

FOR LEASE

CITY FINANCIAL TOWER

201 MERCHANT STREET
HONOLULU, HI 96813

GOLD LEED CERTIFIED ENERGY STAR BUILDING



PROPERTY DESCRIPTION

Designed by Minoru Yamasaki, renowned international architect, City Financial Tower boasts its status as one of Downtown Honolulu's finest office buildings offering a level of quality and efficiency comparable with any class A building in Metropolitan Honolulu.

Location is exceptional Downtown Honolulu just steps away from the State Capitol and civic center of Honolulu, the court houses, municipal government services, historical and cultural buildings, financial services, and within walking distance of all the local food and retail establishments that Downtown Honolulu offers.

First to install its elevators with destination dispatch modernization to benefit tenants; first with all major Internet carriers and infrastructure connectivity whether a tenant desires Cable, DSL, direct fiber optics or wireless access to Internet and cloud services, your choices at City Financial Tower are some of the best available in the State.

To break down the supporting information:

- + LEED GOLD Certified
- + WELL Health-Safety Rating
- + Energy Star Certification
- + 2021 HVAC Plant Retrofit for High Efficiency
- + Energy Efficient Solar Control/Safety Window Film
- + Parking Garage entry from Richard Street with two exits; one on Richards Street and other on Alakea Street for convenient egress.
- + Six Level 2 Electric Vehicle Charging Stations

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PROPERTY INFO

AVAILABLE SPACES

- + Suite 2307 – 927 RSF. White Box Space. Ewa perimeter views with two offices, large conference room and open reception area. Needs new carpet and flooring; occupancy four months from lease execution.

MONTHLY BASE RENT AND OPEX

- + Monthly Base Rent: \$1.55/RSF (minimum 5 yrs) or \$1.75/RSF (less than 5 yrs)
- + Estimated OpEx \$1.66/RSF per Month for Fiscal Year (2023-2024)
- + NO General Excise Tax on Rent and Operating Expenses

PARKING

- + 1:550 RSF leased
- + Monthly Rent Per Stall
 - Unreserved: \$250/Stall/Month
 - Reserved: \$360/Stall/Month
- + Transient Hourly Rate
 - \$4.00 per 1/2 hour
 - \$64.00 full day maximum
- + Parking Validations:
 - Book of 100 1/2 hour tickets - \$287.96
 - Book of 100 1 hour tickets - \$575.92

BUILDING HOURS:

- + M-F 6am - 6pm; Sat 8am-2pm; closed Sunday
- + After-Hour A/C: \$35.00 per Hour



HIGHLIGHTS

CONFERENCE ROOMS

- + Reservations are arranged with Building Management Office. Two conference rooms available and features telephones, Internet connectivity, bulletin and white boards, podium, projection stand, kitchenette with hot and cold water, refrigerator with ice maker. Additional modular furniture available.
- + Large conference room seats 24 people
- + Small conference room seats 8 people
- + First three (3) hours free for tenants. Otherwise, \$65 for up to 4 hours of use; and \$130 for up to 8 hours of use.

ON-SITE PROPERTY MANAGEMENT SERVICES

- + 24-Hour staffed Security; Upgraded remote surveillance cameras.
- + Dedicated engineering, maintenance, and janitorial staff.

DIGITAL DIRECTORY, FIBER CABLE, AND DESANTATION DISPATCH ELEVATORS

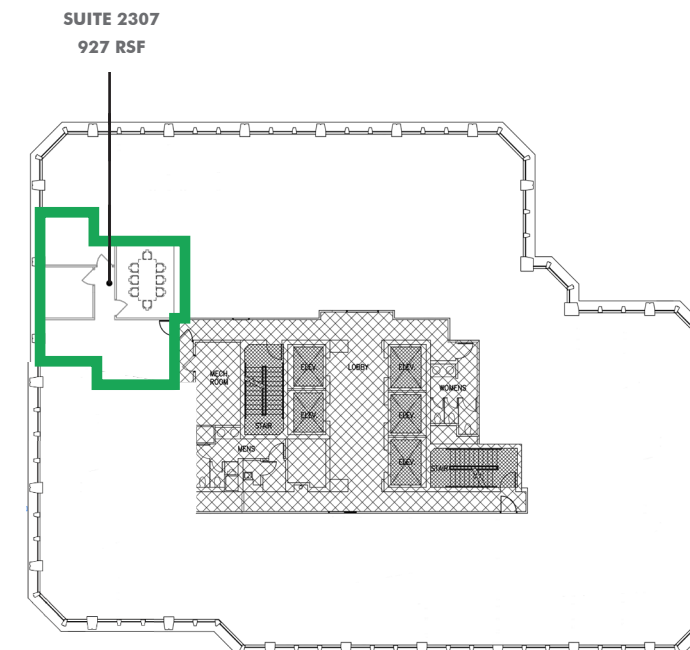
- + Two 37 inch, HD monitors, web connected with fast textual updates.
- + Sophisticated technology directs passengers to elevators that will get them to their destination in shortest travel time.
- + State of the Art internet connection and extra band width that offers cost saving opportunities for Tenants.

