

# 816 Queen

Honolulu HI 96813



**FLEX BUILDING FOR LEASE**

**2,549 - 4,628 SF**

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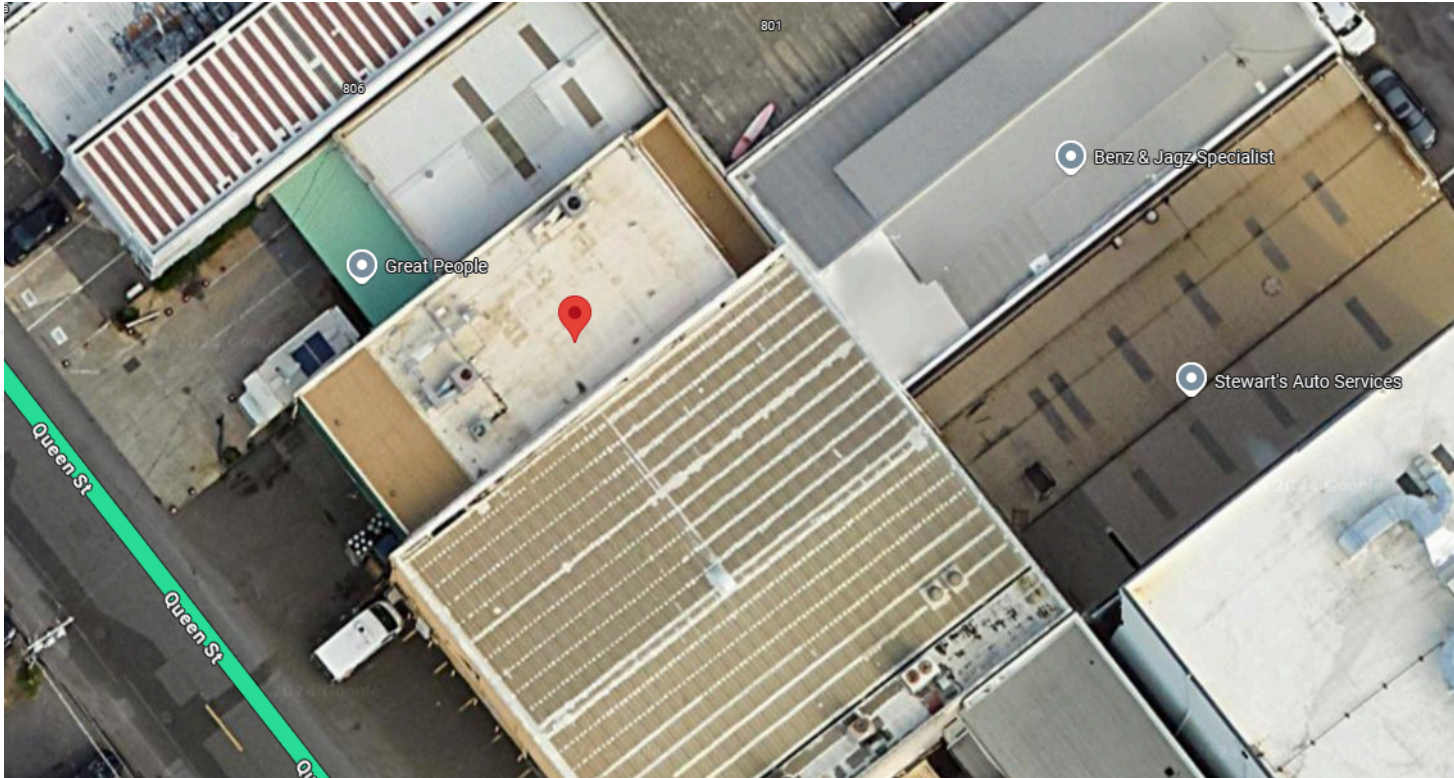


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**±4,628SF  
BUILDING**



**1st Floor: ± 2,549 SF  
2nd Floor: ± 2,079 SF**



**11'  
CEILINGS**



**PRIME KAKAAKO  
LOCATION**



**H1 & Ala  
Moana Access**

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## PROPERTY FEATURES

- Two Story Standalone Building
- 11' Ceilings
- Excellent Natural Light
- Prime Kakaako Location with Queen Street
- Access to H1 & Ala Moana Blvd/Nimitz
- Premium Building Signage Available
- Parking Available

### PREMISES

1st Floor: ± 2,549 SF  
2nd Floor: ± 2,079 SF  
Total Building: ± 4,628 SF

### BASE RENT

2.75 (1st Floor) 1.50 (2nd Floor)

### OCCUPANCY

Call Agent

### TERM

Immediate

### PARKING

2 - 6

additional M-T-M available for  
rent

Lessee should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, and if the floor load is adequate for Lessee's product weight and product types and use, etc. Lessee should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Lessee in order for Lessee to occupy all areas of the building legally. Lee & Associates - Los Angeles Central strongly recommends that the above items be completed prior to waiver of any contingencies for a lease. Broker also advises Lessee to obtain any required use permits and business licenses and have their Attorney review any Lease Contract prior to execution.



