



# 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
- On-site café and Edible Arrangements store
- In immediate proximity to several restaurants, retailers, and banks
- Marriott International's AC Hotels brand will be located across the street with a projected 2024 opening
- 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 café and Edible Arrangements store
- 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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1164 Bishop Street  
Honolulu | Hawaii 96813

## RENTAL INFORMATION

BASE RENT	\$1.00 - \$1.20/RSF/MO	
OPERATING EXPENSES	\$1.75/RSF/MO	
PARKING	Unreserved	\$242.00/MO + GET
	Reserved	\$310.00/MO + GET
	Validation Rate	\$2.75/20 Minutes

## AVAILABLE SUITES

Suite	RSF	Descriptions
120	1,202 RSF	Formerly an Edible Arrangements, this space contains a large cold kitchen with a walk-in refrigerator, two 3-compartment sinks, stainless steel prep tables, and private restroom. Great street frontage and visibility with floor to ceiling windows on prominent Bishop Street. Exterior of space may be used for customer seating area.
201	3,333 RSF	Ready for space plan.
520	1,904 RSF	Expansive suite featuring 4 executive sized offices, 2 conference rooms and a sizable waiting area or bullpen for workstations.
1001	1,786 RSF	Turnkey corner suite consisting of 3 executive sized offices and large bullpen area for workstations.
1012	1,677 RSF	Suite contains 3 private offices, open work area, shower room, and telecom closet. Existing plumbing stubs and refrigerator water line. Ready for space plan.
1107	308 RSF	Efficient, open-concept office with windows, ideal for a solo practitioner. Available 1/1/2025.
1501	619 RSF	Bullpen upon entry, with one executive-sized office and storage. Available 10/1/24.
1700	2,917 RSF	Large open area in shell condition with exposed ceiling. Geared towards creative retail use with potential to operate after hours.
1701	930 RSF	Expansive, open layout with top-floor views of Bishop Street. Available 10/1/24.
1710	2,148 RSF	Top floor corner suite with expansive Mauka and Ewa views. Contains 7 offices, copy room, storage, and open area for workstations.



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. 8/29/24

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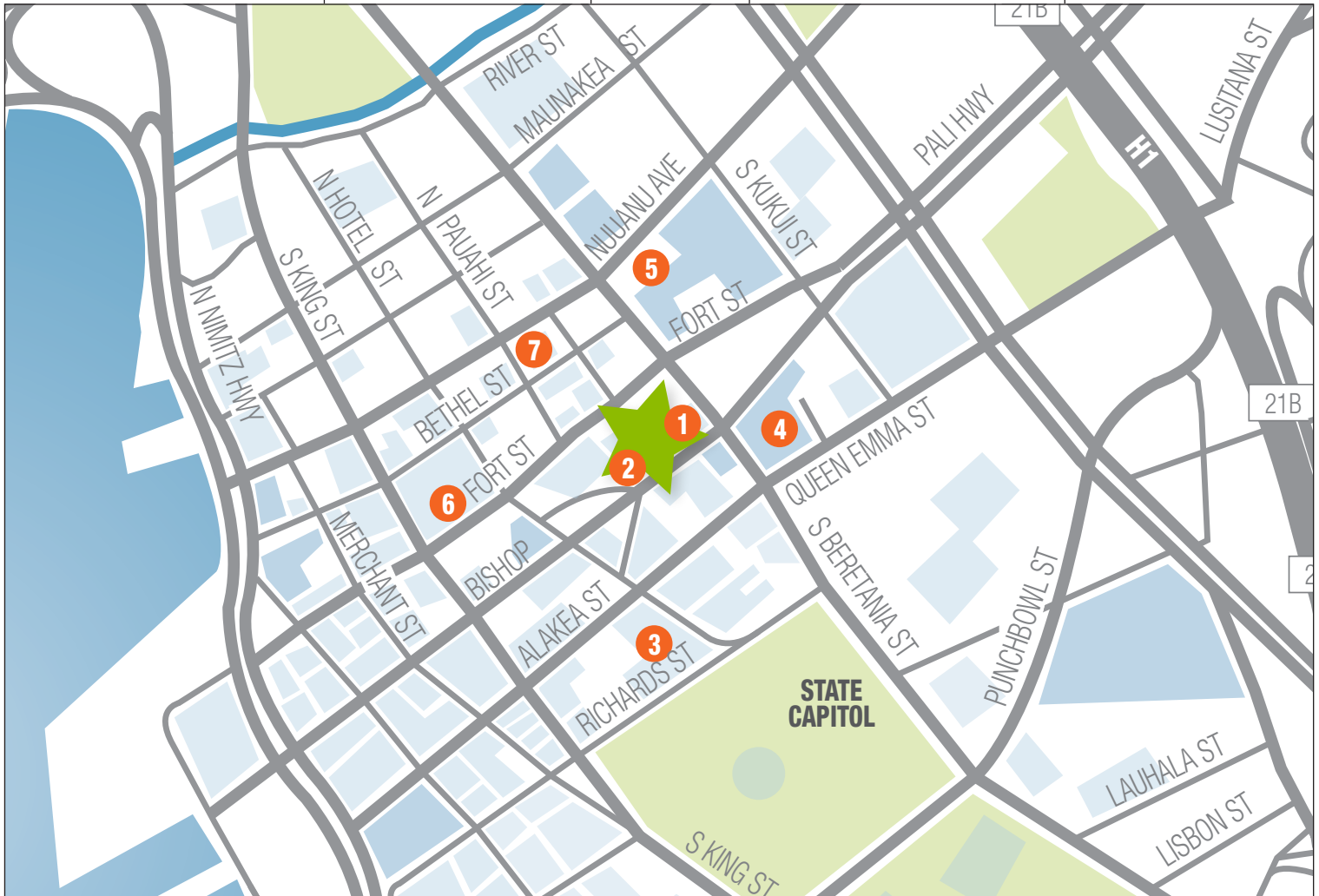
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## Additional Parking Options

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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