



FOR SALE | FEE SIMPLE OFFICE BUILDING

233 MERCHANT STREET | HONOLULU | HAWAII 96813

OWNER-USER OPPORTUNITY

STANDARD  COMMERCIAL

REAL ESTATE ADVISORY GROUP

The Opportunity

Standard Commercial LLC is pleased to offer the opportunity to acquire the fee simple office building located at 233 Merchant Street in downtown Honolulu. The property is a 11,789 SF, five-story office building featuring full-floor suites, each with private elevator access. The building has undergone extensive renovations including elevator modernization, new HVAC equipment, and floor-by-floor renovations of the office space. The property lends itself to an owner-user given the boutique size of the building and plug-and-play vacant office suites. An existing long-term tenant will provide stable in-place cash flow and allows an owner-user the ability to occupy the vacant spaces. There is also a rare rooftop deck which is a unique amenity for an office property in Honolulu.

The neighboring two office buildings, 239 Merchant Street and The Eight Fifty Building, are also for sale, which may be purchased together or separately. They offer an investor up to 10,896 sf of BMX-4 land area for a potential long-term redevelopment of the area.



Property Summary

Asking Price	\$3,500,000
Address	233 Merchant Street, Honolulu, Hawaii 96813
Tenure	Fee Simple
Gross Leasable Area	11,789 SF
Land Area	2,189 S
Stories	Six
Building Occupancy	36.9%
Operating Expenses	\$1.27/SF/Month (estimated 2022)
Year Built	1914
Construction	Masonry
TMK	(1) 2-1-16-12
Zoning	BMX-4



