

Office / Retail / Residential

# BUILDING FOR SALE

## 233 Merchant St.

Honolulu HI 96813



233 Merchant St is a **six-story boutique office** building featuring a **ground floor retail space, 4 full-floor suites with private elevator access and a penthouse suite**. The building has undergone extensive renovations including elevator modernization, new HVAC equipment, and floor-by-floor renovations of the office space. The property is ideal for an owner-user with 5 of the 6 floors vacant. An **existing tenant is on a short-term lease** and can either provide stable in-place cash flow or an owner-user could occupy the entire building.

Alternatively, the **BMX-zoning also allows for residential use** for some or all of the property. The neighboring two office buildings, 239 Merchant Street and 850 Richards Street, are also for sale, which may be purchased together or separately. They offer an investor **up to 10,896 sf of BMX-4 land area** for a potential long-term redevelopment of the area.

## Unpriced

TMK	AVERAGE FLOOR SIZE	LAND AREA
1-2-1-16-12	1,965 sq.ft.	2,189 sq.ft.
ZONING	BUILDING SIZE	BUILDING OCCUPANCY
BMX-4 - Business Mixed Use	11,789 sq.ft.	18.3%

### HIGHLIGHTS

**PRIME LOCATION** in downtown Honolulu

**OWNER-USER OPPORTUNITY** to occupy some or all of the 11,769 sf of vacancy

**INVESTOR OPPORTUNITY** to lease up vacancy and/or convert to residential

**BMX ZONING** allows for office, retail and residential use

**SECURED BUILDING** including key fob access by floor

**CONSOLIDATE THREE PARCELS** by acquiring the neighboring properties (239 Merchant and 850 Richards) to create one of the few developable footprints remaining in downtown Honolulu

### Contact Info

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850 Richards St.

239 Merchant St.

233 Merchant St.



Contact Info



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# BUILDING FOR SALE

**239 Merchant St.**

Honolulu HI 96813

Rare opportunity for an owner-user to acquire a **functional, stand-alone office building**. 239 Merchant consists of **two floors, each ~4,000 sq ft**, with multiple built out private offices and additional mezzanine space for storage or further work space. BMX zoning also allows for a variety of uses outside of office, including retail and/or residential. Contains its own elevator and double glass door entrance.

Excellent visibility with **ground floor windows and opportunity for signage** on Merchant Street in downtown Honolulu, near the main Post Office. Neighboring properties 233 Merchant Street and 850 Richards Street also for sale which presents the opportunity to purchase together and combine properties for redevelopment, or, purchase separately.



## Unpriced

**TMK**  
1-2-1-16-13

**ZONING**  
BMX-4 - Business  
Mixed Use

**AVERAGE FLOOR SIZE**  
4,257 sq.ft.

**BUILDING SIZE**  
8,514 sq.ft.

**LAND AREA**  
4,356 sq.ft.

### HIGHLIGHTS

**PRIME LOCATION** in downtown Honolulu

**OWNER-USER OPPORTUNITY** to occupy some or all of the 10,000 sf of vacancy

**INVESTOR OPPORTUNITY** to lease up vacancy and/or convert to residential

**BMX ZONING** allows for office, retail and residential use

### NAMING OPPORTUNITY

**CONSOLIDATE THREE PARCELS** by acquiring the neighboring properties (850 Richards and 233 Merchant) to create one of the few developable footprints remaining in downtown Honolulu

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850 Richards St.

239 Merchant St.

233 Merchant St.



*for sale*  
850 RICHARDS ST.  
239 MERCHANT ST.  
233 MERCHANT ST.

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# BUILDING FOR SALE

## 850 Richards St.

Honolulu HI 96813

850 Richards St. is a **seven-story boutique office building** featuring two ground floor retail spaces, 4 full floor office spaces and 2 multi-tenant floors including a unit that could be rented as a 2 BR residential loft. The property is ideal for an owner-user who could lease the currently vacant spaces which include the entire 2nd and 7th floors and collect income from the existing tenant base.

This could also be an excellent **long term, multi-tenant investment property**. Alternatively, the BMX- zoning also allows for residential use for some or all of the property. The neighboring two office buildings, 233 Merchant Street and 239 Merchant Street, are also for sale, which may be purchased together or separately. They offer an investor **up to 10,896 sf of BMX-4 land area** for a potential long-term redevelopment of the area.



## Unpriced

**TMK**  
1-2-1-16-7

**ZONING**  
BMX-4 - Business  
Mixed Use

**AVERAGE FLOOR SIZE**  
3,119 sq.ft.

**BUILDING SIZE**  
21,832 sq.ft.

**LAND AREA**  
4,356 sq.ft.

**BUILDING OCCUPANCY**  
54%

### HIGHLIGHTS

**PRIME LOCATION** in downtown Honolulu

**OWNER-USER OPPORTUNITY** to occupy some or all of the 10,000 sf of vacancy

**INVESTOR OPPORTUNITY** to lease up vacancy and/or convert to residential

**BMX ZONING** allows for office, retail and residential use

**SECURED BUILDING** including key fob access by floor

**CONSOLIDATE THREE PARCELS** by acquiring the neighboring properties (233 Merchant and 239 Merchant) to create one of the few developable footprints remaining in downtown Honolulu

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850 Richards St.

239 Merchant St.

233 Merchant St.



DOWNTOWN HONOLULU

CHINATOWN

WATERFRONT PLAZA

PACIFIC GUARDIAN CENTER

DAVIES PACIFIC CENTER

FIRST HAWAIIAN CENTER

CITY FINANCIAL TOWER

BISHOP SQUARE

KAKA'AKO

LOLANI PALACE

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239 MERCHANT ST.  
233 MERCHANT ST.

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