

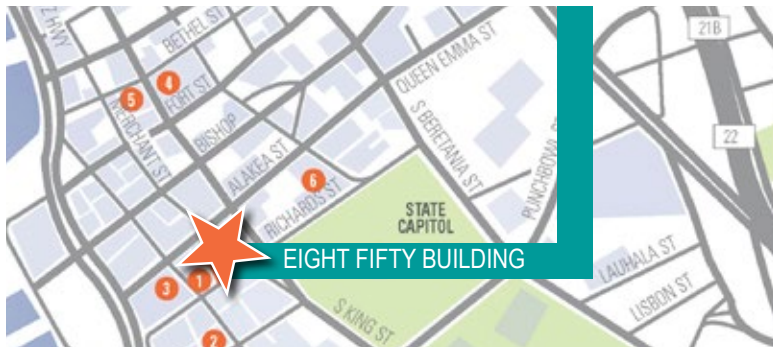
Downtown Office & Retail For Lease

EIGHT FIFTY BUILDING

850 RICHARDS STREET, HONOLULU, HI 96813



On the corner of Merchant & Richard Streets, across from the downtown Post Office in the heart of Honolulu's CBD with views of Iolani Palace.



Posted 04/23/25. The information presented was 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.

IDEAL SPACE FOR SMALL BUSINESS

- Ready to Occupy (RTO)
- Natural light from floor to ceiling windows
- Mid-Century Modern Architecture
- LOCATED in the heart of Honolulu's Central Business District (CBD)

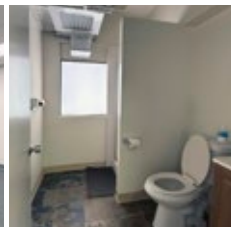
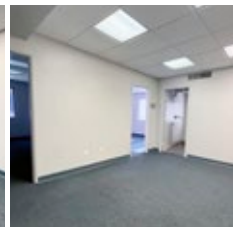


LEASING INFORMATION

BASE RENT	\$1.30/RSF/MONTH
Full Service CAM	\$1.77/RSF/MONTH

AVAILABLE SUITES

SUITE	RSF	DESCRIPTION
200	3,546	FULL FLOOR OPPORTUNITY! 6 Private offices, 1 conference room, break area, reception area and storage.
500	660	RTO: Open layout with a sink. Ready for space plan.
509	398	Office Space with open layout.
503	1,386	RTO: Large open layout ready for space plan.
600	660	RTO: 2 Private offices with bathroom & shower.
601	717	RTO: 1 Office and open area.
603	1,810	Turnkey space with beautiful views of Iolani Palace. 2 Private offices/bedrooms, open area, storage, internal bathroom with shower, and kitchen area.
700	1,885	Penthouse suite with one private office, conference room. Space includes bonus rooftop deck area and kitchenette.



PARKING OPTIONS

PROPERTY	ADDRESS	PARKING COMPANY
1	TISSUE GENESIS	810 Richards Street
2	345 QUEEN ST	345 Queen Street
3	HARBOR SQUARE	700 Richards Street
4	WALMART	1032 Fort Street Mall
5	HARBOR COURT	847 Bethel Street
6	ALI'I PLACE	1099 Alakea Street