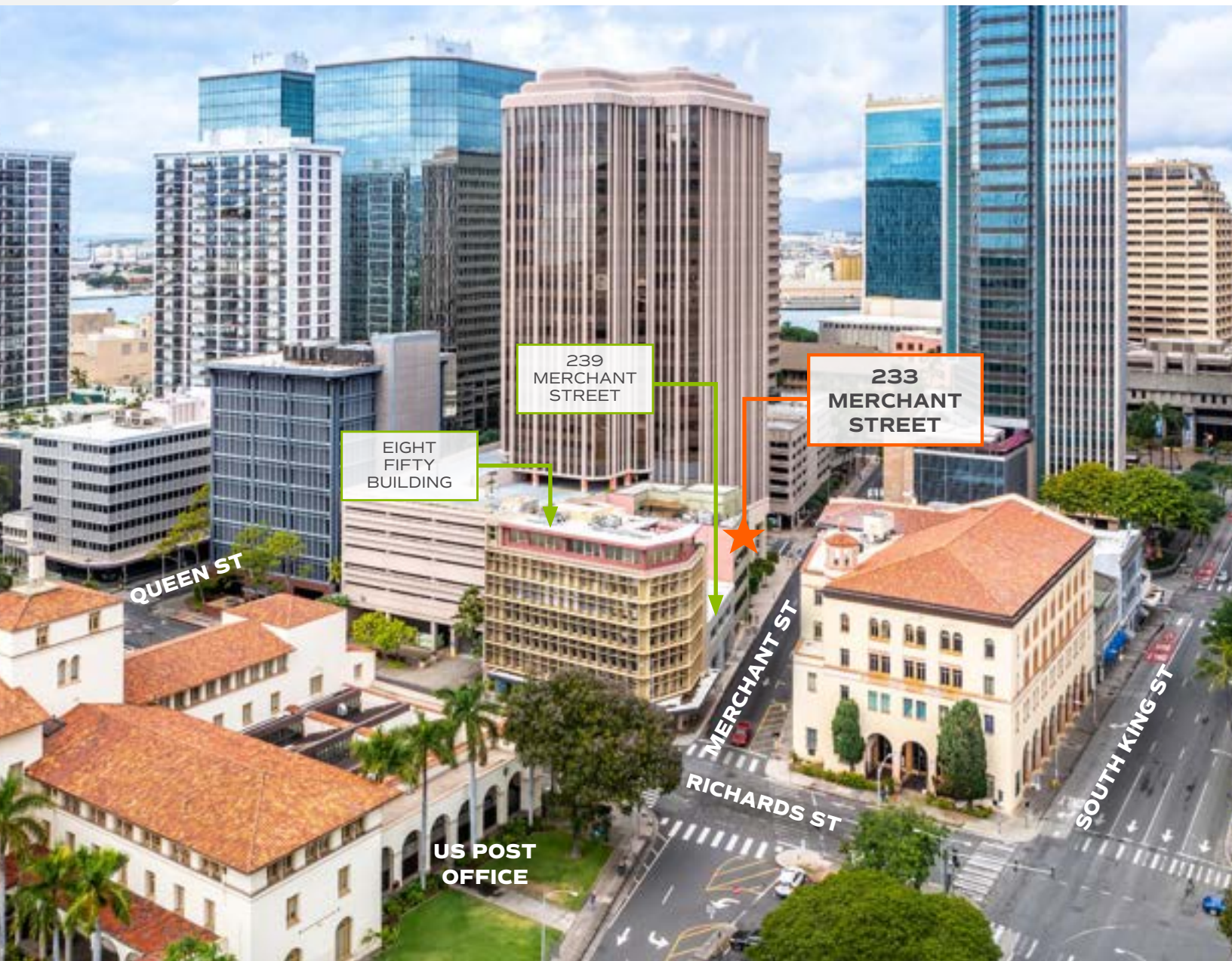
Property Highlights

- **PRIME FIRST FLOOR RETAIL SPACE** which formerly housed the Great Harvest Bread Company
- **READY-TO-OCCUPY** vacant spaces
- **EXTENSIVE RENOVATIONS COMPLETED** providing a buyer with a turnkey opportunity
- **ROOFTOP DECK** provide a rare, desirable amenity
- **SECURED BUILDING** including key fob access by floor
- **SINGLE TENANT FLOORS** provide functional layouts
- **24/7 AIR CONDITIONING** available to all floors
- **CONSOLIDATE THREE PARCELS** by acquiring the neighboring properties to create one of the few developable properties remaining in downtown Honolulu (optional – do not need to be purchased together)



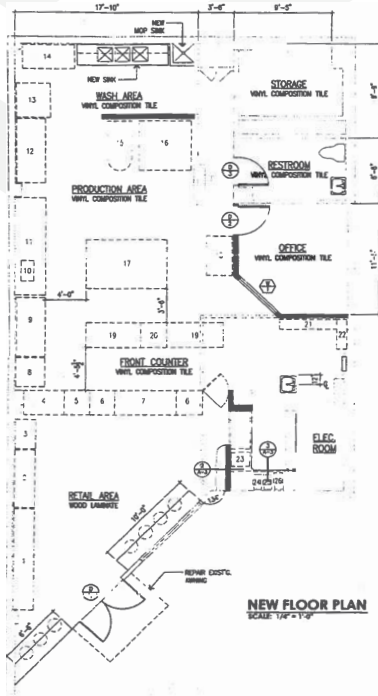
Location Description

Strategically situated across from the downtown U.S. Post Office, the property is located within a short walking distance from State and Federal courts, dozens of restaurants, and various retailers. Numerous nearby parking options are easily accessible from all major thoroughfares into downtown Honolulu.

