

COMMERCIAL BUILDING FOR SALE



Fee Simple Retail & Office Building
2 North Hotel Street | Honolulu, HI

YourTurn

Chinatown Market



In a span of 12 months This Building has shocked both the retail and office markets in the Downtown/Chinatown district by tapping into unknown demand. While office demand in the Honolulu CBD market has been slow, Waku/Work office operation has managed to achieve 80% occupancy at premium rent rates. Waku/Work's unique take on executive office suites has shown great success compared with conventional office buildings.

This Building ground floor retail spaces have attracted both established veterans and promising new restaurant tenants, also at premium rent rates with stable long term leases. Current tenants have proven that this location is not only sustainable, but also provides an advantageous environment for developing new business. The ground floor restaurants that have opened for business in 2016 have exceeded expectations with high customer traffic throughout all hours of operation.

Chinatown is an emerging market that has yet to hit it's peak. This Building has had a huge impact on both improving the neighborhood and promoting small business growth through its community oriented approach. This business model has been envied by many local investors although few have the experience and resources that the Waku/Work team has developed throughout the progression of this project.



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YourTurn

Central to Downtown Honolulu



**Building
2 N Hotel St.**

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In the heart of Chinatown's Restaurant District



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Honolulu Class-A Office Buildings



**Building
2 N Hotel St.**

Bishop Place

Ali'i Place

Central Pacific Plaza

Bishop Square

First Hawaiian Center

Davies Pacific Center

The BLOCK

Pioneer Plaza

Harbor Court

Pacific Guardian Center

TOPA

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Restaurants and Retailers



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Investment Summary

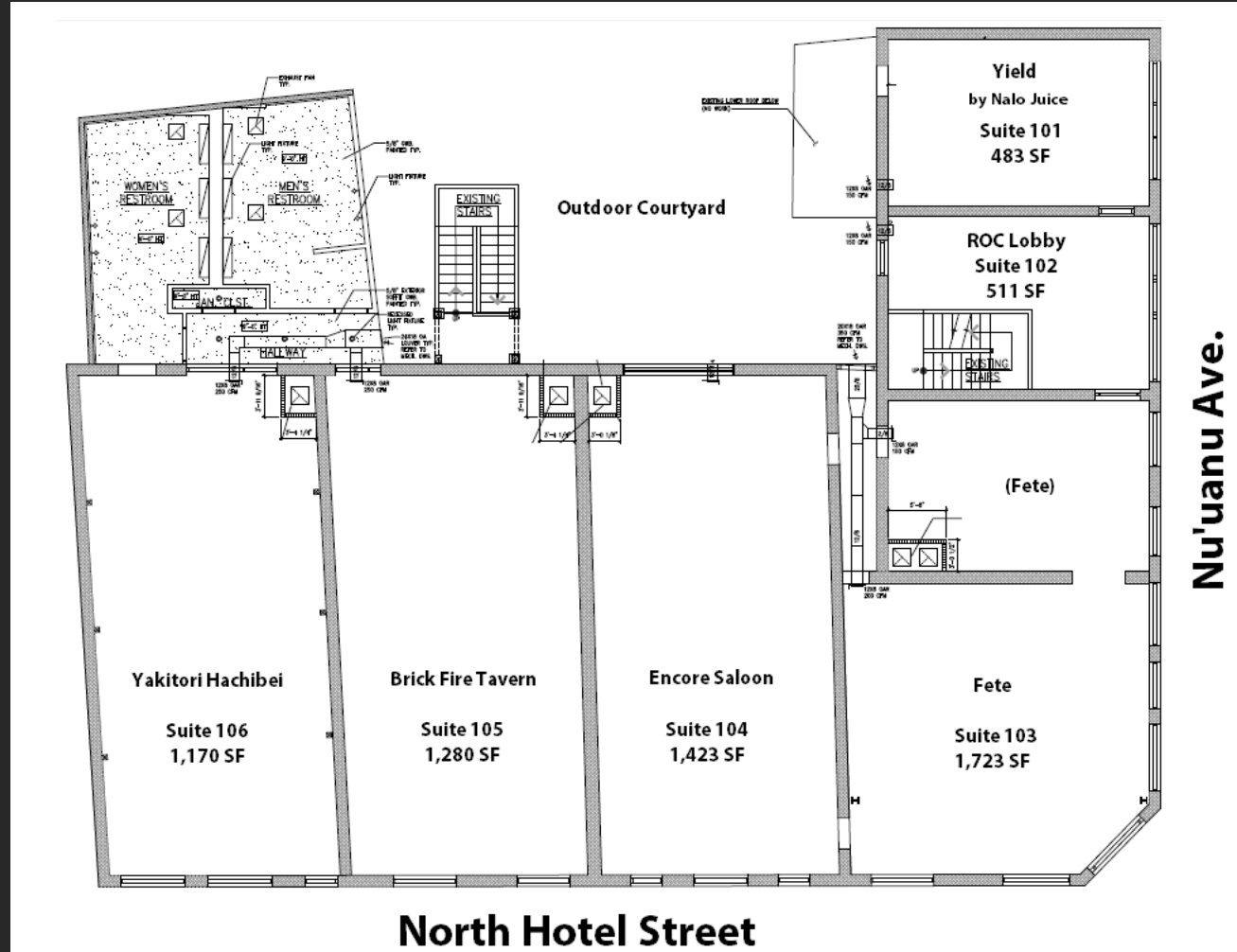


| | |
|---------------------|--------------------------------------|
| Asking Price | \$10,000,000 |
| Address | 2 N Hotel Street, Honolulu, HI 96813 |
| 2020 NOI | \$550,226 |
| Tenure | Fee Simple |
| Occupancy | 100% leased through 2026 |
| Year Built | Completely Renovated in 2016 |
| Number of Stories | 2 levels plus basement |
| Land Area | 8,188 SF |
| Basement Level | 900 SF |
| Ground Floor Retail | 6,590 SF |
| Second Floor Office | 5,993 SF |
| Total Building Area | 13,483 SF |
| TMK | (1) 1-7-3: 56 |
| Zoning | BMX-4 (Business Mixed Use) |

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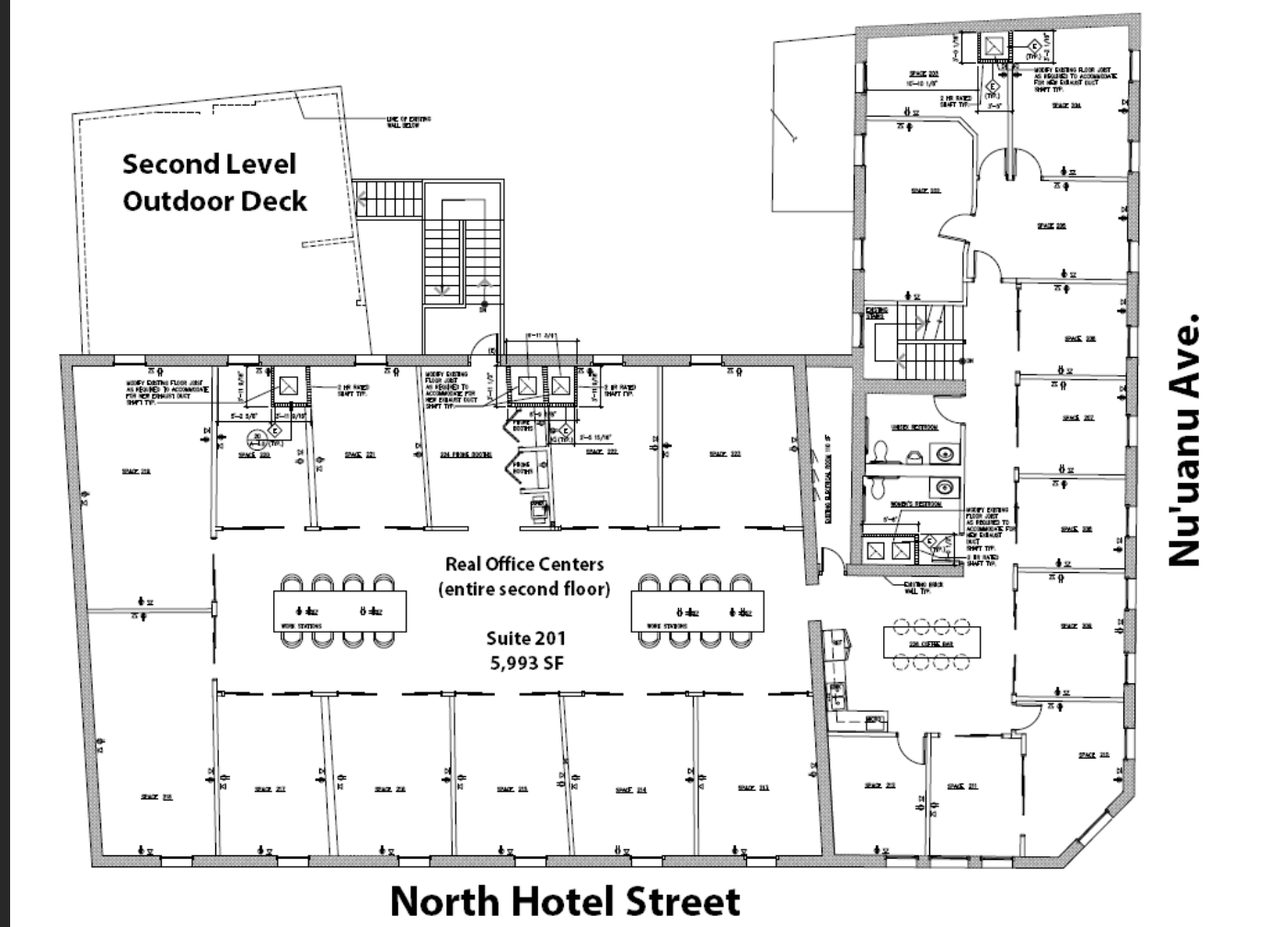
Ground Floor Layout



