means to string flowers, beads, seeds, or shells into lei; a lei stringer. It can also signify raising or carrying a child. Many surfers, divers, and beachgoers will also recognize our name from the Diamond Head landmark Kuilei Cliffs, which cascade down the base of Lē‘ahi. From the ali‘i of old to the modern era, Kuilei has long been a home for kama‘āina.

While kalo fields may no longer define the landscape, the thriving community we’re growing today will become a fixture in Honolulu for generations to come. With a keen eye on tomorrow, Kuilei Place is thoughtfully designed and approachable, with a contemporary aesthetic that speaks to the future of modern island living.



1

Concept

A Curated Residential Community

Charting a New Path for Local Residents and 'Ohana



Adjacent to Waikiki, Kuilei Place makes magical beach days an everyday possibility for residents.



Kūlia i ka nu‘u.

STRIVE TO REACH THE HIGHEST.



Minutes from Kaimuki, Monsarrat Avenue, and Kapahulu, a wealth of bars, cafés, and restaurants await.



Centrally located, finding a new favorite haunt for music, coffee, or pau hana is as easy as walking outside.



To enhance the lives of our community, we've taken special care to include amenities for the entire 'ohana.





Under the slopes of Lē'ahi, nearby Kapi'olani Park plays host to morning yoga sessions, afternoon soccer games, and weekend barbecues.

Designed to Thrive

As the gateway to Diamond Head, Kuilei Place is conveniently located outside of the hustle and bustle of Downtown yet still centrally situated within the city. By offering a residential community adjacent to Kaimuki, Wai'alaie Avenue, Kapahulu, and Kapi'olani Park at an attainable price point, we're charting a new path forward for residents who want access to familiar places.

In partnership with local architecture firm Design Partners Incorporated, Kuilei Place is defined by intentional features and amenities. Considerable attention was given to ensuring easy access to wellness areas, meaning finding a quiet space to lay down a yoga mat with friends couldn't be easier. With the help of renowned design firm Philpotts Interiors, we bring life to common areas, creating a contemporary aesthetic that feels both polished and approachable.

Constructed of multiple elements that combine to create a greater whole, Kuilei Place includes original art installations and abundant native landscaping, creating a space that's purposeful, relaxing, and aesthetically pleasing. Designed to enhance the lives of kama'āina residents, Kuilei Place represents a fresh approach to residential development.

