



PACIFIC
PROPERTY
GROUP INC

For Lease and Sale | Fee Simple

Thomas Square Centre

846 S Hotel St., Honolulu, HI 96813

Welcome to 846 S Hotel Street, offering seven (7) fee simple business condominium units, ideal for small businesses seeking flexible office or storage space. These well-appointed units range in size from 1,374 sf to 2,511 sf and are currently configured as three separate office spaces. Conveniently located with easy access to eastbound and westbound city bus routes, this property offers the perfect opportunity for businesses looking to establish themselves in a prime Honolulu location. **Note: There are no customer/visitor parking stalls on site.**

Thomas Square Centre

846 S Hotel St., Honolulu, HI 96813

Multiple Units Available

Unit Number	Total SF
Unit 301, 302, & 303	2,151 SF
Unit 304 & 305	1,364 SF
Unit 306 & 307	2,151 SF

Property Highlights

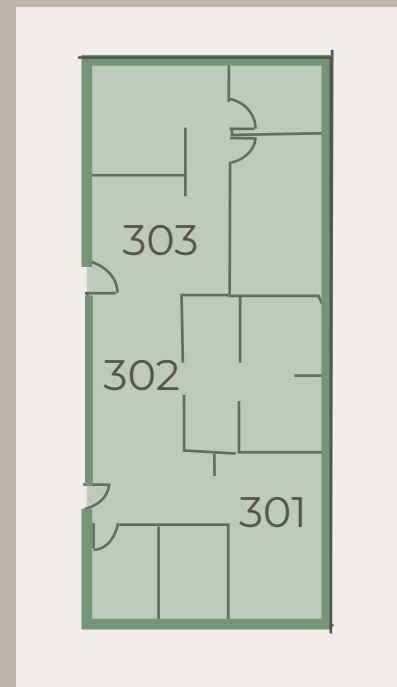
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Year Built:	1935
No. of Stories:	3
Rentable Building Area:	30,000 SF
Lot Size:	0.37 AC
Parking Ratio:	0.33/1,000 SF
APN / Parcel ID:	1-2-1-042-020-0000

Unit Availability

The seven units are currently combined into three office spaces. Suites 301,302 & 303 (2,151 sf) are currently combined as well as Suites 304 & 305(1,364 sf) and Suites 306 & 307 (2,151 sf). We cannot sell the units individually. All units must be purchased in their current grouping.

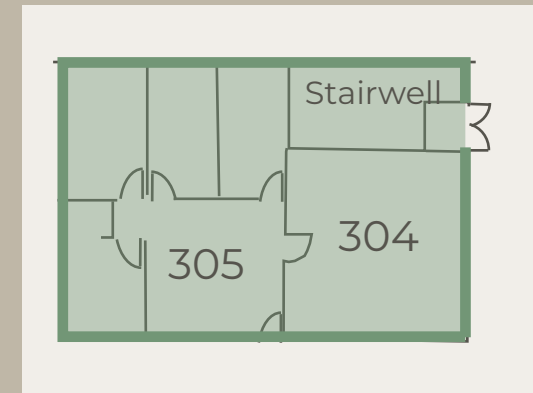
There are no parking stalls conveyed with any of the units. Please note: there are also no visitor parking\customer parking on site.

Unit Number	SF	Monthly Maintenance Fees	Price (Fee Simple)	Price/SF
Unit 301	568	\$378.37	\$117,239.06 \$142,000.00	\$206.41 \$250.00
Unit 302	646	\$430.52	\$132,654.74 \$161,500.00	\$205.35 \$250.00
Unit 303	937	\$625.94	\$190,210.83 \$234,250.00	\$203.00 \$250.00
Total	2,151	\$1,434.83	\$440,104.63 \$537,750.00	

