



FOR SALE | FEE SIMPLE OFFICE BUILDING

239 MERCHANT STREET | HONOLULU | HAWAII 96813

OWNER-USER OPPORTUNITY

The Opportunity

Standard Commercial LLC is pleased to offer the opportunity to purchase the fee simple interest in 239 Merchant Street, a stand-alone two-story office building totaling approximately 8,195 SF located on the historic Merchant Street. The property is currently vacant, providing a potential owner-user the chance to occupy an entire move-in ready building and the ability to place prominent façade branding with exterior signage.

The neighboring two office buildings, 233 Merchant Street and The Eight Fifty Building, are also for sale, which may be purchased together or separately. They offer an investor up to 10,444 sf of BMX-4 land area for a potential long-term redevelopment of the area.

Property Summary

Asking Price	\$2,900,000
Address	239 Merchant Street, Honolulu, Hawaii 96813
Tenure	Fee Simple
Building Size	8,195 SF
Land Area	4,306 SF
Stories	Two
Building Occupancy	0% (Vacant)
Operating Expenses	\$1.01/SF/Month (estimated 2022)
Year Built	1940
Construction	Masonry
TMK	(1) 2-1-16-13
Zoning	BMX-4

Property Highlights

- **EXCELLENT OWNER-USER** opportunity to occupy the entire building
- **CO-WORKING CONVERSION** opportunity to create co-working spaces and generate significantly more revenue (ask listing agent for details)
- **PROMINENT EXTERIOR SIGNAGE** on the highly coveted Merchant Street
- **SECURED ACCESS** via an existing vestibule
- **ELEVATOR SERVICED** providing a functional 2nd floor space
- **ABILITY TO LEASE A FLOOR** for income and occupy the other floor
- **CONSOLIDATE THREE PARCELS** by acquiring the neighboring properties which are for sale, creating one of the few developable properties remaining in downtown Honolulu (optional - do not need to be purchased together)



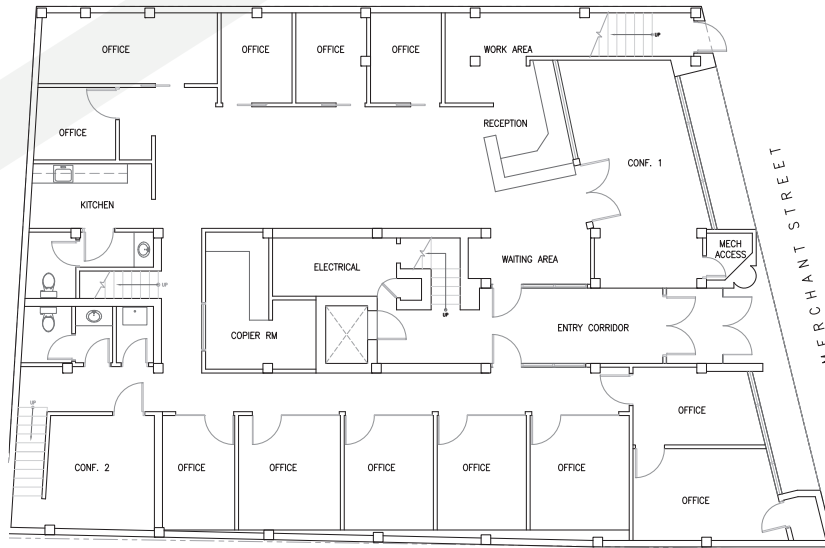
Location Description

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.

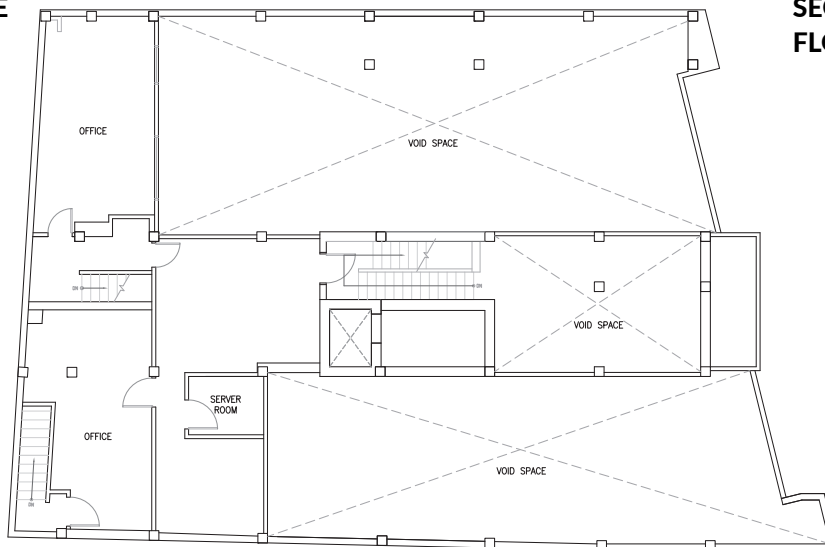


Floor Plans

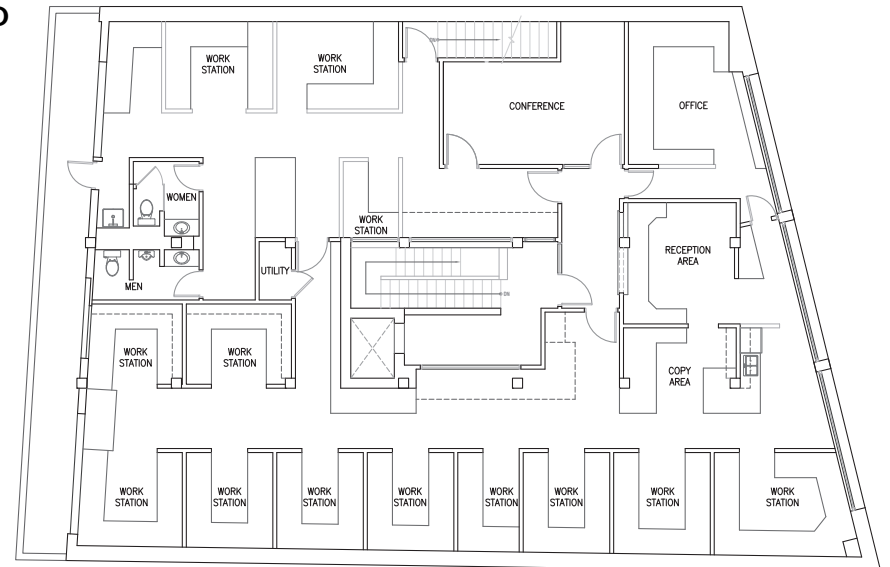
FIRST FLOOR



MEZZANINE



SECOND 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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