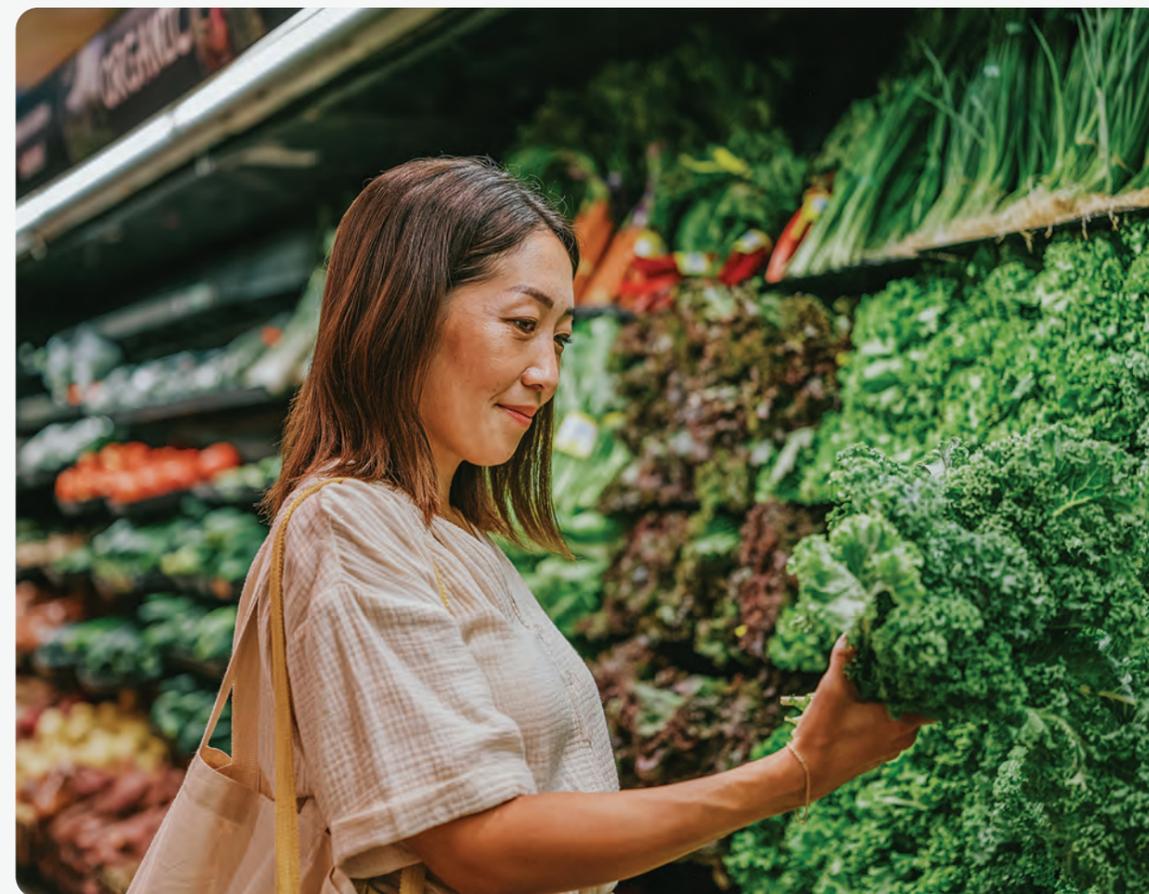




Where the Good Life Becomes Your Best Life

Access to nature and curated amenities ensures that Kuilei Place not only nurtures residents' needs but helps them thrive. E-bikes offer an easy journey to a late-afternoon beach session while our convenient location opens up the opportunity to meet friends for a hike in Mānoa Valley or surf at Diamond Head. Within the property, residents will find areas for keiki to play, a pool that allows for refreshing swims, two fitness areas, an outdoor fitness lawn, and so much more.

Caring for your health and wellbeing is time well spent, and Kuilei Place will make it easy to find a quiet area to clear your mind, stretch your body, exercise with a friend, or simply soak up the silence. And because life's special moments are best shared with loved ones, we've designed the property to include multiple barbecue cabanas, private dining spaces, unique club rooms, and even a karaoke lounge.



With so many necessities nearby and opportunities to explore, satisfying moments are always within reach.



