

FOR LEASE

# CITY FINANCIAL TOWER

201 MERCHANT STREET  
HONOLULU, HI 96813

**GOLD LEED CERTIFIED ENERGY STAR BUILDING**



## PROPERTY DESCRIPTION

City Financial Tower is Downtown Honolulu's finest office building with excellent existing improvements, offering a level of quality and services unmatched in the Downtown Central Business District area.

City Financial Tower is exceptionally located just steps away from the courts, government offices and all the major amenities that downtown Honolulu offers.

City Financial Tower is an owner-occupied building where tenant comfort and satisfaction is closely monitored.

City Financial Tower is a highly connected property for tenants that value having the latest technology in Internet speed and services. All of Hawaii's major Internet carriers are available with their highest tier products. There are also several boutique services that have run additional backbones for advanced services within the building. Whether your desire is to have 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:

- + HawaiianTel is present with their 1gbit/s fiber service and standard DSL services
- + Spectrum is present with their 1gbit/s fiber and their standard cable services
- + Level3 is present with their 10gbit/s services
- + Servpac's custom service has a backbone in this building
- + Systemmetric's custom service has a backbone in this building
- + Tech Connection has a custom backbone in this building
- + G.E.T. tax benefit

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## PROPERTY INFO

### OFFICE TOWER READY TO OCCUPY SPACES

- + Suite 900 - 1,608 RSF – 3 private offices, break room, large open area, “ready to occupy” space.
- + Suite 1840 - 1,234 RSF – built in reception area, waiting room, one interior private office, large open space, modular workstations in excellent condition available in the space, “ready to occupy” space.
- + Base/Net Rent Rate per Month: \$1.55/RSF
- + Common Area Rent Rate per Month (2020/2021): \$1.54/RSF

### PARKING

- + 1:550 RSF
- + \$250/Stall/Month: Unreserved
- + \$360/Stall/Month: Reserved
- + Transient Hourly Rate
  - \$4.00 per 1/2 hour
  - \$64.00 full day maximum
  - Book of 100 1 hour tickets - \$523.16
- + Parking Validations:
  - Book of 100 1/2 hour tickets - \$261.58
  - Book of 100 1 hour tickets - \$523.16

### CONFERENCE ROOMS

- + Large conference room seats 24 people
- + Small conference room seats 8 people
- + 1st 3 hours free; \$130 up to 8 hours; \$65 up to 4 hours

### BUILDING HOURS:

- + M-F 6am - 6pm; Sat 8am-2pm; closed Sunday

### AFTER-HOUR A/C CHARGES:

- + After-hour A/C - \$35 per Hour

### TWO AUTO EXITS FROM THE BUILDING:

- + Richard Street and Alakea Street

### ELECTRIC VEHICLE CHARGING STATIONS

- + Available in the parking garage
- + FREE of charge for first 3 hours



## HIGHLIGHTS

### FIBER OPTIC CABLE SERVICES AVAILABLE

- + This state of the art internet connection is many times faster than DSL, Cable or T-1 line and is far more reliable than existing copper and coax cables
- + The extra band width offers a new realm of cost saving telecommunication opportunities for our Tenants

### DIGITAL DIRECTORY

- + Two 37-inch, high definition monitors; web connected with very fast textual updates.

### ENERGY EFFICIENT SOLAR CONTROL/SAFETY WINDOW FILM

- + Provides a significant reduction in solar heat transmission associated with resultant interior solar heat gain and decreased cooling requirements.

### NEWLY UPGRADED REMOTE SURVEILLANCE CAMERAS

- + Remote surveillance cameras and 24-hour staffed security.

### ON-SITE PROPERTY MANAGEMENT SERVICES

### ON-SITE DEDICATED ENGINEERING, MAINTENANCE AND JANITORIAL STAFF

### CONFERENCE ROOMS

- + Featuring Telephones, Internet Connectivity, Bulletin & White Boards, Podium, Projection Stand, Kitchenette with Hot Water and Refrigerator with Ice maker, and multiple Modular Furniture.

### NEWLY RETROFITTED FIXTURES IN RESTROOMS

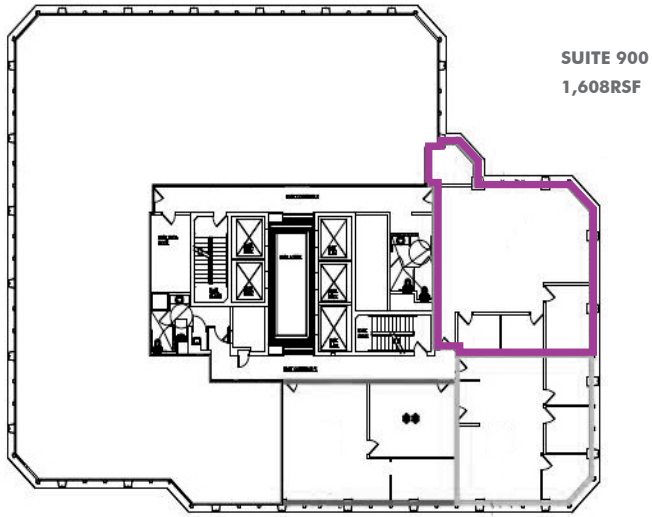
- + New toilets, urinals, faucets, soap dispensers, paper towel dispensers, and toilet paper dispensers.

