

Why Rent?

When YOU CAN OWN for the SAME or LESS

CLASS A OFFICE SPACE - URBAN OASIS

QUEEN'S COURT | 800 Bethel Street, Suite 401, Honolulu, HI 96813

- PAY YOURSELF instead of a Landlord
- TAX DEDUCTIONS from Depreciation
- NO MORE Rent Increases
- USE YOUR BUSINESS to FUND an Investment
- APPRECIATION Potential

**SELLER FINANCING AVAILABLE
TO WELL QUALIFIED BUYER!**

RARE - FEE SIMPLE: Class A Office

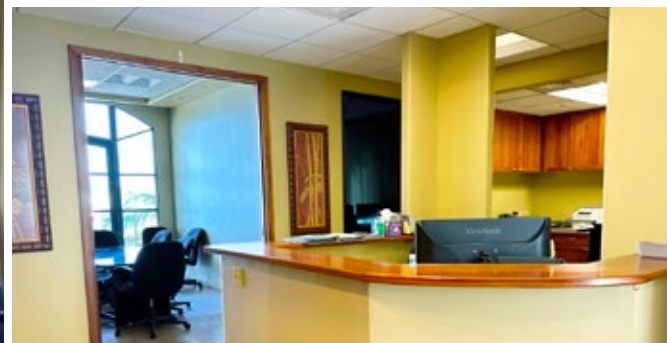
**\$50 K
PRICE
DROP**

Was
\$808,000

SUITE 401: 1,320 SF
Exclusive Lanai: 187 SF
2 Parking Stalls:
P4-28 (C) & P11-20 (S)
TMK (1) 2-1-2-26:10
NOW \$758,000 FS

Ideal for Owner-User with two (2) parking stalls in Harbor Court. High-end finishes throughout the Suite with expansive floor to ceiling windows, featuring breathtaking views of the Pacific Ocean, creating an urban oasis in Downtown Honolulu.

- 10' Ceilings
- 24/7 AC
- Large loading dock
- Three levels of security:
- Main Gate, Entry/Elevator, Studio
- Additional monthly staff parking available at Harbor Court



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Please note: the information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Posted 03/06/2025



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LOCATION

Superior location in Honolulu's Central Business District, only a few steps from famous Chinatown. Close to world class dining, shopping and ocean sports. Public transportation within steps. Located at the corner of Nimitz Highway and Bethel Street, with easy access to H-1, Ala Moana and the Honolulu Airport.



AMENITIES

3 MILE RADIUS

Eating & Drinking Places: 1,039

Arts/Entertainment/Recreation: 240

Apparel & Accessory Stores: 312

*SOURCE: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021. Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



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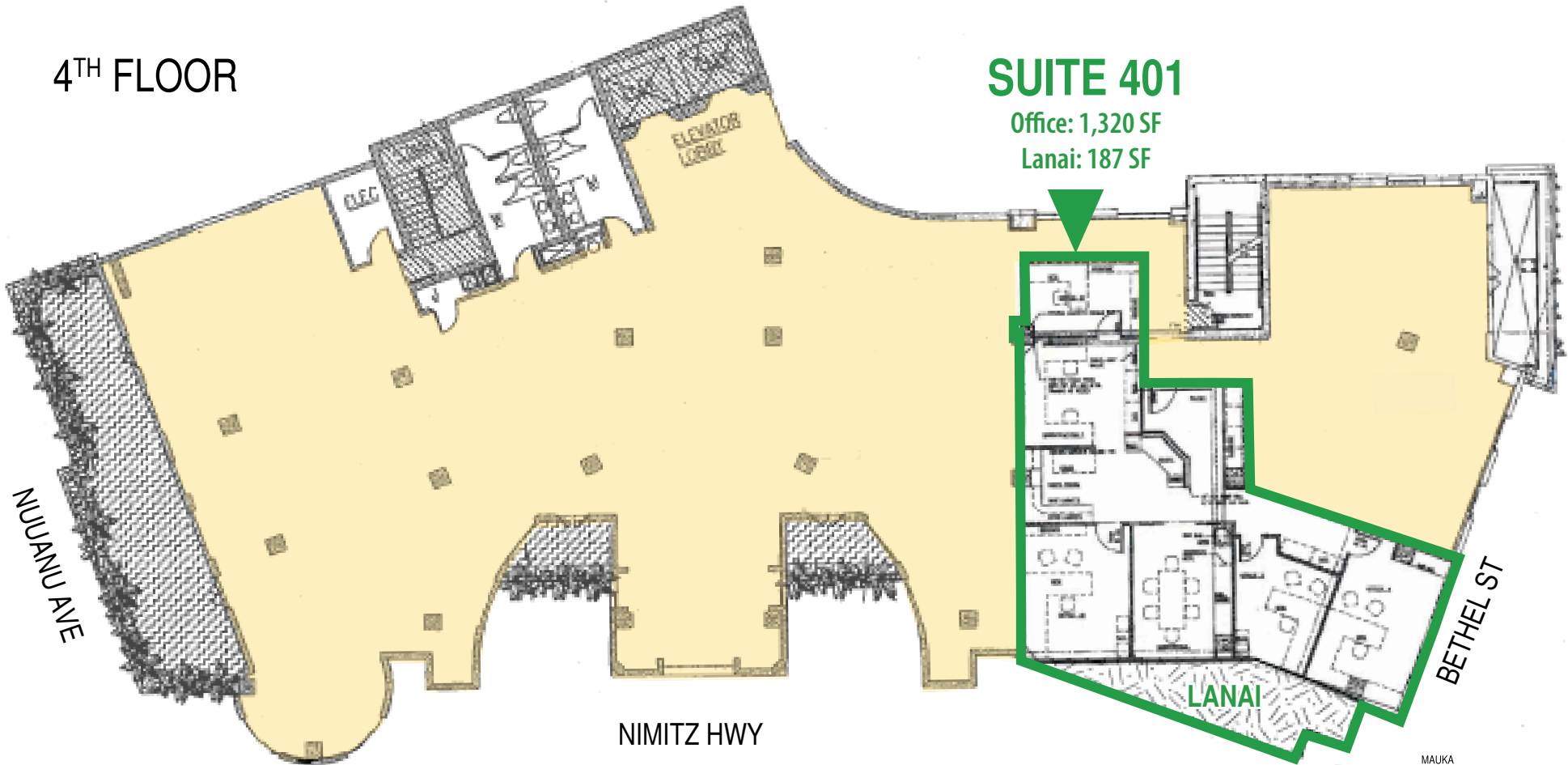
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4TH FLOOR

SUITE 401

Office: 1,320 SF

Lanai: 187 SF



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