



FINANCE FACTORS CENTER

1164 BISHOP STREET | HONOLULU | HAWAII 96813

STANDARD  COMMERCIAL

REAL ESTATE ADVISORY GROUP



As you enter the rush of Downtown Honolulu, Finance Factors Center calmly greets you as one of the most prominent office buildings in the Central Business District.

Conveniently situated on the prestigious Bishop Street, the property is an ideal location for Hawaii's most distinguished companies, as well as innovative enterprises.

- At the entrance of Honolulu's Central Business District on Bishop Street
- Common area upgrades feature new elevator lobbies and restrooms
- Building conference room available to tenants at no charge
- In immediate proximity to several restaurants, retailers, and banks
- Positioned conveniently across from Marriott International's AC Hotel Honolulu
- Beautiful views with minimal obstruction from neighboring properties and ample natural light
- On-site and nearby parking options for tenants and visitors

The New Finance Factors Center – Home to Innovative Businesses

While Finance Factors Center formerly tenanted a local university, the building has since transformed with upgrades done throughout the property to welcome business professionals looking for in-person and cohesive working environments. The property's current diverse tenant mix consists of Finance Factors, law firms, architects, and other professional businesses.

The property's lobby and bank entrance has been strikingly upgraded. Upon entering the double entryway doors, the main focus of the lobby floor reflects a more modern approach while providing tenants and customers convenient accessibility. Common areas on several floors have also been renovated for a contemporary feel. On-site management and 24/7 security allow for quick response times and a secure environment.



BENEFITS AT A GLANCE

Ideal Location

- Minimal neighboring high-rise buildings provide for great views from most of the spaces
- Nearby additional parking options available
- On main thoroughfare, Bishop Street, of Honolulu's Central Business District
- Adjacent to many restaurants in the area
- Biki Station located on the property

Extremely Competitive Rental Rates

Exceptional Amenities

- Newly renovated main floor lobby
- Upgraded common areas on several floors
- Large windows provide ample natural light to all spaces
- Conference room available to tenants at no charge
- In-building retail cafe and catering
- 24-hour security services
- Professional on-site property management and maintenance team
- State-of-the-art cardless parking system featuring license plate recognition in secured parking garage



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RENTAL INFORMATION

BASE RENT	Negotiable	
OPERATING EXPENSES	\$1.90/RSF/MO	
PARKING	Unreserved	\$262.00 (plus Hawaii GET)
	Reserved	\$330.00 (plus Hawaii GET)
	Validation Rate	\$2.75/20 Minutes

AVAILABLE SUITES

Suite	RSF	Descriptions
201	3,333	Ready for space plan.
210	503	Single office with reception area and beautiful Ewa views.
908	2,578	This suite contains 4 private offices, large corner conference room, large bull pen area, and sink. Potential for tenant customization.
1010	863	Former architectural office with direct entry off the elevator lobby. The suite features wood flooring, updated lighting, and a functional layout including a corner private office, conference room, open bullpen area, and a built-in custom reception desk.
1012	1,677	Ready for space plan. Contains existing bathroom with shower and sink.
1102	828	2 windowed offices and 1 interior room. Includes a sink open space.
1103	1,290	This suite contains 4 private offices and open work area with updated flooring and fresh paint throughout.
1204	635	Existing med spa with 3 private offices and reception area.
1700	2,917	Large open area in shell condition with exposed ceiling. Geared towards creative retail use with potential to operate after hours.
1701	930	Partial build-out comprising two offices with top-floor views of Bishop Street.



