

1100 WARD AVENUE
HONOLULU, HI 96814

FIRST INSURANCE CENTER



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FIRST INSURANCE CENTER

Located just east of Honolulu's CBD with major freeway access, the First Insurance Center fills a strategic niche between the downtown and Kapiolani corridors. Anchor tenants include Hawaii Pacific Health/Straub Clinic & Hospital and the First Insurance Company of Hawaii. This 204,063 SF medical office building features 24-hour security, on-site management, on-site cafeteria, a 501-stall parking garage and a newly renovated lobby. The property is adjacent to Straub Medical Center and Thomas Square public park, and nearby to retail and restaurant amenities.

First Insurance Center is a Class A building consisting of a five story structure originally built in 1962, with an eleven story complex added in 1982. The facade of the complex's distinctive, deeply recessed horizontal bands of reflective glass provide energy efficient enclosure while opening the interior for tenants with uninterrupted window views.

FEATURES

First Insurance Center features energy efficient chillers and lighting, upgraded air handler units to improve air conditioning distribution for tenant comfort, ADA compliant renovations in the lobby, as well as extensive landscaping in the courtyard which complements the grounds of our historic neighbors and adds to the district's tranquil environment.

AMENITIES



Within walking distance to public transportation



The Bus Stops

Ward Ave. + S Beretania St.
S King St. + Ward Ave.
Kinau St. + Alapai St.
S King St. + Cooke St.
Alapai St. + S King St.
Ward Ave. + Lunalilo St.



Biki Stops

Ward Ave. + Beretania St.
Beretania St. + Hale-Makai
S King St. + Ward Ave.
Blaisdell Concert Hall
Victoria St. + Young St.



24-hour on-site security service provided by Allied Universal Security Services



501-stall parking garage



HIGH-TECH INFRASTRUCTURE

- Business-class telecommunications through analog, digital and VOIP lines
- Wireless broadband data communication available through multiple carriers

Conveniently located near Straub Medical Center, the building has easy freeway access with ingresses from Beretania Street and Hotel Street. First Insurance Center offers city, mountain or park views from virtually every angle of office space.

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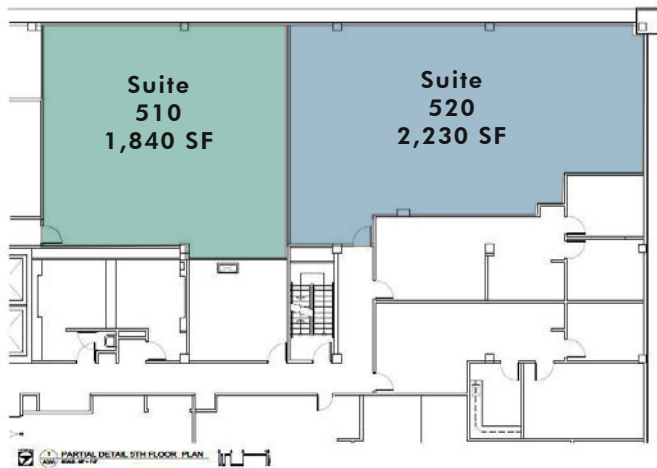
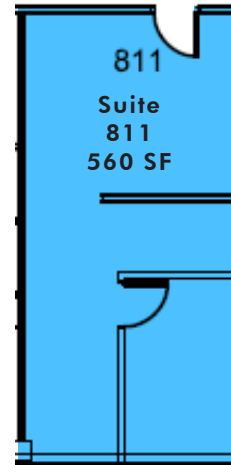
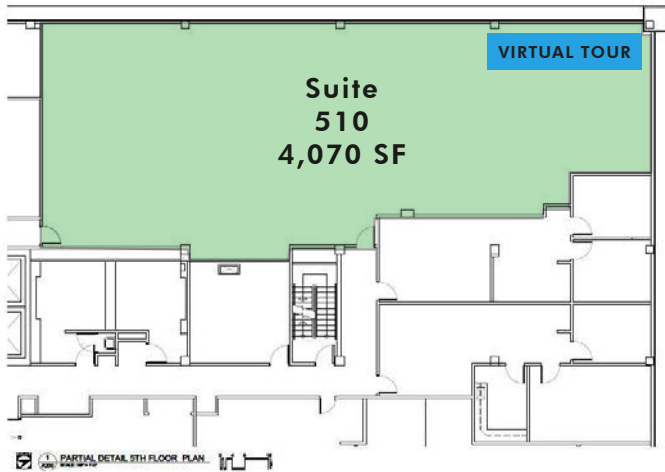
AVAILABILITY

Floor	Suite	SF	Available
5	510	(4,070 SF; full space)	Now
8	811	560 SF	Now
Demising Options			
5	510	1,840 SF	
5	520	2,230 SF	

Operating Expenses: \$1.57/SF/month; includes utilities and tenant janitorial

ELEVATORS

- One dedicated parking elevator servicing basement – P6 (high tower)
- One parking/building elevator from basement, lobby, 5th - 11th floor (high tower)
- One freight elevator from lobby, 5-11 (high tower)
- Two building elevators for lobby, 5-11 (high tower)
- Two building elevators for floors 1-5 (low tower)



AIR CONDITIONING

Air conditioning is available after building hours via the building access card. With this added feature programmed to your card, simply activate air conditioning after 6:00 pm by swiping the card reader on your floor.