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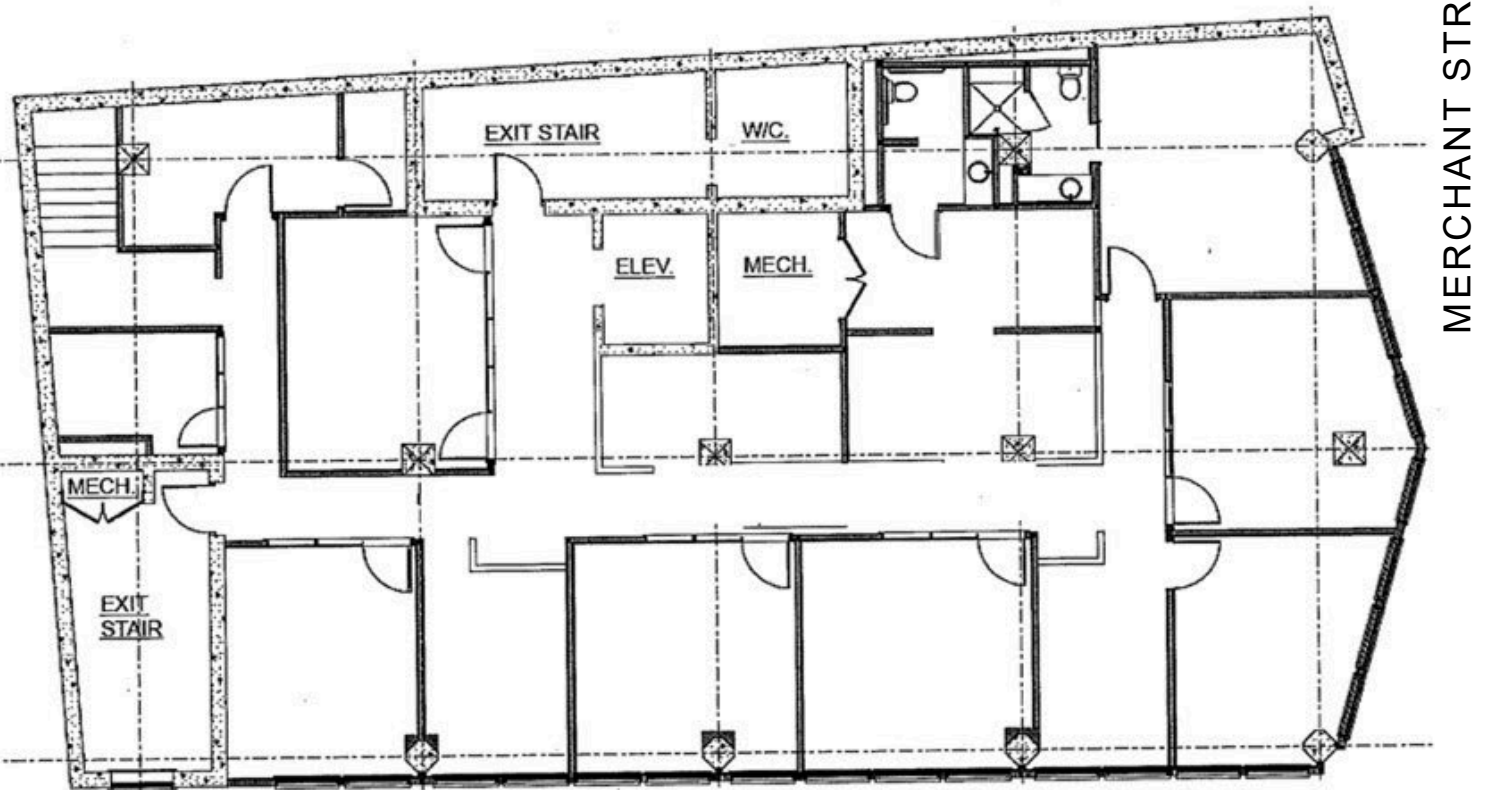
FLOOR PLANS - 2ND FLOOR

