

CITY FINANCIAL TOWER

201 MERCHANT STREET

HONOLULU | HAWAII 96813

STANDARD  COMMERCIAL

REAL ESTATE ADVISORY GROUP



City Financial Tower is the premier Class A office building nestled in the heart of downtown Honolulu. This iconic property offers an unparalleled environment for businesses seeking prestige, functionality, and convenience. Positioned on the corner of Alakea and Merchant Streets, City Financial Tower provides easy access to key financial institutions, government offices, and downtown Honolulu's bustling business district.

The property features sleek design elements, a grand lobby, and panoramic glass windows that showcase the vibrant cityscape and ocean views designed by one of the most prominent architects of the 20th century, Minoru Yamasaki; making it one of the most notable structures in the Central Business District skyline.

City Financial Tower is backed by a robust local institutional ownership, ensuring long-term stability, a commitment to the community, and exceptional property management standards. This deep connection to Hawaii ensures that the property remains a cornerstone of the city's vibrant business ecosystem.

Enjoy sweeping views of the Pacific Ocean, Honolulu Harbor, and the majestic Ko'olau Mountains from select office spaces, providing an inspiring backdrop for your business operations.

City Financial Tower combines prime location, sophisticated design, and modern amenities with the strength and stability of local institutional ownership. Elevate your business and join the elite companies that call City Financial Tower home.

Property Information & Highlights

HAWAII G.E.T. EXEMPTION

Tenants at City Financial Tower enjoy a unique financial advantage: exemption from Hawaii's General Excise Tax (HGET) on both rent and parking fees.

EV CHARGING STATIONS

Six advanced electric vehicle (EV) charging stations are available for tenants free of charge. Conveniently located on level two of the parking garage, each station is equipped with fast-charging technology to accommodate various EV models efficiently.

DUAL EGRESS

Dual egress through the property's parking garage providing direct access to both Alakea and Richards Streets reduces congestion during peak rush hour and ensures easy connectivity to major thoroughfares.

HIGH-TECH INFRASTRUCTURE

City Financial Tower is equipped with cutting-edge telecommunications and infrastructure designed to support the demands of modern business operations. Cable, DSL, and fiber optics for the property are provided through various providers including AT&T, Hawaiian Telcom and Spectrum/Charter Communications.

SUSTAINABILITY & ENERGY EFFICIENCY

City Financial Tower exemplifies excellence in sustainable design and energy efficiency, proudly holding both LEED Gold Certification and the prestigious ENERGY STAR® Certification. Key features include dual-purpose window film, designed to provide exceptional solar heat reduction while maintaining optimal natural light, and a WELL Health-Safety Rating, ensuring a safe and healthy environment by meeting rigorous standards for air quality, cleanliness, and wellness amenities.

MODERNIZED ELEVATORS

- Five high-speed, modernized destination dispatch elevators for the office tower with modern interface touchscreen panels, which reduce wait times and congestion during peak hours
- Two dedicated elevators serve the parking garage



SECURITY & JANITORIAL SERVICE

The property is secured through 24/7 security services with remote surveillance cameras in the common areas and parking garage. Ensuite janitorial service is provided 6 days a week with common area maintenance done throughout the day.

