

345 QUEEN ST



OFFICE SPACE FOR LEASE





Recognizing the **importance of innovation** and collaboration, 345 Queen St offers amenities that drive **productivity for its tenants**

Logistically advantageous, 345 Queen Street Building sits on the cusp of the Central Business District and Kaka'ako submarkets. It is walking distance to numerous eateries, across the street from the post office, and near the State Capitol and court houses. A few blocks from Nimitz Highway and King Street. It's just minutes to H-1 Freeway.



TMK NO	1-2-1-26-15
ZONING	B-2
AVAILABLE SIZES	485 - 11,017 SF
RENT	\$1.25 - \$1.65 PSF/MO
CAM	\$1.76 PSF/MO (Estimated for 2026)
TERM	1 - 10 YEARS
PARKING	\$225+TAX UNRESERVED \$330+TAX RESERVED Visitor validation stamp books available 1 stall per 600 SF



AVAILABLE UNITS

SUITE	SF	DESCRIPTION	SUITE	SF	DESCRIPTION
200	4,993	Full floor opportunity. The space has a reception, built in desk area, restroom with shower and lockers, a few conference rooms, several private offices, printer area, and kitchen area.	604	1,179*	Entry has a long hallway, 2 interior, 2 windowed offices.
300**	1,189	A conference/breakroom (kitchenette), private office, storage and open area along a floor to ceiling window line.	607	1,085*	A reception area, private office, kitchenette, built-in desks, and printer area.
302**	1,975	A kitchen/breakroom, private office with glass window, bright open area, IT closet/print area.	700	2,851	Windowed offices, open area. Stubbed for a kitchenette.
400***	4,004	Windowed offices and interior offices, reception, conference room.	705	3,126	Space is ready for planning. Stubbed for kitchen and there is an existing restroom with shower.
407***	1,421	Open area, small sink.	706	1,396	3 windowed offices, built in reception, storage and interior offices.
504	533	Two small offices.	800	11,017	Full floor opportunity. Ask for the floor plan.
506	2,153	Reception area, one windowed office and two interior offices.	901	5,021	Reception, Large open area, server room, private office, and this unit's exclusive balcony.
507	485	A large open area. A rare small space with a sink.	915	824	Built-in reception, interior office, and three windowed offices.

*Suite 604 and 607 can be combined for a total of 2,264 SF.

**Suite 300 and 302 can be combined for a total of 3,164 SF.

***Suite 400 and 407 can be combined for a total of 5,425 SF.

BUILDING HOURS

M-F: 6:00AM – 6:00PM

Sat: 7:30AM – 1:00PM

*After hours air conditioning available for an additional charge

FEATURES

- Turn-key spaces of varied sizes and configurations
- Large conference room available for use
- Open air courtyard with ground floor cafe
- Close to public transportation including a future rail station a few blocks away
- Secured parking garage



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