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FULL FLOOR OPPORTUNITY



RICHARDS STREET

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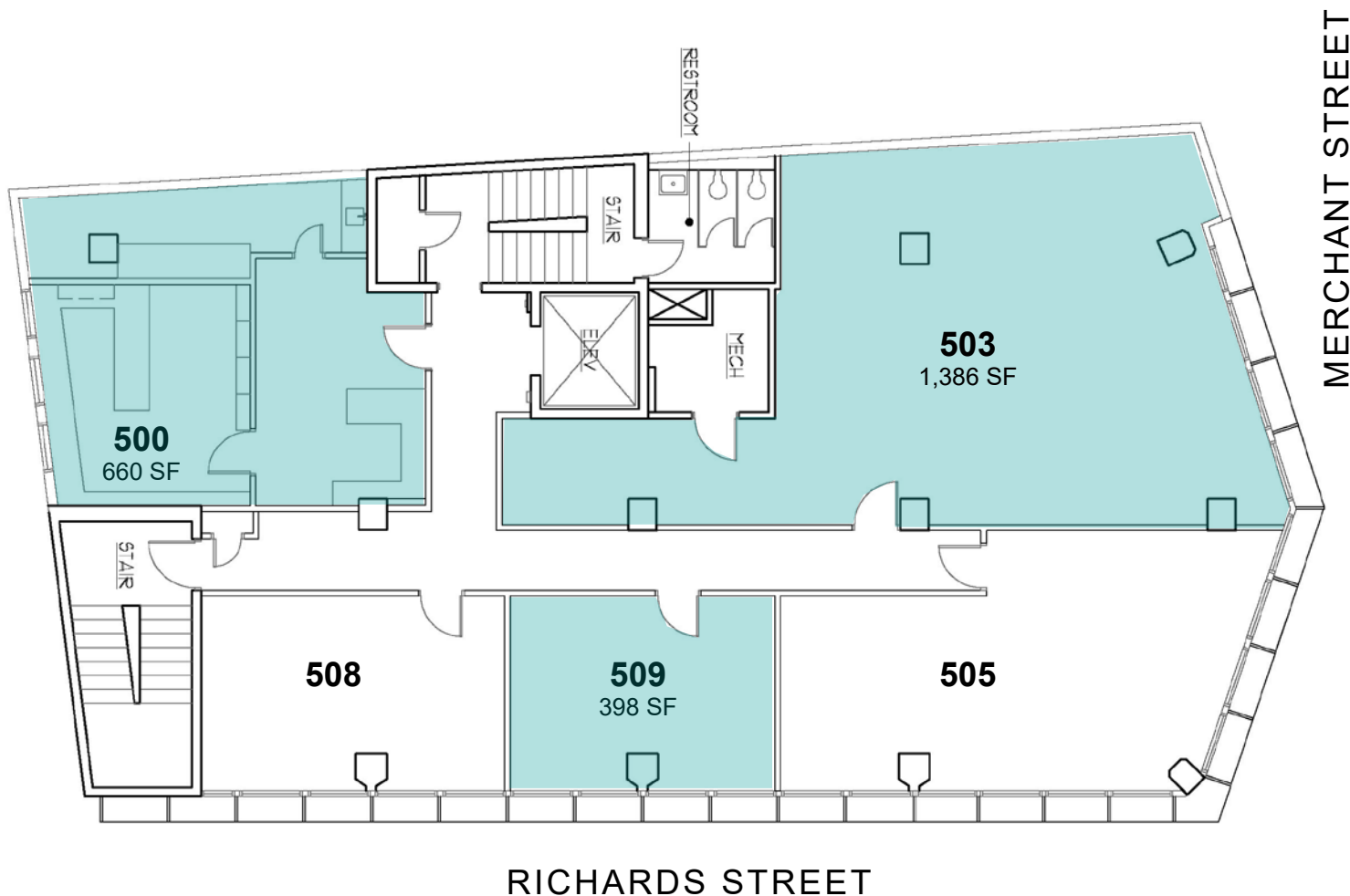
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FLOOR PLANS - 5TH FLOOR

