



## **FREE RENT SPECIAL**

3 months' base  
rent waived for a  
39-month lease

6 months' base  
rent waived for a  
66-month lease

12 months' base  
rent waived for an  
11-year lease



# **LILIHA PROFESSIONAL BUILDING**

1520 LILIHA STREET | HONOLULU

## **MEDICAL OFFICE SPACE FOR LEASE**

**STANDARD**  **COMMERCIAL**

REAL ESTATE ADVISORY GROUP





## The New Liliha Professional Building *Where Business and Healthcare Professionals Thrive*

The Liliha Professional Building, formerly a medical-only facility, has been thoughtfully renovated to accommodate a diverse range of professional businesses. The property now hosts a mix of tenants, including dentists, internal medicine practitioners, a pharmacy, architects, accountants, and more, creating a dynamic and collaborative working environment.

The lobby and building entrance have been beautifully upgraded, offering a modern, welcoming atmosphere for tenants and visitors. Upon entering through the double entryway doors, the refreshed lobby provides both style and convenient accessibility. Common areas on several floors have also been renovated to provide a contemporary feel that enhances the overall work experience.

Professionally managed with on-site security, the building ensures a secure and well-maintained environment for all tenants.



### PROPERTY HIGHLIGHTS

**Prime Location** – Excellent visibility and accessibility in a high-traffic area.

**Modern Upgrades** – Newly renovated common areas enhance the professional environment.

**Flexible Leasing Options** – Competitive rates, tenant improvement packages, and free rent specials available.

**Professionally Managed** – Experienced property management ensures seamless operations and tenant support.

**Diverse Tenant Mix** – Home to thriving businesses and respected medical practitioners.

**Convenient Amenities** – Nearby dining, retail, and essential services support daily operations.

**Dedicated Parking Garage** – Convenient and secure on-site parking for tenants and visitors, ensuring easy access and ample space.

OFFERED EXCLUSIVELY BY



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SUITE	RSF	COMMENTS
202	2,554	Spacious layout with a large waiting/reception area, ocean views, 4 exam rooms, an equipment room, 2 private offices, 2 restrooms, a server room, and storage. Ready for space plan.
205	1,040	Efficient layout featuring a built-in reception, 2 offices, 4 exam rooms with sinks, and dual ingress/egress.
301	1,422	Prime location off the elevator lobby with a reception area, sinks, 7 exam rooms, offices, and storage.
303	1,292	Reception area, 6 exam rooms, 1 private office, exclusive restroom, and storage.
401	713	2 exam rooms with sinks, 1 private office, a reception, and exclusive restroom.
403	709	Built-in reception desk, large waiting room, 1 private office, storage, and a restroom.
405	1,182	Built-in reception desk, 5 exam rooms, 1 private office, and an exclusive restroom.
503	1,459	Former dental office with existing equipment, and ample plumbing throughout.
504	1,645	Built-in reception desk, large waiting area, 7 exam rooms/offices – several with sinks, storage, and an exclusive restroom.
711B	392	Open area, 1 private office and a storage closet. Ideal for a solo physician or practitioner.

## RENTAL INFORMATION

BASE RENT	Negotiable
OPERATING EXPENSES	\$1.95/RSF/MO estimated for 2025
ELECTRICITY	Separately Metered
PARKING	1 stall per 500 RSF
Reserved Tandem	\$95.00/MO plus HGET
Unreserved Single	\$120.00/MO plus HGET

## CUSTOMER VALIDATIONS

Time	With Validation	Without Validation
0-2 Hours	\$1.00	\$5.00
2-3 Hours	\$2.00	\$10.00
3-4 Hours	\$3.00	\$15.00
Each Additional 1/2 Hour or a fraction thereof	\$1.00	\$5.00
Visitors WITH VALIDATION pay \$1.00 when exiting within first 2 hours.		

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The information contained herein has been obtained from sources believed to be reliable. While we know of no reason to doubt its accuracy, Standard Commercial LLC makes 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 its suitability to your needs. 11/5/25



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