

Office / Retail / Residential

BUILDING FOR SALE

233 Merchant St.

Honolulu HI 96813



233 Merchant St is a **six-story boutique office** building featuring a **ground floor retail space, 4 full-floor suites with private elevator access and a penthouse suite**. The building has undergone extensive renovations including elevator modernization, new HVAC equipment, and floor-by-floor renovations of the office space. The property is ideal for an owner-user with 5 of the 6 floors vacant. An **existing tenant is on a short-term lease** and can either provide stable in-place cash flow or an owner-user could occupy the entire building.

Alternatively, the **BMX-zoning also allows for residential use** for some or all of the property. The neighboring two office buildings, 239 Merchant Street and 850 Richards Street, are also for sale, which may be purchased together or separately. They offer an investor **up to 10,896 sf of BMX-4 land area** for a potential long-term redevelopment of the area.

Unpriced

TMK	AVERAGE FLOOR SIZE	LAND AREA
1-2-1-16-12	1,965 sq.ft.	2,189 sq.ft.
ZONING	BUILDING SIZE	BUILDING OCCUPANCY
BMX-4 - Business Mixed Use	11,789 sq.ft.	18.3%

HIGHLIGHTS

PRIME LOCATION in downtown Honolulu

OWNER-USER OPPORTUNITY to occupy some or all of the 11,769 sf of vacancy

INVESTOR OPPORTUNITY to lease up vacancy and/or convert to residential

BMX ZONING allows for office, retail and residential use

SECURED BUILDING including key fob access by floor

CONSOLIDATE THREE PARCELS by acquiring the neighboring properties (239 Merchant and 850 Richards) to create one of the few developable footprints remaining in downtown Honolulu

Contact Info

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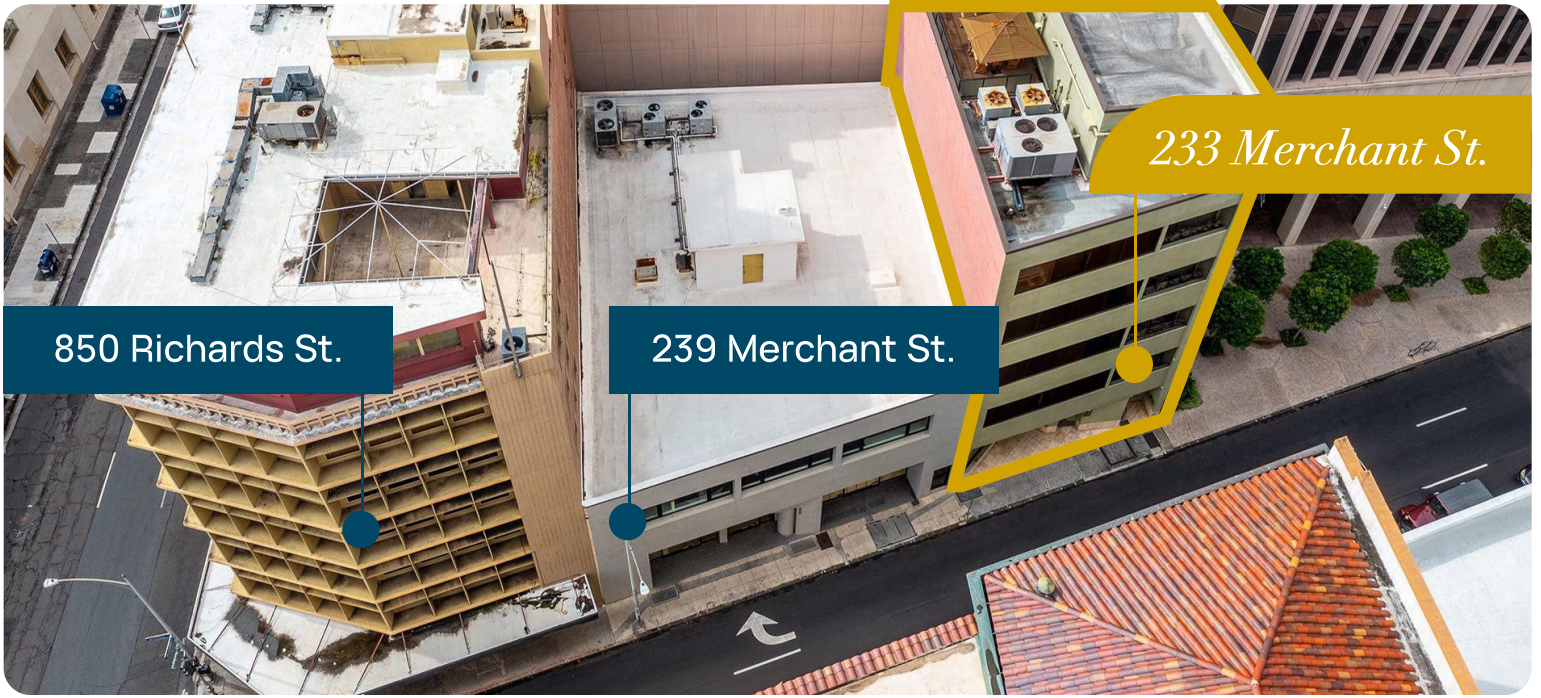
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850 Richards St.

239 Merchant St.

233 Merchant St.



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