

FOR LEASE

PEARLRIDGE CENTER OFFICE PROPERTIES



PEARLRIDGE OFFICE CENTER

98-211 Pali Momi Street
Aiea, HI

AMERICAN SAVINGS BANK BUILDING

98-200 Kamehameha
Highway Aiea, HI

TERRITORIAL SAVINGS BANK BUILDING

98-084 Kamehameha
Highway Aiea, HI

FOR LEASE PEARLRIDGE CENTER OFFICE PROPERTIES

**WASHINGTON
PRIME GROUP™**

Washington Prime Group, a premier real estate investment trust, is a recognized leader in the ownership, management, acquisition and development of malls. CBRE is the exclusive leasing agent for Pearlridge Center's office buildings.
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PEARLRIDGE OFFICE CENTER

LOCATION

The Pearlridge Center office buildings are strategically located in the heart of Aiea, directly next door to the Pearlridge Center, the largest enclosed mall in the State of Hawaii. The buildings are directly serviced by Kamehameha Highway, and offer easy access to the H1 Freeway, Moanalua Road, and the Honolulu Airport. The city of Aiea is Hawaii's most densely populated area after Waikiki, and offers a central location between Kapolei, Honolulu, Windward, and East sides.

FEATURES AND AMENITIES

In addition to the numerous shopping and dining options provided by Pearlridge Center, the building features the Bank of Hawaii on the first floor for Tenant's convenient access. With views of Pearl Harbor, Pearlridge Office Center is serviced by two elevators, and sits directly adjacent to the Pali Momi Hospital.

SECURITY / JANITORIAL SERVICE

Security for Pearlridge Office Center is provided 24 hours a day. The on-site guard staff regularly walks the property as well as monitors the security cameras located throughout the common areas and parking structure. After-hours tenant access is provided by key card.

Janitorial service is provided Monday through Friday. Common areas and restrooms are cleaned throughout the day during normal business hours.

BUILDING AREA

113,672 Total Square Feet

PARKING

Ample free parking is available in the two-story parking garage located next to the building.

AIR CONDITIONING & BUILDING HOURS

| | |
|----------------------|------------------|
| Monday - Friday..... | 7:30am - 6:00pm |
| Saturday..... | 8:00am - 12:00pm |
| Sunday..... | Closed |
| Holidays..... | Closed |

BUILDING HOLIDAYS

| | |
|------------------|------------------|
| New Year's Day | Thanksgiving Day |
| Memorial Day | Christmas Day |
| Independence Day | Labor Day |



TERRITORIAL SAVINGS BANK BUILDING

FEATURES AND AMENITIES

The Territorial Savings Bank Building is a landmark office building offering an identity and location within the heart of the Pearl City commercial corridor. It is serviced by two elevators, and the unique circular floor plan provides views of Pearl Harbor from almost every vantage point on each floor.

BUILDING AREA

10,291 Total Rentable Square Feet

PARKING

Free covered and secured parking is available for tenants. Additional parking is available free of charge in the Pearlridge Center.



AIR CONDITIONING & BUILDING HOURS

Monday - Friday.....7:30am - 6:00pm
 Saturday.....8:00am - 12:00pm
 Sunday.....Closed
 Holidays.....Closed

BUILDING HOLIDAYS

| | |
|------------------|------------------|
| New Year's Day | Thanksgiving Day |
| Memorial Day | Christmas Day |
| Independence Day | |
| Labor Day | |

AMERICAN SAVINGS BUILDING

FEATURES AND AMENITIES

Located at the gateway entrance to the Pearlridge Center off Kamehameha Highway at Pali Momi Street, American Savings Bank Building is easily accessed from almost any direction within Aiea. The four-story building offers tenants with an abundance of customer parking, a feature not provided by its competitors.



BUILDING AREA

23,479 Total Rentable Square Feet

PARKING

Ample free parking is available for Tenants adjacent to the building in the Pearlridge Center.

AIR CONDITIONING & BUILDING HOURS

Monday - Friday.....7:30am - 6:00pm
 Saturday.....8:00am - 12:00pm
 Sunday.....Closed
 Holidays.....Closed

BUILDING HOLIDAYS

| | |
|------------------|------------------|
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