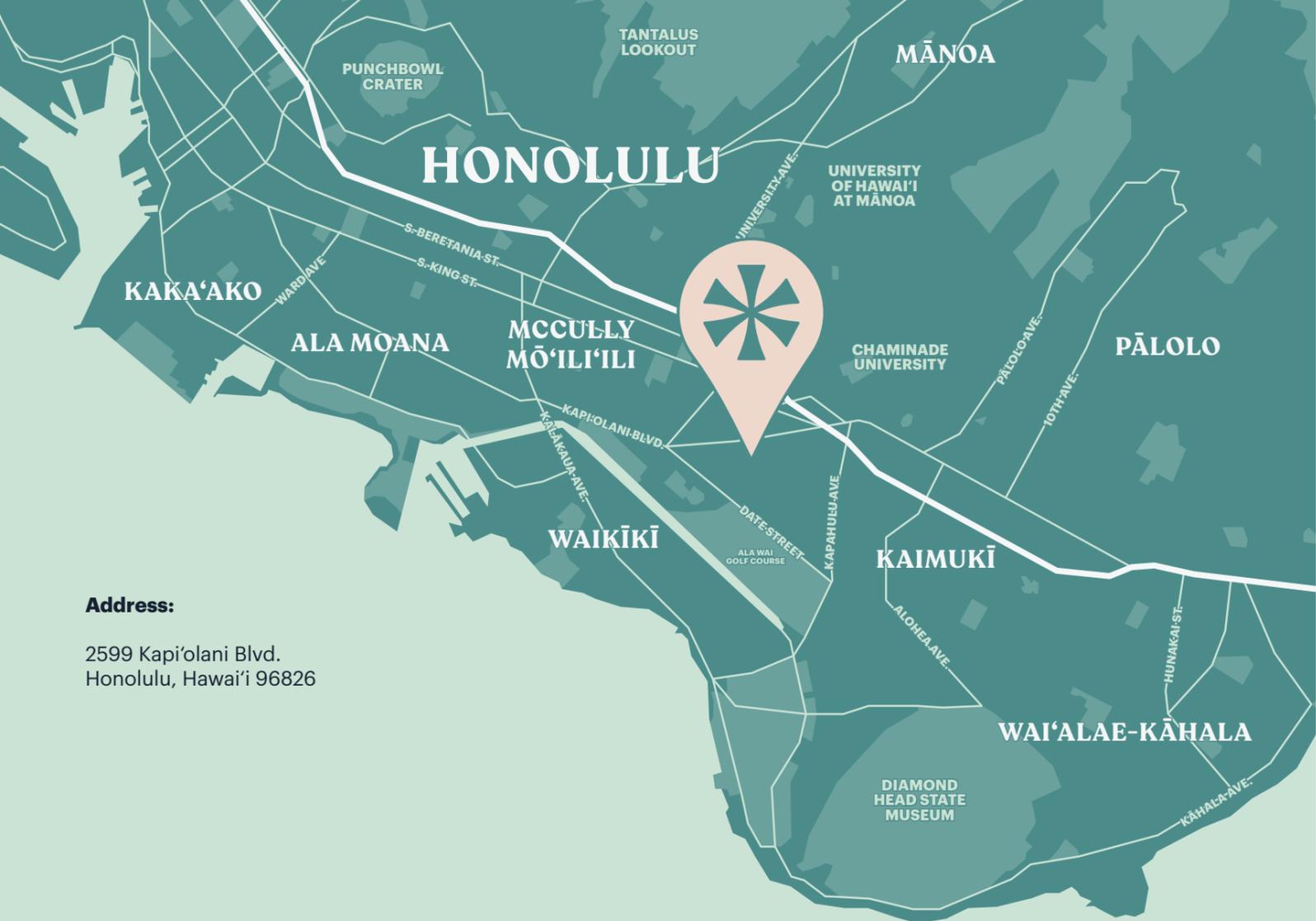


2

Location

The Gateway to Diamond Head

Overlooking Lē'ahi Alongside Kaimukī, Waikīkī, and Kapahulu



Address:

2599 Kapi'olani Blvd.
Honolulu, Hawai'i 96826

Surrounded by the Best of Honolulu

Residents of Kuilei Place will have an abundance of beloved eateries, attractions, and shopping opportunities at their disposal. Kapahulu Avenue, famed for its restaurants, is a short stroll away, while the iconic neighborhood of Kaimukī and its destination Wai'ālae Avenue are practically within earshot. For families with active keiki, the trip to soccer practice at Kapi'olani Park is just over a mile away. Meanwhile, the beaches, bars, and attractions of Waikiki are a quick jaunt down the road.



Destinations



Schools

- Prince Jonah Kūhiō Elementary School **0.2 miles**
- 'Iolani School **0.3 miles**
- Kaimuki High School **0.5 miles**
- University of Hawai'i at Mānoa **1 mile**
- Mid-Pacific Institute **1.5 miles**
- Punahou School **1.5 miles**
- Kapi'olani Community College **2 miles**



Recreation

- Ala Wai Golf Course **1 mile**
- Ala Moana Center **1.3 miles**
- Honolulu Zoo **1.8 miles**
- Kapi'olani Park **1.8 miles**
- Queen's Beach **1.9 miles**
- Diamond Head **2 miles**
- Waikiki Aquarium **2.2 miles**
- Tantalus Lookout **4.9 miles**