CONFERENCE ROOMS

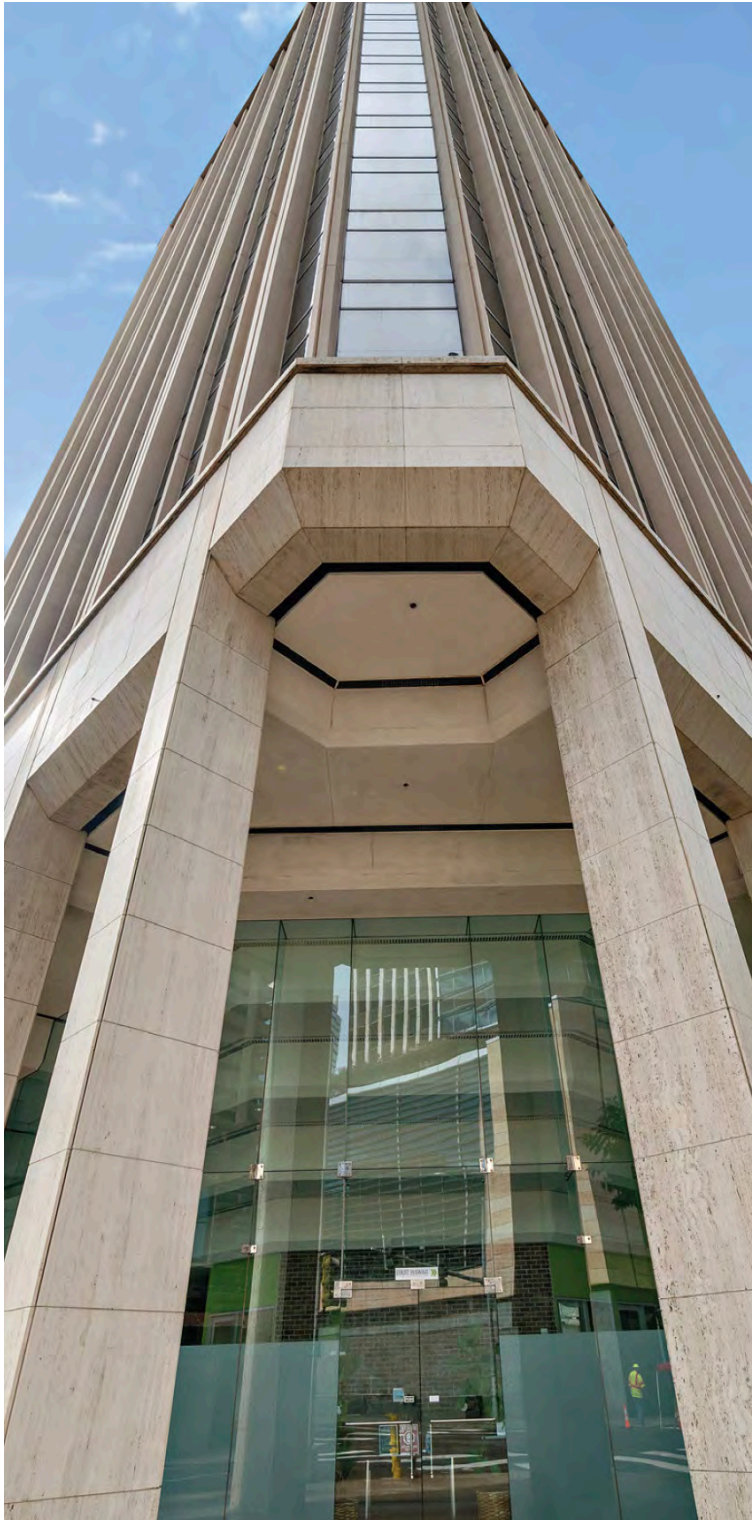
Two state-of-the-art conference rooms, available at no additional cost to tenants, featuring modern AV systems with large displays, video conferencing capabilities, whiteboards, and kitchenette.

ON-SITE RETAIL

- Humu Deli & Juice – Specialty sandwich shop serving a variety of freshly made sandwiches, salads, soups, plate lunches, and smoothie
- Kahala Rose – Florist and café offering bespoke preserved floral arrangements and craft coffee and tea

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RENTAL INFORMATION

BASE RENT	Negotiable
OPERATING EXPENSES	\$1.96/RSF/MO
HAWAII GET	No GET on rent, operating expenses, parking
PARKING RATIO	1 stall per 550 RSF
Unreserved	\$280/MO
Reserved	\$390/MO
EV Stations	Six rapid charging stations at no charge

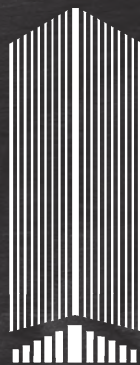
BUILDING HOURS

Monday-Friday	6 am – 6 pm
Saturday	8 am – 2 pm
Sunday	Closed

AVAILABLE SUITES

Suite	RSF	Descriptions
101	415	Prominently located and adjacent to the building's main entrance, this ground floor retail space features a three-compartment sink and is ideally suited for café use or other similar use. Available 8/1/27.
1940	805	Corner suite on a high floor offering makai and harbor views. Includes two private offices and an open reception/waiting area.
2200	2,527	Double-door entrance directly off the elevator lobby opens to high floor ocean views from 6 perimeter offices and conference room, with built-in reception area and interior work rooms.
2230	1,007	Bright Ewa-facing suite featuring an executive-size private office, additional private office, open work area, and kitchenette. Available 12/1/26.

The information contained herein has been obtained from sources believed to be reliable. While we know of no reason to doubt its accuracy, we make no guarantee, warranty or representation as to its accuracy or completeness. It is the responsibility of you and your advisors to independently verify the information and conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 8/11/26



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