ENERGY EFFICIENT SOLAR CONTROL/ SAFETY WINDOW FILM

- + Significant reduction in solar heat transmission associated with interior heat gain and decrease in cooling requirements.



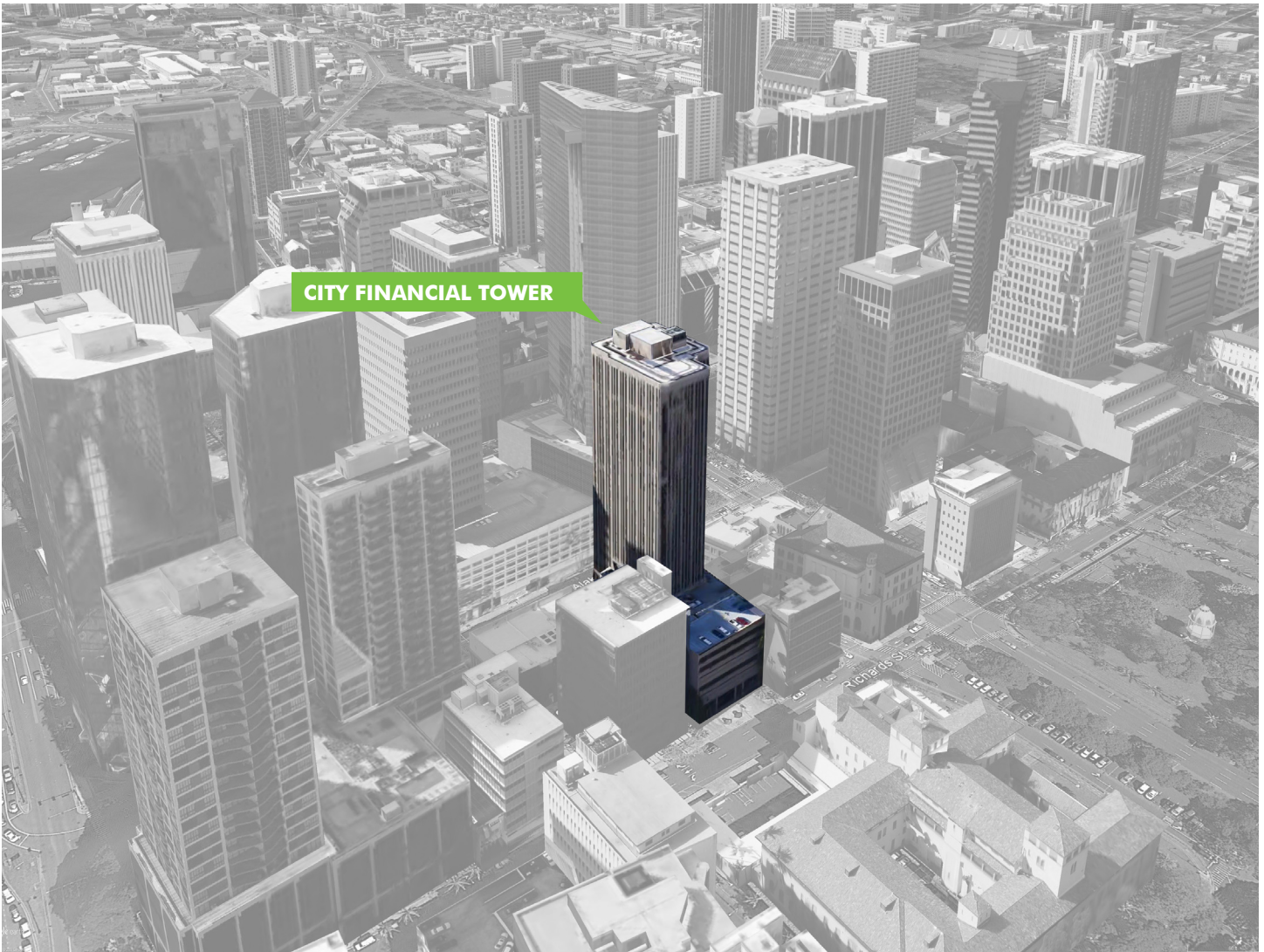
FLOOR PLANS



23RD FLOOR PLAN (SUITE 2307)

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