Office / Retail / Residential

BUILDING FOR SALE

233 Merchant St.

Honolulu HI 96813

Hawaii Commercial Real Estate

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

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Hawaii Commercial Real Estate

Office / Retail / Residential

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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Hawaii Commercial Real Estate

Office / Retail / Residential

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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