

# Designed to elevate the lives of residents

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Owners of the one-, two-, and three-bedroom homes at Kuilei Place will have quick access to Honolulu's most storied neighborhoods, including Kapahulu, Kaimukī, and Diamond Head. With the renowned attention to detail from a partnership between Kobayashi Group and BlackSand Capital (2599 Kapi'olani, LLC), Kuilei Place will boast thoughtful amenities, a curated art collection, and environmentally friendly features all intended to enhance the everyday residential experience.





## Project Team

### **Kobayashi Group & BlackSand Capital (2599 Kapi'olani, LLC)**

#### **Developer & Capital Partner**

The first seeds for Kobayashi Group were planted in the 1950s by Albert C. Kobayashi, who operated a small construction company in Honolulu. In 1997, Kobayashi Group was formed under the leadership of several members of the Kobayashi 'ohana. Since then, the firm has produced projects totaling more than \$4.7 billion, including Park Lane, ONE Ala Moana, and Capitol Place. Kobayashi Group has partnered with Hawai'i specialist real estate private equity firm BlackSand Capital, founded in 2010 by another Kobayashi family member, to bring Kuilei Place to life.

### **Design Partners Incorporated**

#### **Architect**

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**

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.

### **Walters Kimura Motoda**

#### **Landscape Design**

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.

### **Kelly Sueda**

#### **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.



## Kuilei Place

2599 Kapi'olani Blvd.  
Honolulu, HI 96826

## Land Area

137,195 Sq. Ft. or 3.15 Acres

## Zoning

A-2 Medium Density Apartment District

## Property

- 43-story tower on the Diamond Head side of the property
- 12-story midrise building facing Kapi'olani Boulevard
- 13-story parking structure connects the two buildings
- 7,211 sq. ft. of commercial/retail space
- 50,643 sq. ft. of open space
- 1,670 parking stalls
- Bicycle storage for approximately 600 bicycles
- Swimming pool, lounge areas, and BBQ cabanas
- Childrens' play spaces
- Wellness spaces
- Walking path with fitness stations
- Private dining and club rooms

## 1,005 Residences Total

### Affordable Residences

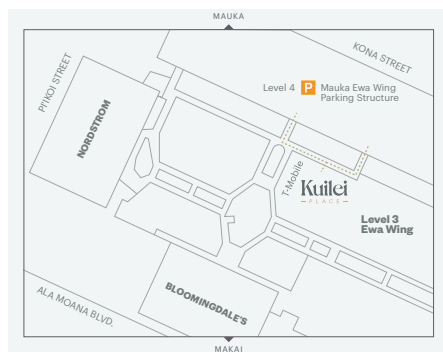
- 148 one-bedrooms
- 382 two-bedrooms
- 73 three-bedrooms

### Market Rate Residences

- 9 live-work lofts
- 96 one-bedrooms
- 169 two-bedrooms
- 128 three-bedrooms

### HOA Fees

- 68 cents / sq. ft.



## Sales Gallery

Ala Moana Center, Level 3 Ewa Wing  
1450 Ala Moana Blvd., Suite 3505  
Honolulu, Hawai'i 96814

808.751.2599

[kuileiplace.com](http://kuileiplace.com)

## Finishes

- Floor-to-ceiling windows in living room and bedroom bring in natural light
- Generous 8'5" ceilings
- Bosch appliances and Kohler fixtures
- Luxury vinyl plank flooring in living room and kitchen
- Kitchen island for added counter space and dining in select units
- Walk-in shower and/or full bathtub
- Dual sinks and medicine cabinets in select units
- Quartz kitchen and bathroom countertops
- Porcelain backsplash, shower wall tile, and bathroom flooring
- Two kitchen/bath color palettes to choose from

## Interior Design Options

### Concept A:



- Morning Frost quartz kitchen and bathroom countertops
- Mythology Aura porcelain kitchen backsplash and bathroom shower wall tile
- Chalk porcelain tile bathroom flooring
- White Oak wood-look laminate kitchen cabinets
- White Oak wood-look laminate bathroom cabinets

### Concept B:



- Concrete Grey quartz kitchen and bathroom countertops
- Vitruvian White porcelain kitchen backsplash and bathroom shower wall tile
- Coal porcelain tile bathroom flooring
- White Washed Oak wood-look laminate kitchen cabinets
- White Oak wood-look laminate bathroom cabinets



# Amenities



With a commitment to sustainability, Kuilei Place offers many features designed to benefit its residents and the island community. Onsite, homeowners will find an array of places to gather and play such as penthouse-level private dining rooms with Diamond Head views and a resort-style swimming pool. Offsite, residents will have quick access to a host of historic neighborhoods, schools, and recreational destinations like Kapi'olani Park, Monsarrat Avenue, and Kaimukī.

## 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 suites
- Karaoke lounge

## Environmentally Friendly Design Features

- Centralized solar hot water heating
- Greywater treatment and reuse system
- Energy Star lighting fixtures
- Energy Star appliances
- Bicycle storage
- Electric vehicle (EV) charging stations
- EV car sharing
- EV micromobility scooters and bikes



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This is an artist's depiction of the developer's current proposed development concepts for Kuilei Place ("Project"), which concepts continue to evolve and are subject to change without notice. The developer makes no guarantee, representation, or warranty whatsoever that the improvements depicted will ultimately appear as shown, or that the Project will be developed at all. The developer does not own or control the land outside the Project and does not guarantee the current or future use thereof. These materials shall not constitute an offer in any state where prior registration is required. Void where prohibited by law. Renderings by Steelblue and Héctor Diez. Warning: The California Department of Real Estate has not inspected, examined, or qualified this offering.

KOBAYASHI  
GROUP

BLACKSAND  
CAPITAL

Exclusive Project Broker:

COMPASS  
RB-23206