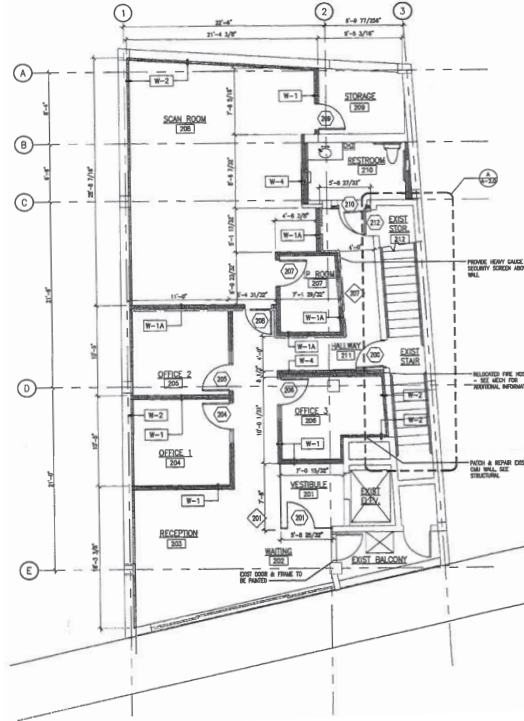


Floor Plans

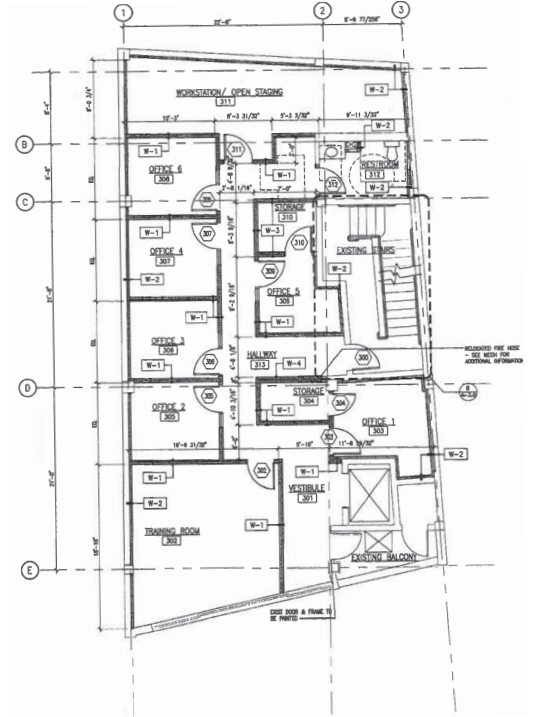
GROUND FLOOR



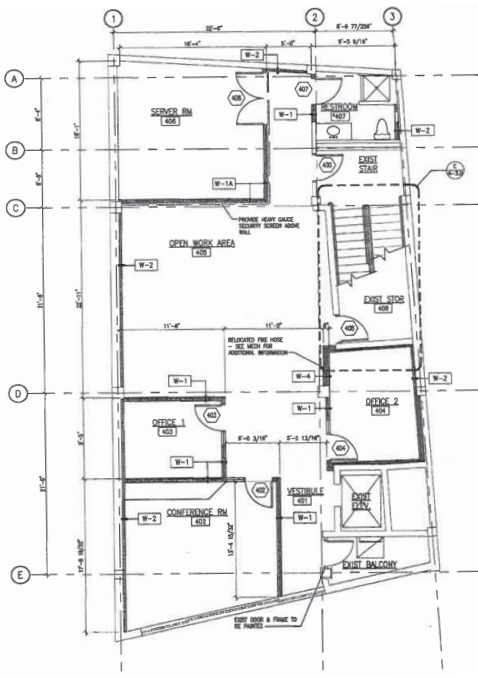
SECOND FLOOR



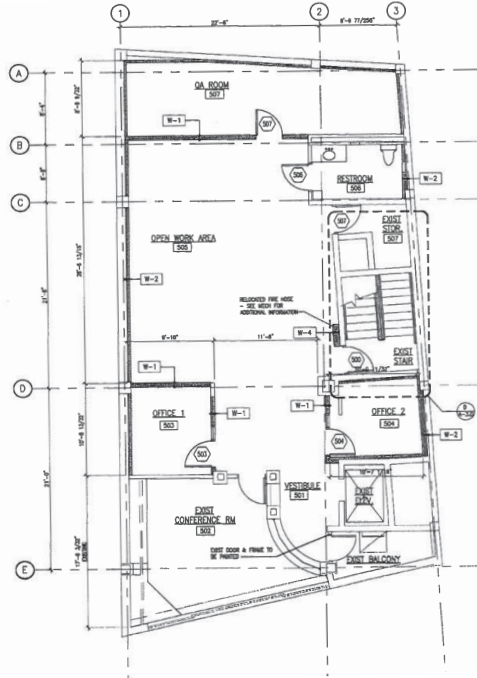
THIRD FLOOR



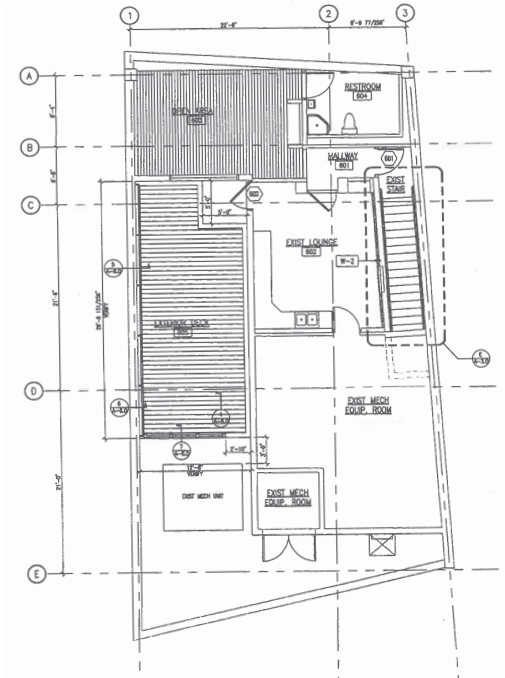
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



Parking Options

Property	Distance from 239 Merchant St.	Parking Co.	Contact Number	Monthly Cost per Stall	Visitor Parking Rates
1 345 QUEEN STREET	0.1 miles/3 min walk	Building Management	808 533 299	\$210.00/Unreserved	\$3.00/half-hour
2 HARBOR SQUARE 700 Richards Street	0.2 miles/3 min walk	AutoPark Hawaii	808 536 6112	\$260.00/Unreserved \$425.00/Reserved	\$4.00/half-hour \$25.00 max per day
3 WALMART 1032 Fort Street Mall	0.2 miles/5 min walk	ProPark	808 971 7755	\$250.00/Unreserved	\$5.00/half-hour
4 HARBOR COURT 847 Bethel Street	0.2 miles/4 min walk	ABM	808 522 1240	\$140.00/Unreserved \$315.00/Reserved	\$.75/half-hour up to 2 hours
5 ALI'I PLACE 1099 Alakea Street	0.2 miles/4 min walk	ABM	808 522 1285	\$267.02/Unreserved \$382.20/Reserved	\$.75/half-hour up to 2 hours



PRESENTED BY

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IAN P. CLAGSTONE (B) CCIM
President

○ 808.208.8100 D 808.208.8101
E ian@standardcommercial.com

KATHLEEN AHN OKUBO (S)
Senior Associate

○ 808.208.8100 D 808 208 8104
E kathleen@standardcommercial.com

201 Merchant Street | Suite 2228
Honolulu, HI 96813