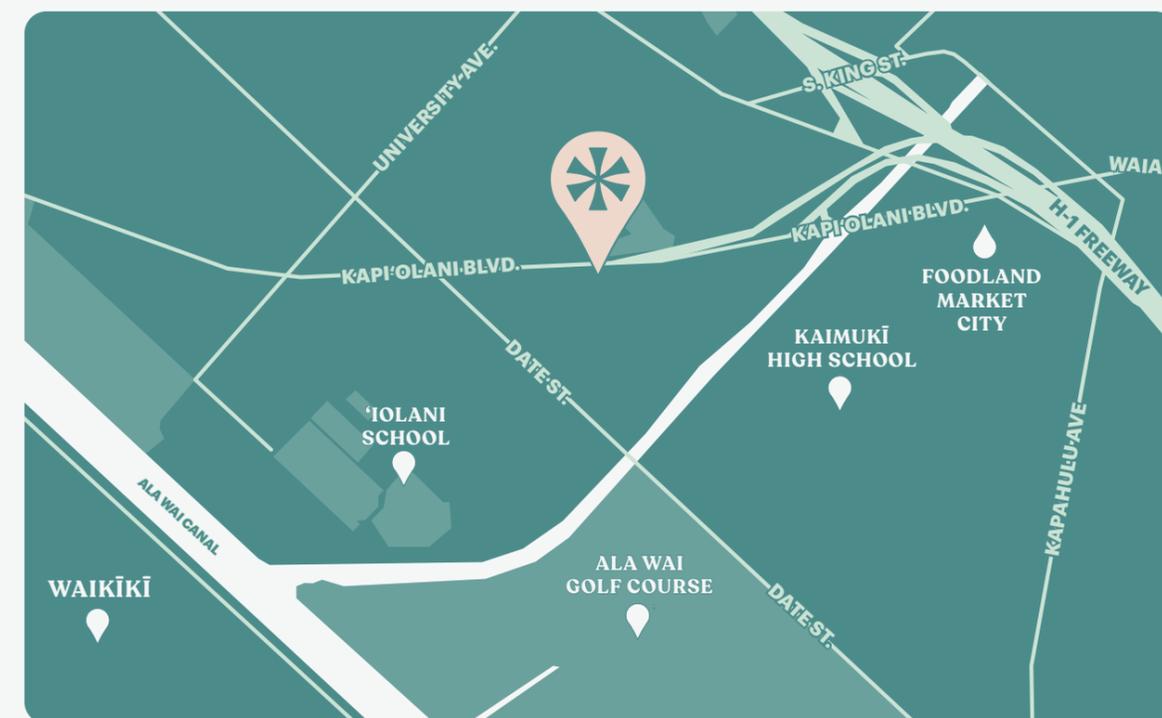
Dining

- Kapahulu eateries **0.4 miles**
- Leonard's Bakery **0.6 miles**
- Wai'ālae Avenue restaurants **1 mile**
- Monsarrat Avenue cafes **1.6 miles**
- Waikiki dining **2 miles**



Live Where Everything Is Within Reach

Situated on East Kapi'olani Boulevard, Kuilei Place serves as the thoroughfare to a host of beloved neighborhoods. Nearby residents will discover Kapahulu, Waikiki, Monsarrat Avenue, Kaimuki, and Mānoa, while Kapi'olani Park, the Waikiki Shell, Kaimana Beach, and a slew of fabled surf breaks and beaches are but a moment away. Conveniently located adjacent to some of Honolulu's most prominent schools, our unique address means shorter commutes to the classroom for students, teachers, and parents, saving precious time and allowing them to enjoy more of what they love.





3

Features

Stringing a Living Lei

A Curated Collection of Amenities and Thoughtful Details



Standing proud overlooking Lē'ahi, Kuilei Place's premium location provides quick access to Honolulu's most beloved beaches, schools, restaurants, and storied neighborhoods.





A sweeping porte cochère and lush landscaping welcomes residents and their guests upon arrival.

Kuilei
— PLACE —



Natural light and welcoming tones define the lobby space, creating perfect meet and greet areas.

Designed to Enhance

Featuring a 43-story residential tower fronted by a 12-story midrise building with retail along Kapi'olani Boulevard, Kuilei Place is designed to feel like a small community with the benefits of an extensive residential development. A 13-story parking structure with a speed ramp and storage space for more than 600 bicycles connects the two buildings, making transportation seamless.

Inside Kuilei Place, residents can reflect upon the building's curated art collection, stroll along a walking path with fitness stations, or lounge at the resort-style swimming pool. On the ground floor, more than 7,000 square feet of commercial space make for retail opportunities that can benefit homeowners and the greater community.



For afternoon laps or sun-soaked days spent by the cabanas, our resort-style pool area makes for an ideal escape.





Level 1 Amenities

LEGEND

- E ELEVATOR
- S STAIRS
- R RESTROOMS
- RS RESIDENT STORAGE
- T TRASH

Level 1

1. Lobby with ample meet and greet spaces
2. Onsite management & 24/7 security
3. Covered porte cochère
4. Five unique private club rooms
5. Laundry facility for bulky loads
6. Two indoor fitness centers
7. Outdoor fitness lawn
8. Walking path with fitness stations
9. Multiple reservable barbeque cabanas
10. Eleven outdoor BBQ grills
11. Resort-style swimming pool with lap lanes
12. Two playgrounds with lawns
13. Open grass area
14. Two dog parks
15. Bike and surfboard storage
16. Level 3 electric vehicle (EV) fast charging stations
17. EV car sharing
18. EV micromobility scooters and bikes
19. Ample guest parking

Level 43

- Two penthouse private dining rooms
- Karaoke lounge



Diamond Head

MAHI'AI STREET
Diamond Head



Island Life Made Simple



With two thoughtfully designed playgrounds for keiki located onsite, burning off some extra energy after school is hassle-free.