### NEW DESTINATION DISPATCH ELEVATORS

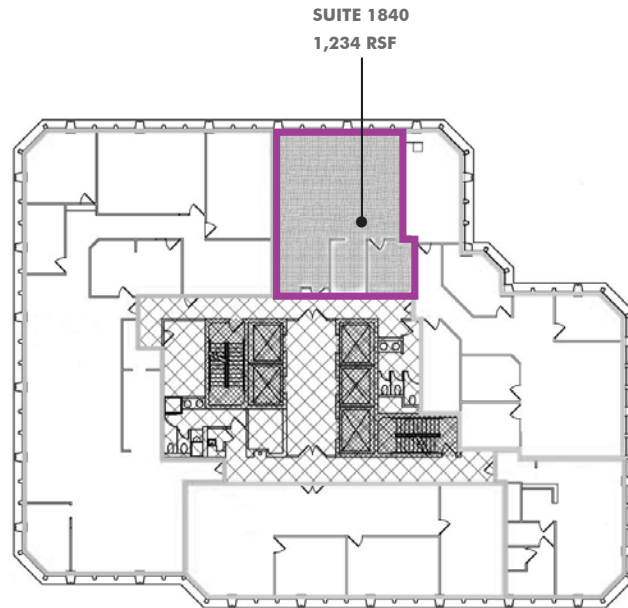
- + Sophisticated technology comprised of an advanced elevator dispatching system that directs passengers to the elevator that will get them to their destination in the shortest travel time.



**FLOOR PLANS**



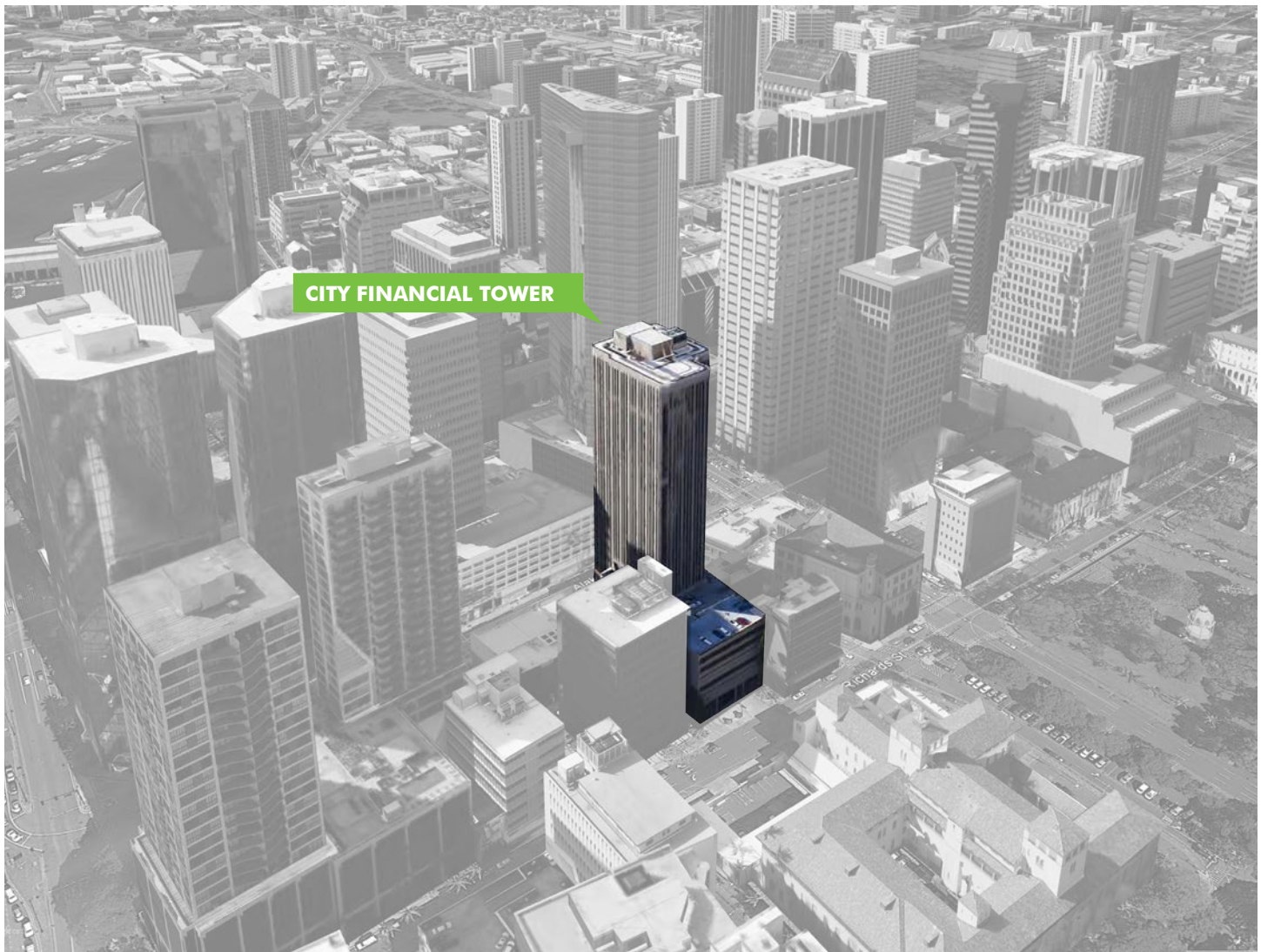
**9TH FLOOR PLAN (SUITE 900)**



**18TH FLOOR PLAN (SUITE 1840)**

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