



*Representative Photo

QUEENS COURT SUITE 403

800 BETHEL STREET, SUITE 403

HONOLULU, HI 96813

CBRE

QUEENS COURT SUITE 403

800 BETHEL STREET, SUITE 403



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EXECUTIVE SUMMARY

THE OFFERING

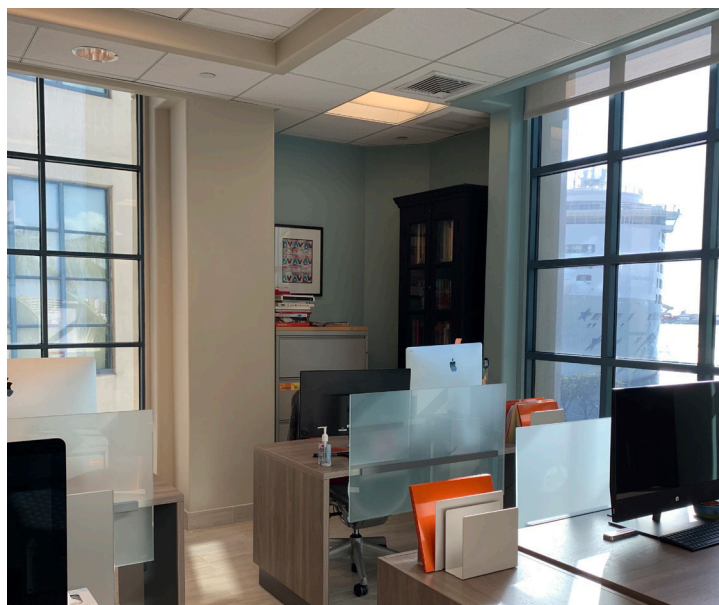
CBRE is pleased to present the opportunity to acquire Queens Court – Suite 403, a well located office condominium in the heart of Downtown Honolulu’s Central Business District. The Property consists of approximately 1,277 square feet, plus a private ±50 square foot lanai, offering a rare combination of functional office space and outdoor exposure in an established building.

Suite 403 is ideally suited for owner users, small professional firms, or investors seeking stable occupancy within a highly supply constrained submarket. The Property benefits from proximity to government offices, financial institutions, courthouses, and the Honolulu harbor, positioning it as a strategic location for legal, professional services, consulting, and related office users.

The offering represents an attractive opportunity to acquire a fee simple office condominium in Downtown Honolulu with long term value supported by limited competing inventory, walkability, and enduring demand drivers.

INVESTMENT HIGHLIGHTS

- + Fee Simple Office Condominium in Honolulu CBD
- + Flexible User Profile: Ideal for Owner User or Small Investor
- + Prime Downtown Location Near Courts, State & City Offices
- + Limited Competing Inventory for Small Office Ownership



PROPERTY DESCRIPTION

PROPERTY OVERVIEW


Queens Court Suite 403 is a fourth floor office condominium within a professionally managed building located along Merchant Street in Downtown Honolulu. The suite offers efficient floor layout suitable for open concept office, conference space, or open workstations, with natural light and direct access to a private lanai.


The Property is situated in an established commercial corridor characterized by a blend of office, residential, retail, and civic uses. Ownership benefits include long term control of occupancy costs, insulation from rising rental rates, and the ability to customize the space to meet operational needs.


The building's central location and accessibility make it attractive to tenants and owner users seeking proximity to downtown institutions without the premium pricing of larger Class A towers.



 **TMK**
(1) 2-1-2-26-12

 **ZONING**
BMX-4

 **AOAO FEES**
\$1,846.40 / MONTH

 **RPT**
\$542 / MONTH

 **YEAR BUILT**
1994

 **PRICE**
\$825,000

 **PARKING**
1 STALL

 **SIZE**
1,277 SF PLUS
50 SF LANAI

Address 800 Bethel St , Ste 403
Honolulu, HI 96813

Market
Submarket Honolulu/ CBD

Square Footage 1,277 SF
50 SF Lanai

Year Built 1994

Parking (1) Deeded Parking at
Harbor Court

Operating Expenses Electricity is seperatly metered

Taxes \$542 / month



LOCATION OVERVIEW

Queens Court is located at 800 Bethel Street, within the core of Downtown Honolulu's Central Business District. The area serves as the governmental, legal, and financial hub of Hawaii, anchored by nearby State and City offices, courthouses, banks, and professional services firms.

The Property benefits from excellent regional accessibility via Nimitz Highway, Ala Moana Boulevard, and Pali Highway, as well as walkable access to restaurants, retail, and public services. Downtown Honolulu continues to experience sustained demand from small office users seeking centrally located, efficient spaces within a highly constrained ownership market.

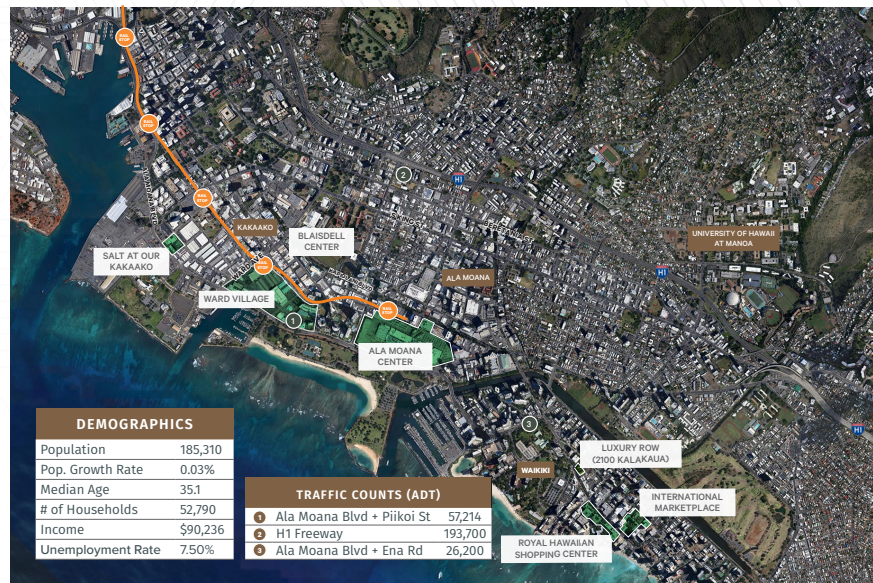


MARKET OVERVIEW

Downtown Honolulu remains one of the most established and supply constrained office submarkets in Hawaii. Development of new office product is limited by zoning constraints, high construction costs, and a focus on residential and mixed use development. As a result, demand for small office condominiums and owner user opportunities has remained resilient.

Office condominium ownership continues to appeal to professionals seeking cost stability, long term value preservation, and control over their workspace. Properties such as Queens Court Suite 403 benefit from these dynamics, offering a scarce ownership opportunity within a mature and essential commercial district.

Queens Court Suite 403 sits at the center of what's next. With the Honolulu Rail Transit corridor bringing direct connectivity to Kaka'ako and Ala Moana area. The property is situated between the future Chinatown and Downtown stations just steps away, this is a rare chance to own in a submarket that's only becoming more connected, more relevant, and more valuable.



QUEENS COURT SUITE 403

800 BETHEL STREET , SUITE 403

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