



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

FINANCE FACTORS CENTER

1164 Bishop Street
Honolulu | Hawaii 96813

RENTAL INFORMATION

BASE RENT	\$1.00 - \$1.20/RSF/MO
OPERATING EXPENSES	\$1.53/RSF/MO
PARKING	1 stall per 1,200 RSF
Unreserved	\$242.00/MO + GET
Reserved	\$310.00/MO + GET
Validation Rate	\$2.75/20 Minutes

AVAILABLE SUITES

Suite	RSF	Comments
110	565	Ground floor retail space with open layout. Direct access to back road for convenient loading/unloading.
200	11,809	Full Floor Opportunity. Ready for space plan.
800	6,595	Corner suite with 10 executive and mid-size offices, executive conference room which connects to a private full bathroom with shower, open work areas, and abundant storage room.
1012	1,800	Suite contains 3 private offices, open work area, shower room, and telecom closet. Existing plumbing stubs and refrigerator water line. Ready for space plan.
1200	3,695	Corner suite with Mauka views; 12 offices, large open work area, shower room, break room and conference room with sink, storage and reception area.
1201	1,513	Pleasant corner suite with Honolulu Harbor views; 2 executive offices, conference room, large break room and storage room, reception area, and nook for potential additional office.
1555	1,555	Turn-key corner suite formerly occupied by law firm with Ewa/Harbor views, 5 offices, 1 conference room, reception area, and sink.
1605	1,223	Mauka facing suite in shell condition with existing sink.
1609	1,594	Turn-key space with Harbor views. Contains 5 offices, reception area, and breakroom with sink.
1700	2,917	Large open area in shell condition with exposed ceiling. Geared towards creative retail use.
1710	2,148	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. 1/13/23

OFFERED EXCLUSIVELY BY



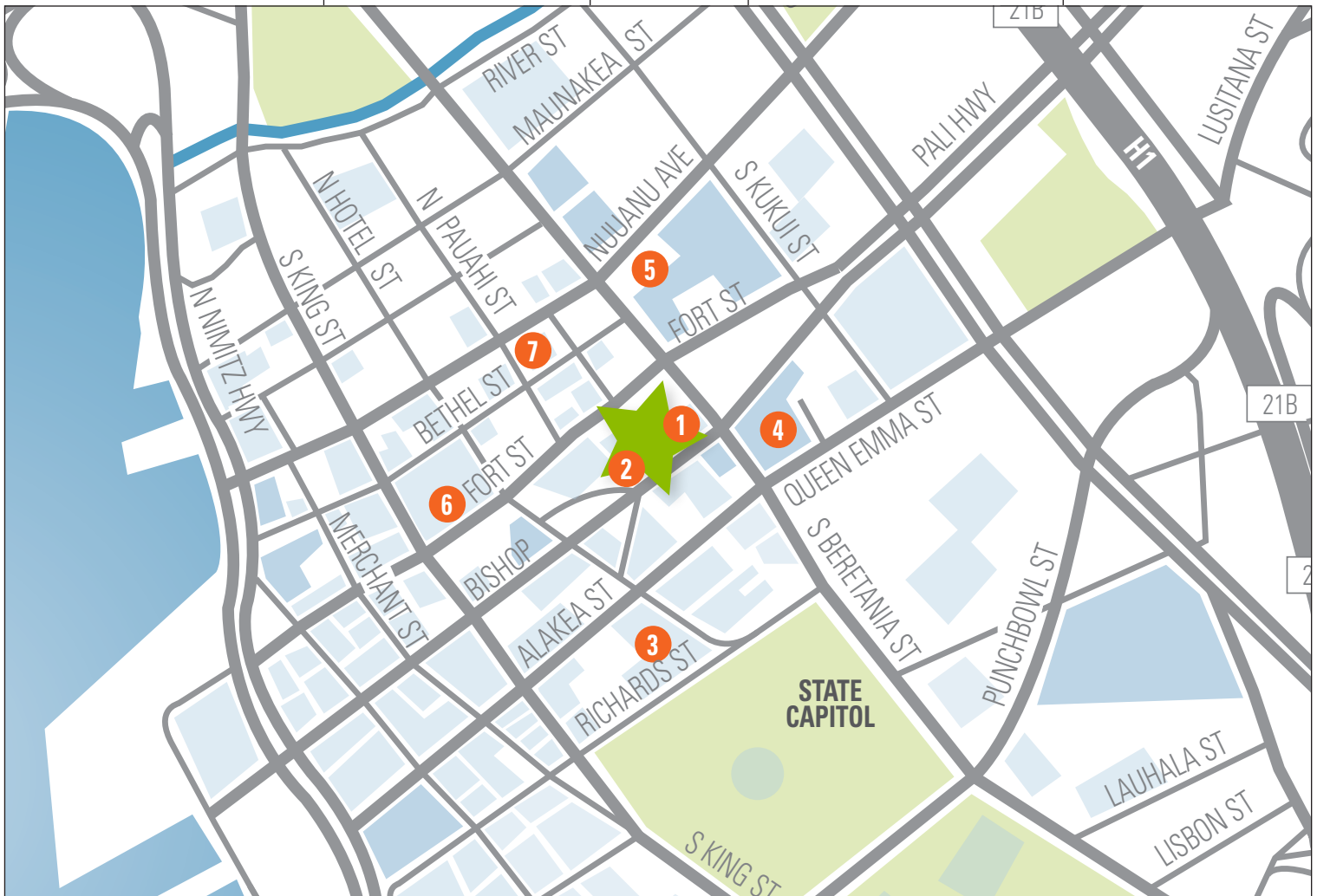
201 Merchant Street, Suite 2228
Honolulu, HI 96813
O 808 208 8100 | F 808 208 8109
standardcommercial.com

KATHLEEN AHN OKUBO (S)
Senior Associate
808.208.8104
kathleen@standardcommercial.com

SARAH IKIOKA (S)
Associate
808.208.8100
sarah@standardcommercial.com

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



PRESENTED BY

STANDARD  COMMERCIAL
REAL ESTATE ADVISORY GROUP

KATHLEEN AHN OKUBO (S)

Senior Associate

808.208.8104


kathleen@standardcommercial.com

SARAH IKIOKA (S)

Associate

808.208.8105

sarah@standardcommercial.com

201 Merchant Street | Suite 2228 | Honolulu, HI 96813 |  808.208.8100