Grab-and-go surfboard storage allows residents to make their way to the lineup with ease.



Homeowners will find an array of places to gather with friends and 'ohana onsite such as penthouse-level private dining rooms with Diamond Head views.



Two dog parks cater to high-energy pups and those that like it more low-key. At Kuilei Place, careful consideration has been given to our furry family members.





Designed for Sustainability

Inside Kuilei Place, you'll discover a detail-driven approach to sustainability that incorporates smart building practices with innovative design solutions, renewable energy, and state-of-the-art technology to create a building that strives to be environmentally friendly.



CENTRALIZED SOLAR HOT
WATER HEATING



BICYCLE STORAGE



GREYWATER REUSE SYSTEM



LEVEL 3 ELECTRIC VEHICLE
(EV) FAST CHARGING
STATIONS



ENERGY STAR LIGHTING
FIXTURES



EV CAR SHARING



ENERGY STAR APPLIANCES



EV MICRO-MOBILITY
SCOOTERS AND BIKES



Makai
- View -



Panoramic Views from Mauka to Makai

Perched above the city, residents of Kuilei Place will be privy to awe-inspiring views. For those facing Diamond Head, floor-to-ceiling windows will frame the landmark and allow in an abundance of natural light. Alternatively, residents will find the mauka views equally engaging and illuminating. Reaching toward the skyline, the verdant valleys of the Kōʻolau Mountains remind residents that nature is always nearby. And with two private dining rooms on the 43rd floor, all residents can take in a majestic perspective of Lēʻahi while gathering with friends and ʻohana.

Mauka
- View -





The nearby slopes of Lē'ahi, known as Kuilei Cliffs, have attracted leagues of surfers and beachgoers for generations.



Project Team

DESIGN PARTNERS INCORPORATED ARCHITECT



*Steve Teves
Principal*

With a list of accolades and inspired architectural projects to its name, Design Partners Incorporated (DPI) masterfully blends innovation with a refined approach. For more than four decades, DPI has played a key role in shaping Hawai'i's built environment.

PHILPOTTS INTERIORS INTERIOR DESIGN



*Holly Boling Ruiz, ASID, IIDA | Partner
Britney Gildea | Project Designer*

As one of the most respected interior design firms in the Islands, Philpotts Interiors has been defining Hawai'i's collective aesthetic for decades. Having written the book on Hawaiian design and interiors, Philpotts brings an authentic and considered approach to every project.



KELLY SUEDA ART CONSULTANT



*Kelly Sueda
Residential Art Consultant*

A pivotal member of Honolulu's art community, art consultant Kelly Sueda has brought to life numerous collections, exhibits, and installations worldwide. With a focus on helping clients procure collections that suit their tastes, Sueda is known for mixing international blue-chip art with compelling works by local artists.

WALTERS KIMURA MOTODA LANDSCAPE ARCHITECT



*Jennifer Matsumura
Project Manager*

Founded in the 1950s, Walters Kimura Motoda has created innovative landscapes across Hawai'i for generations. By harnessing the unique opportunities of the land and vegetation that surround every project, the firm has designed many of Honolulu's premier gathering spaces, while remaining mindful of the environment and working to find sustainable solutions.



“We believe that good design belongs to everyone and that it’s our kuleana to bring that to our work. That’s part of what defines us at Philpotts. No matter the space, no matter the project, we believe there’s always an opportunity to create something beautiful and meaningful.”

–**Holly Boling Ruiz**
Partner, Philpotts Interiors

“What I love most about Kuilei Place is the building’s attention to detail. Everything is purposeful, everything has a story. That’s also true of our art collection. When I began curating for Kuilei Place, I wanted to ensure that all the pieces featured reflected that vision. A great art collection adds personality to the building, and I can’t wait to watch guests and residents interact with the pieces.”