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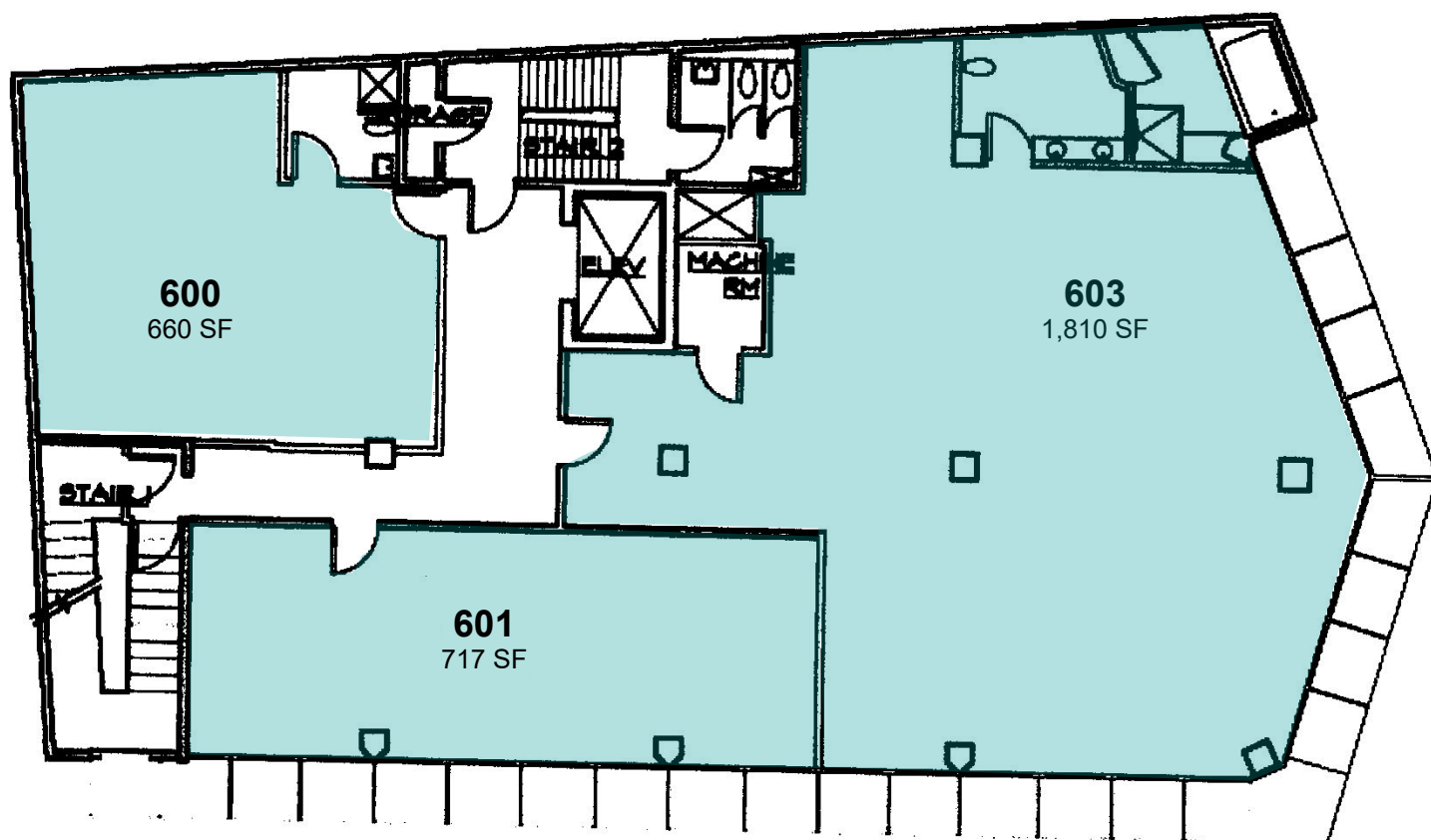
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FLOOR PLANS - 6TH FLOOR