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Second Floor Layout



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Tenant Profile: Waku/WorkCo working office



“Waku/Work co working office was years in the making and a culmination of vision, patience, and hard work. A truly creative project, HQ's sixth operation is nestled right in the middle of Chinatown.

Our mission is to provide a platform for startup companies and the creative community. A Waku/Work'in home base that will have everything needed to stimulate and foster the growth of emerging innovators. Extending HQ's Ohana to Hawaii through our friendly staff, emphasis on education, and capital and corporate sponsors, we are here to support the growth and success of O'ahu's entrepreneurs.”

Tenant Profile: Fête



“Fête is a Seasonal New American neighborhood restaurant with local roots and a global outlook—where classic techniques meet island flavors & ingredients at their best. Our culinary point of view showcases the dishes we crave, using cooking methods from many cultures that all lead to simple, delicious cuisine.

The dining room seats approximately 40 guests with an additional 10 seats at a full-service bar. And, for the curious, 5 prime spots at the chef’s counter offers a front row seat of all the action.

The atmosphere shares a brasserie feel with a laid-back island sensibility—a homage to all of our favorite things we enjoy eating and drinking. With its casually elegant, hustle-and-bustle approach, Fête is our hapa baby. One part Hawaii and one part Brooklyn. We welcome you with an abundant table, uplifted glasses, and open hearts.” - *FeteHawaii.com*

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Tenant Profile: Encore Saloon



Encore Saloon is a tequila and mezcal focused bar serving Mexican inspired food in Chinatown Honolulu. The restaurant owners first opened their business in the Kaka'ako district of Honolulu with a small restaurant called Cocina which quickly outgrew the original space. This new restaurant boasts a beautiful buildout utilizing reclaimed wood and highlighting the original rustic brick walls of this historical building. Encore Saloon also includes 400 square feet of outdoor courtyard seating for serving both food and alcohol which is a huge hit with its customers.

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Tenant Profile: Brick Fire Tavern



“Brick Fire Tavern is a craft pizza restaurant specializing in hand-crafted Neapolitan Pizza paired with select wines and beers, and other seasonal dishes made from scratch...

At the heart of Brick Fire Tavern’s menu is a wood-fired brick oven built by famed third-generation oven builder Stefano Ferrara, commissioned in Naples, Italy just for our restaurant. From our fresh pizza pies to our seasonal menu items, everything served from the kitchen will have at least one element either cooked or finished in the brick oven. Crackling embers of kiawe wood heat up the oven to 9000 degrees F, so it only takes 90 seconds for our Neapolitan pizzas to become perfectly cooked with rustic crusts, melted toppings and smoky flavors fired into every bite.”

– *BrickFireTavern.com*

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Tenant Profile: Yakitori Hachibei



Yakitori Hachibei first opened in July of 1983 in Tenjin of the Fukuoka Prefecture in Japan. Since first opening Hachibei has expanded to 11 restaurants in Japan, Thailand, and Taiwan. ROC Chinatown will be their first restaurant in Hawaii which is expected to open at the end of 2016. Hachibei's master chefs use special techniques to delicately grill the meat at high temperatures using high-grade charcoal. Only the finest quality meats are selected for their menu items. Yakitori Hachibei is a novelty experience with great customer service and a vibrant atmosphere.