–**Kelly Sueda**
Art Consultant

“Kuilei Place is designed by kama‘āina for kama‘āina. Many of the people who developed and created this building grew up right here in this neighborhood, myself included. I’m really excited to showcase our amenities, 90 percent of which are located on the ground floor and are connected by a beautiful walking path that straddles the building. We have multiple cabanas with barbecues, two playgrounds, two fitness studios, private dining rooms, the list goes on and on.”

–**Steve Teves**
Principal Architect, DPI



4

Finishes

An Inside Look

Dwell Within Dynamic Living Spaces



The Difference Is in the Details

We have taken the concept of elevated kama'āina living to new heights with the dynamic interiors of our one-, two-, and three-bedroom homes. Brought to life by Philpotts Interiors, an award-winning design firm with deep roots in Hawai'i, an array of contemporary finishes, accents, and appliances meant to enhance day-to-day life await Kuilei Place homeowners. Illuminated by natural light courtesy of floor-to-ceiling windows, Kuilei Place living rooms boast luxury vinyl plank flooring in a warm and welcoming wood tone that allows living areas to take on a larger-than-life feeling. In the kitchen, residents will find a collection of sleek Bosch appliances, quartz countertops, and space for gathering. Quartz countertops alongside porcelain shower tiles and flooring create fresh and contemporary bathrooms.



Residence
2.1 Floorplan

Living Room

Featuring abundant natural light, 8'5" ceilings, LVT plank flooring, and floor-to-ceiling windows, living rooms feel fresh, bright, and welcoming.



Bedroom

Floor-to-ceiling windows continue in the bedroom, providing residents with expansive views.



Concept A Kitchen

- Bosch French door refrigerator
- Bosch electric slide-in range
- Bosch over-the-range microwave oven
- Bosch stainless steel ultra-quiet dishwasher
- Kohler pull-down single-handed kitchen faucet
- Kohler stainless steel sink
- Wood-look laminate cabinetry (White Oak)
- Quartz kitchen countertops (Morning Frost)
- Wood-look laminate kitchen island (White Oak) and quartz countertop (Morning Frost)
- Porcelain tile backsplash (Mythology Aura)



Residence
2.1 Floorplan



Concept A Bathroom

- Porcelain shower wall tile (Mythology Aura)
- Porcelain tile flooring (Chalk)
- Wood-look laminate cabinetry (White Oak)
- Quartz countertop (Morning Frost)
- Walk-in shower
- Dual sinks
- Dual medicine cabinets



Residence
2.1 Floorplan

Concept B Kitchen

- Bosch French door refrigerator
- Bosch electric slide-in range
- Bosch over-the-range microwave oven
- Bosch stainless steel ultra-quiet dishwasher
- Kohler pull-down single-handed kitchen faucet
- Kohler stainless steel sink
- Wood-look laminate cabinetry (White Washed Oak)
- Quartz countertops (Concrete Grey)
- Wood-look laminate kitchen island (White Oak) with quartz countertop (Concrete Grey)
- Porcelain tile backsplash (Vitruvian White)



Residence
2.1 Floorplan



Concept B Bathroom

- Porcelain shower wall tile (Vitruvian White)
- Porcelain tile flooring (Coal)
- Wood-look laminate cabinetry (White Oak)
- Quartz countertop (Morning Frost)
- Walk-in shower
- Dual sinks
- Dual medicine cabinets



Kuilei Place ("Project") is a proposed condominium project that does not yet exist, and the development concepts therefore continue to evolve and are subject to change without notice. All figures, facts, information, and prices are approximate and may change at any time. All renderings, maps, site plans, photos, views, floor plans, graphic images, drawings, and other information depicted in this brochure are illustrative only, are provided to assist the purchaser in visualizing the units and the Project, may not be accurately depicted, and are subject to change at any time. Visual depictions of the Project and units contained in this brochure are artists' renderings and should not be relied upon in deciding to purchase a unit, and the developer makes no guarantee, representation, or warranty whatsoever that the Project and units depicted will ultimately appear as shown. All amenities are proposed only and access to any amenities may be subject to the payment of fees, membership requirements, and other restrictions. The developer does not own or control the land outside of the Project and does not guarantee the current or future use thereof. To the extent permitted by law, the developer disclaims all liability that may arise out of errors or omissions in the content of this brochure, including claims for actual or consequential damages. This is not intended to be an offering or solicitation of sale in any jurisdiction where the Project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law. The content of this brochure may not be copied, republished, posted, or distributed in any way. Renderings by Steelblue and Héctor Díez.



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