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. 3/2/26

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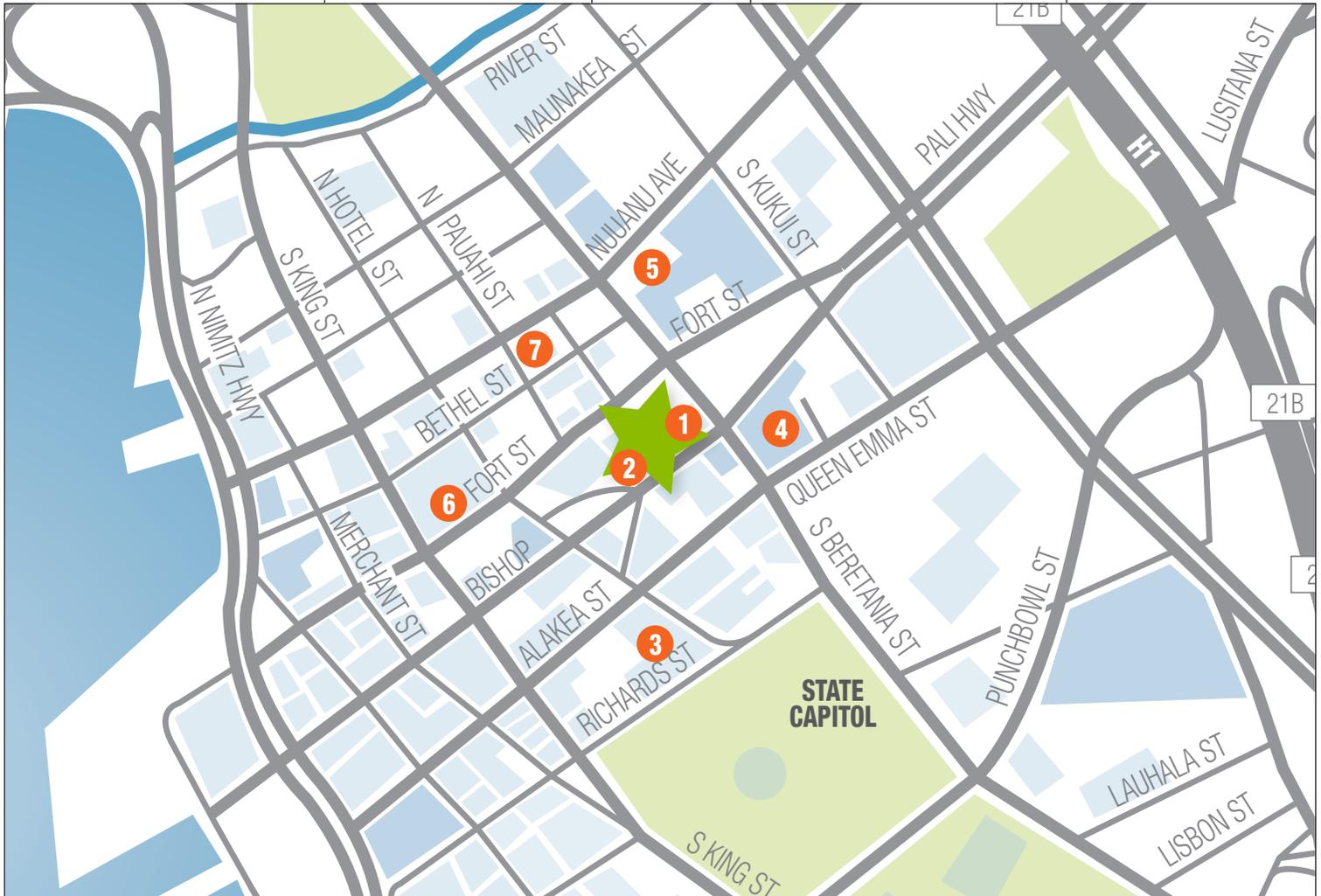
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Additional Parking Options

Property	Distance from Finance Factor Center	Parking Co.	Visitor Parking Rates	Monthly Cost per Stall
1 CENTURY SQUARE 1188 Bishop St	150 ft/1 min walk	Standard	\$3.50/half-hour	N/A
2 BISHOP PLACE 1132 Bishop St	300 ft/1 min walk	ABM	\$4.25/half-hour	N/A
3 ALII PLACE 1099 Alakea St	0.2 miles/4 min walk	ABM	\$.75/half-hour up to 1.5 hours \$1.50/ half-hour thereafter	\$382.20 rsvd \$267.02 unrsvd
4 CAPITOL PLACE 1200 Queen Emma St	0.2 miles/4 min walk	Diamond	\$4.00/2 hours	\$275.00
5 KUKUI PLAZA 1255 Nuuanu Ave	0.2 miles/4 min walk	Propark	\$.75/half-hour up to 2 hours \$1.50/half- hour thereafter	\$100.00
6 PANTHEON 1108 Fort Street Mall	0.2 miles/4 min walk	Pantheon	N/A	5th Fl \$235.60 6th Fl \$214.66 7th Fl \$198.95 8th Fl \$172.77
7 MARK'S GARAGE 22 S. Pauahi St	0.3miles/5 min walk	Standard	\$2.00/20 min	N/A



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