

CUSHMAN &
WAKEFIELD

ChaneyBrooks

OFFICE SPACE FOR LEASE

PACIFIC GUARDIAN TOWER

1440 KAPIOLANI BOULEVARD
HONOLULU, HI 96814

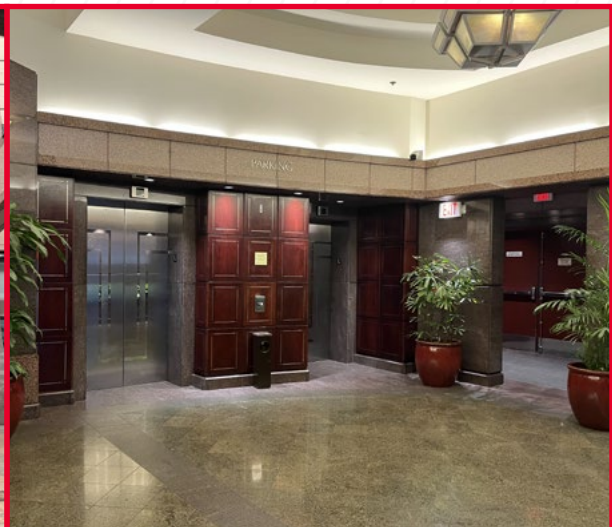




PROPERTY DESCRIPTION

Pacific Guardian Tower is an 18-story class A office building with retail shops on the ground level. Three high-speed computerized elevators serve each of the office levels. Tenants have 24-hour access to their offices and elevators have after-hours security-card access with floor lock-out features. In addition, two dedicated elevators serve the parking levels.

There are 6-1/2 floors with 379 stalls of indoor parking for tenants and visitors. The parking ratio is 1 stall per 400 square feet leased. A dedicated power/communications shaft is accessible at every office level including open grid floor and ladder tray systems for easy data cable interconnection, high-quality power grounding system, separate data grounding system, and potential for future systems.



BUILDING HIGHLIGHTS



CAM

\$1.92/SF/Mo
(2025)

PARKING STALLS

1 per 400 SF
Leased

PARKING RATES

(includes GET)
Unreserved:
\$118.64/Stall/Mo
Reserved:
\$172.77/Stall/Mo

VALIDATION RATES

(includes GET)
100 Half-hour stamps:
\$163.61
100 Full-hour stamps:
\$327.23

BUILDING HOURS

Mon-Fri
From 7 AM to 6 PM
Sat 8AM to 1PM

AFTER HOURS

Building Security

PROPERTY DETAILS





**CUSHMAN &
WAKEFIELD**

ChaneyBrooks

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