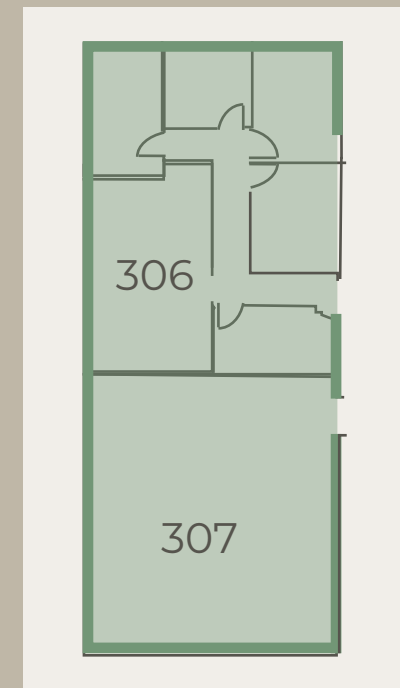


Unit Availability

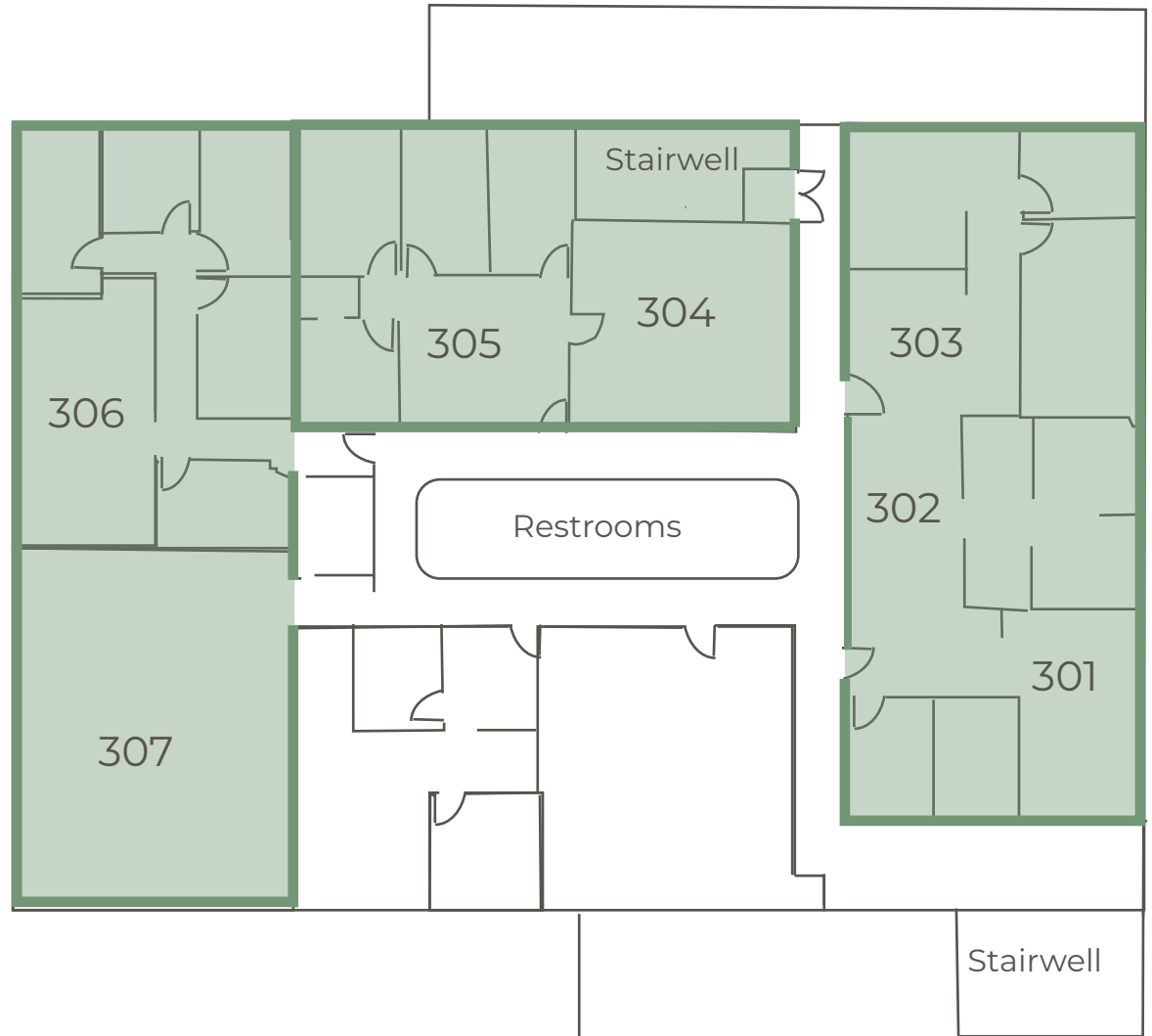
Unit Number	SF	Maintenance Fees	Price	Price/SF
Unit 304	479	\$325.05	\$74,218.32 \$119,750.00	\$154.94 \$250.00
Unit 305	895	\$598.47	\$145,359.45 \$233,750.00	\$162.41 \$261.17
Total	1,364	\$923.52	\$219,577.77 \$353,500.00	



Unit Number	SF	Maintenance Fees	Price	Price/SF
Unit 306	1,394	\$937.67	\$274,735.37 \$348,500.00	\$197.08 \$250.00
Unit 307	1,117	\$754.71	\$224,402.56 \$279,250.00	\$200.90 \$250.00
Total	2,511	\$1,692.38	\$499,137.93 \$627,750.00	



Property Floorplan





Nearby Restaurants

- Juupuu (Ramen).....0.08 Mi
- Bo's Kitchen (Cantonese).....0.2 Mi
- Southern Love (Southern).....0.5 Mi
- Scratch Kitchen (Brunch).....0.7 Mi
- Whole Food Market.....0.9 Mi
- SALT At Our Kaka'ako.....1.2 Mi

Strategic location, one block off Ward Avenue and Beretania Street. Conveniently located near eastbound and westbound city bus routes.

CONTACT US

Keane Omaye-Backman

Lic. RS-76415

keane@pacificpropertygrouphawaii.com

(808) 292-6861

Wyatt Santilena

Lic. RS-87287

wyatt@pacificpropertygrouphawaii.com

(808) 421-8556

Miles Kamimura

Lic. RB-15589

miles@pacificpropertygrouphawaii.com

(808) 592-0200