**FOR LEASE**

**FLEX BUILDING**

PROPERTY SITE PLAN

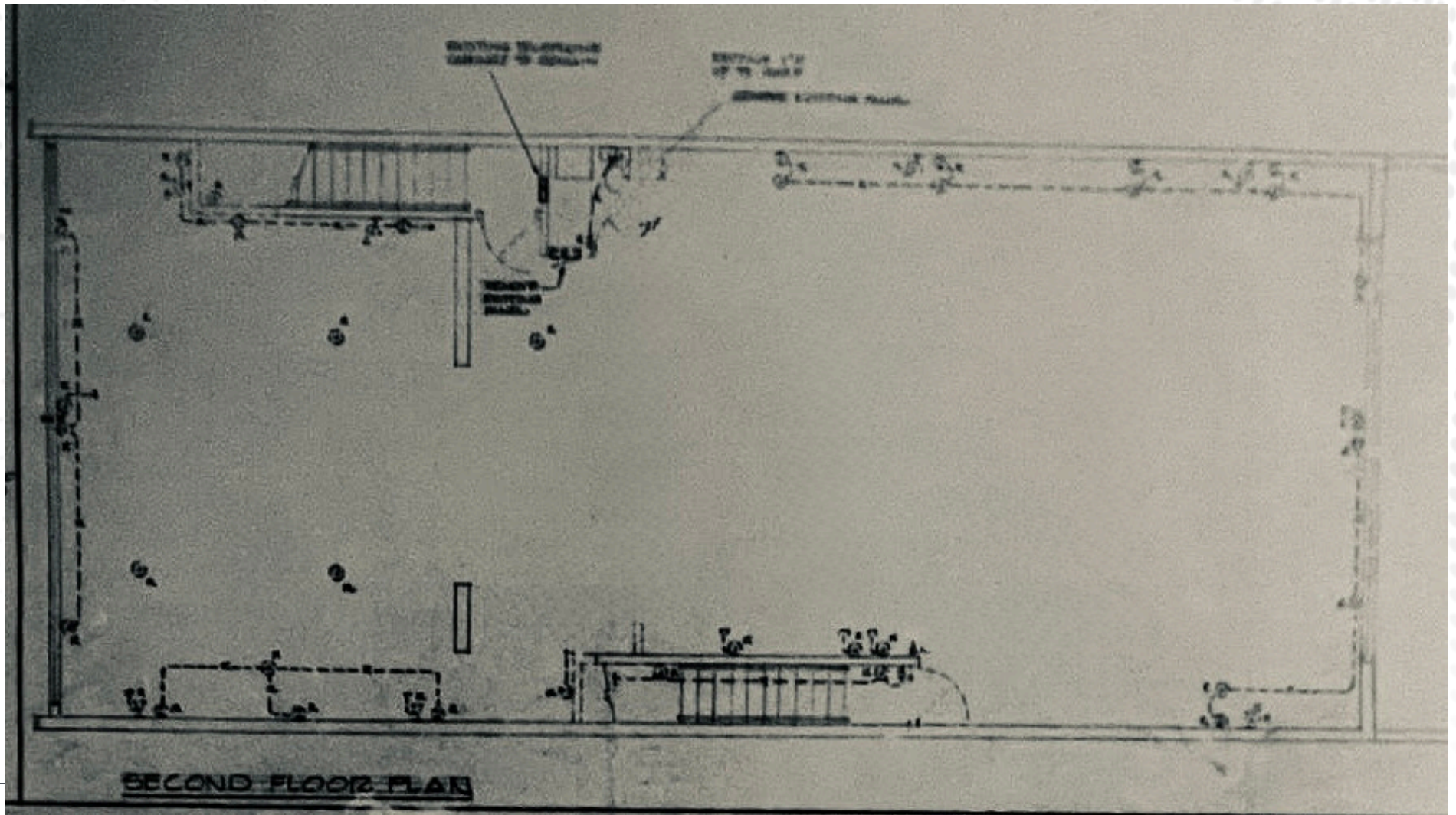
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2nd FLOOR PLAN: ±SF



Queen  
Street





# FOR LEASE

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