

PACIFIC GUARDIAN TOWER



1440 Kapiolani Boulevard | Honolulu, HI 96814



CUSHMAN &
WAKEFIELD

ChaneyBrooks

FOR LEASE

Pacific Guardian Tower is an 18-story class A office building with retail shops on the ground level. Three high-speed computerized elevators serve each of the office levels. Tenants have 24-hour access to their offices and elevators have after-hours security-card access with floor lock-out features. In addition, two dedicated elevators serve the parking levels.

There are 6-1/2 floors with 379 stalls of indoor parking for tenants and visitors. The parking ratio is 1 stall per 400 square feet leased. A dedicated power/communications shaft is accessible at every office level including open grid floor and ladder tray systems for easy data cable interconnection, high-quality power grounding system, separate data grounding system, and potential for future systems.





PROPERTY DETAILS

Base Rent	Negotiable
CAM	\$1.96/SF/Mo (2026)
Validation Rates (includes GET)	100 Half-hour stamps: \$163.61 100 Full-hour stamps: \$327.23
Parking Rates (includes GET)	Unreserved: \$118.64/Stall/Mo Reserved: \$172.77/Stall/Mo
Building Hours	Mon-Fri: 7 AM to 6 PM Sat: 8AM to 1PM
After Hours	Building Security

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