



FOR SALE

Eaton Square Penthouse Suite

400 HOBRON LANE PH1 AND PH2
HONOLULU, HI 96815

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VIEW
PROPERTY
VIDEO

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A Unique Workspace

WHERE BUSINESS MEETS PARADISE IN WAIKIKI

Presenting a rare opportunity to acquire the penthouse commercial suite at Eaton Square Shopping Center—a premier office space positioned on the top floor of this established mixed-use complex in Waikīkī. Thoughtfully renovated for modern professional use, the suite features 18 private offices, a spacious conference room, dedicated reception area, mail room, soundproof podcast studio, 3 phone booths, kitchen, restrooms, and generous storage throughout. The unit also includes a private open-air patio, offering a unique indoor-outdoor work environment. This is an ideal opportunity for an owner-user or investor seeking a premier office presence in Waikīkī.



An Amenity Rich Environment



1

18 PRIVATE OFFICES



2

2 CONFERENCE ROOMS



3

RECEPTION AREA



4

MAIL ROOM



5

KITCHEN



6

RESTROOMS

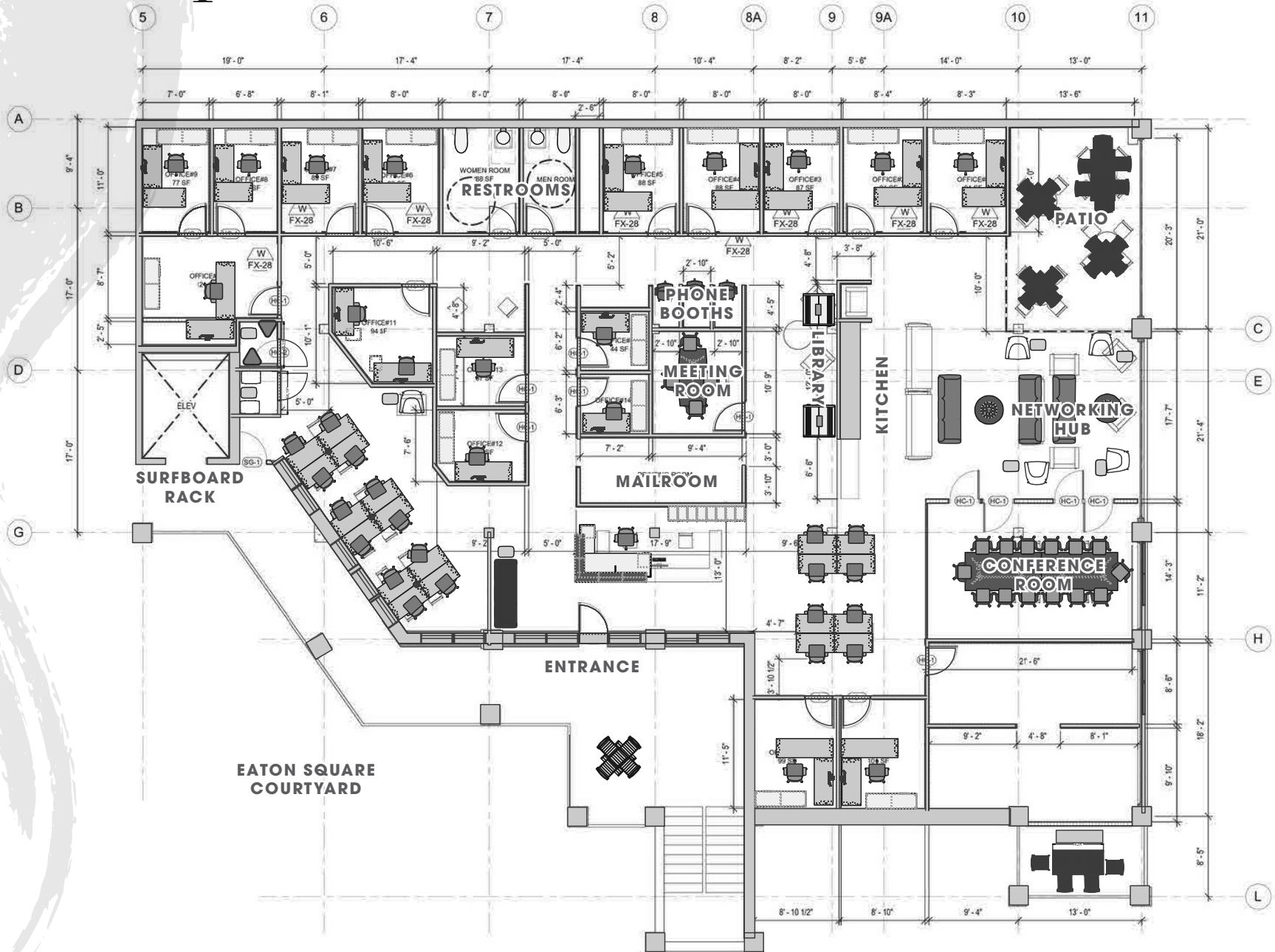
Property Details

Eaton Square Shopping Center is a well-established mixed-use complex located in the heart of Waikīkī. Surrounded by dense residential towers and popular hotels, the center benefits from consistent foot traffic from both locals and visitors. Highlights include easy access to on-site parking, elevator service, and a diverse mix of retail, dining, and service providers. Just blocks from Ala Moana Center and Waikīkī Beach, the location offers high visibility and everyday convenience. This is a rare opportunity to own in one of Honolulu's most walkable neighborhoods.

TMK Number	1-2-6-13-14-481 & 482
Asking Price	\$2,625,000
Tenure	Fee Simple
Suite Size	5,836 SF
Zoning	APART
Year Built	1977

- Business assets and FF&E available upon request (negotiable)
- 19 parking stalls available through AOAO
- Maintenance Fee (2025): \$11,421.28/mo
- Real Property Tax (2024): \$14,486.10
- Electricity is billed back separately, and chill water for HVAC is included.

Floorplan



EATON SQUARE
COURTYARD



The Gateway to Waikiki



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