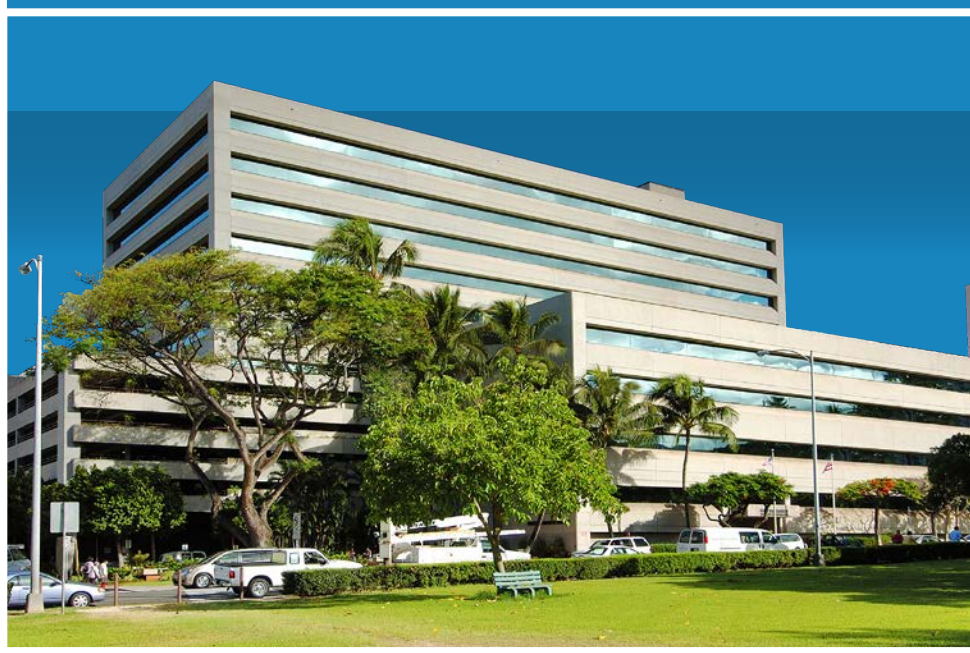
Building AC schedule:

Monday – Friday - - - - - 6:00 am to 6:00 pm
 Saturday - - - - - 7:30 am to 2:30 pm

Sunday - - - - - Available via Building Access Card
 Holidays - - - - - Available via Building Access Card

PARKING

The 6-level parking garage has 501 parking stalls at reasonable rates compared to Downtown. During non-booth hours the garage is secured with roll-down gates.

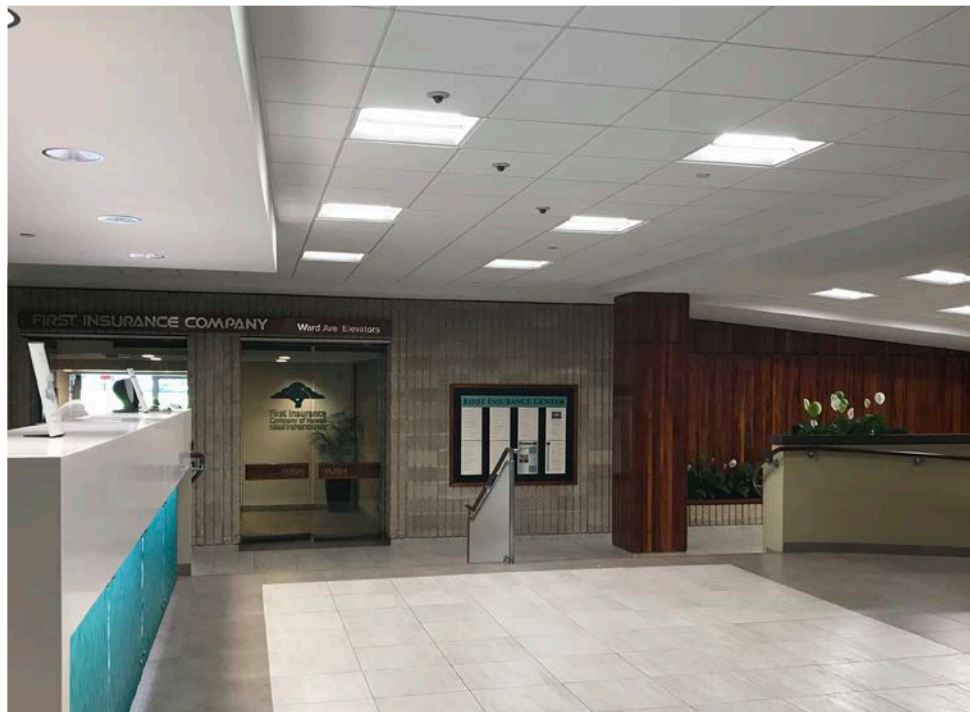


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SECURITY / JANITORIAL SERVICES

The First Insurance Center on-site security guard services are provided by Allied Universal Security Services. This includes 24-hour on-site security service, 7 days per week, video camera surveillance and after-hours card access system. Janitorial service is provided by ABM Family of Services.



CONTACT US:

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