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RICHARDS STREET

MERCHANT STREET

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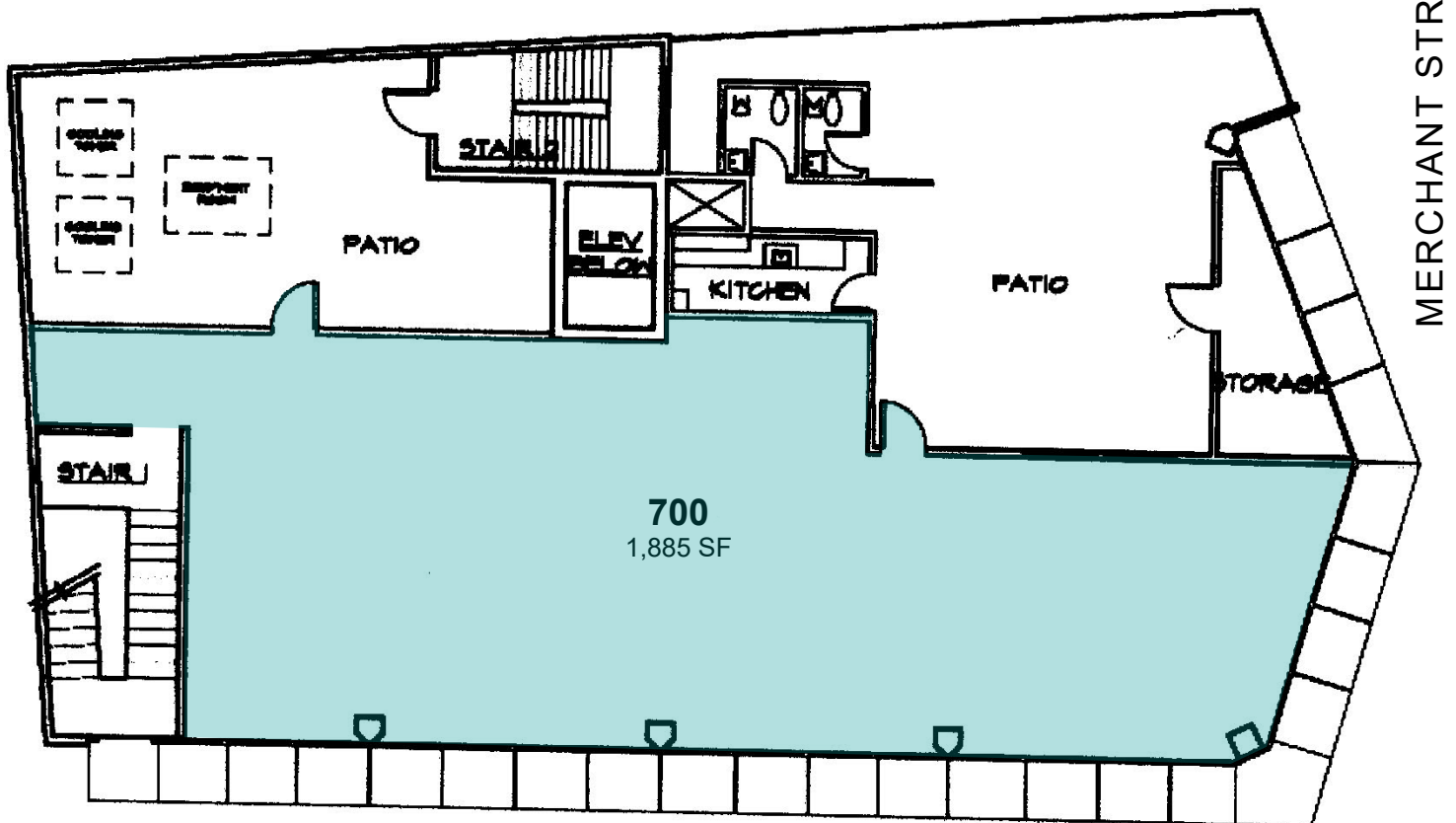
FLOOR PLANS - 7TH FLOOR

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PENTHOUSE SUITE



RICHARDS STREET

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