Opening December 2016

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Tenant Profile: THE DAREY

**THE
DALEY**



DALEY BURGER. hawaii grass fed BEEF SMASH PATTY WITH HOUSE SAUCE, cheese, and grilled onions on a TOASTED POTATO.

If you're looking for a simple, downhome American burger in Honolulu's Chinatown area then The Daley might be the place for you!

www.thedaleyburger.com

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Contact Information



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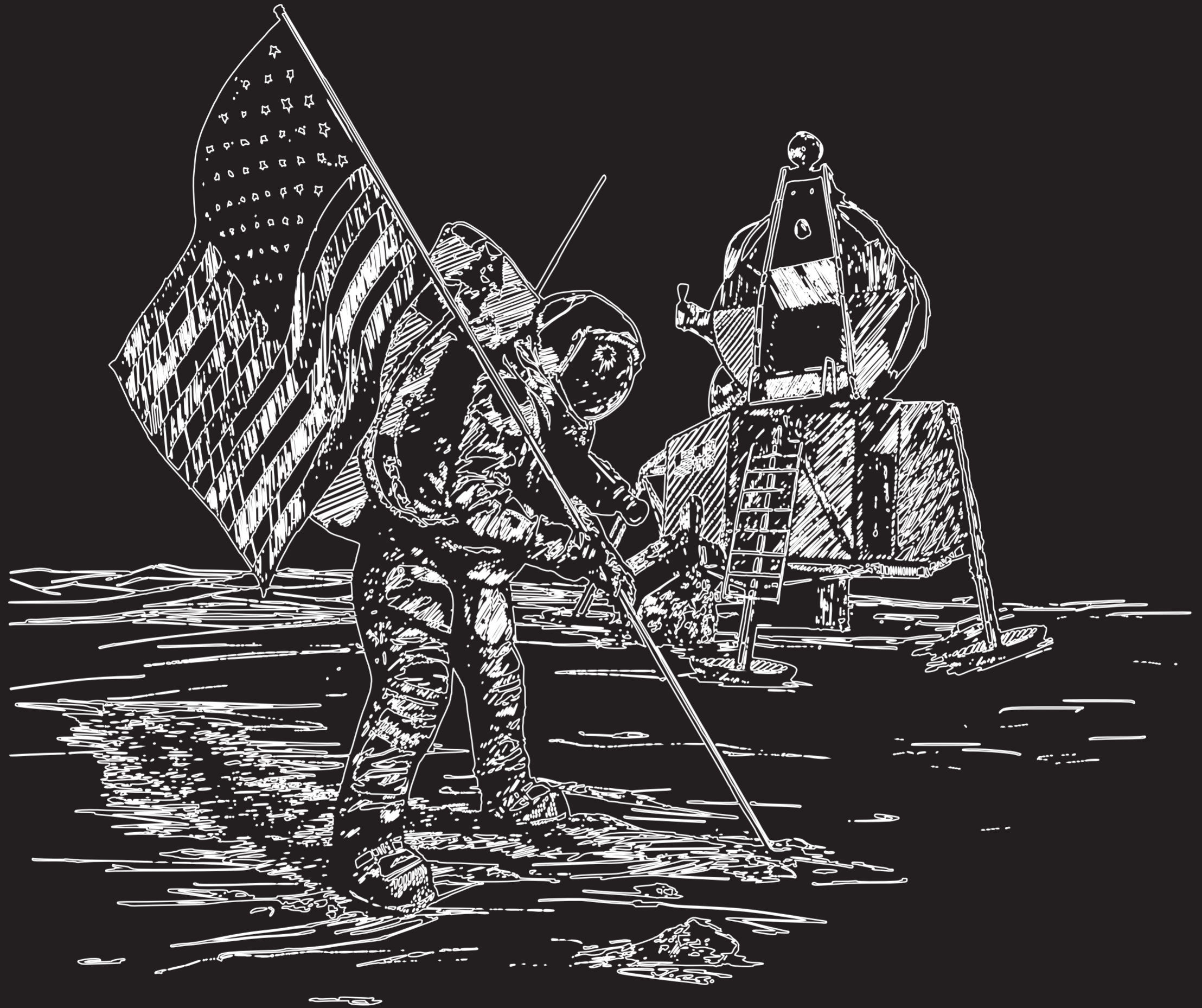
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