

Colliers



FIRST INSURANCE CENTER

1100 WARD AVENUE, HONOLULU, HI 96814

OFFICE

FOR LEASE

LOCATION OVERVIEW



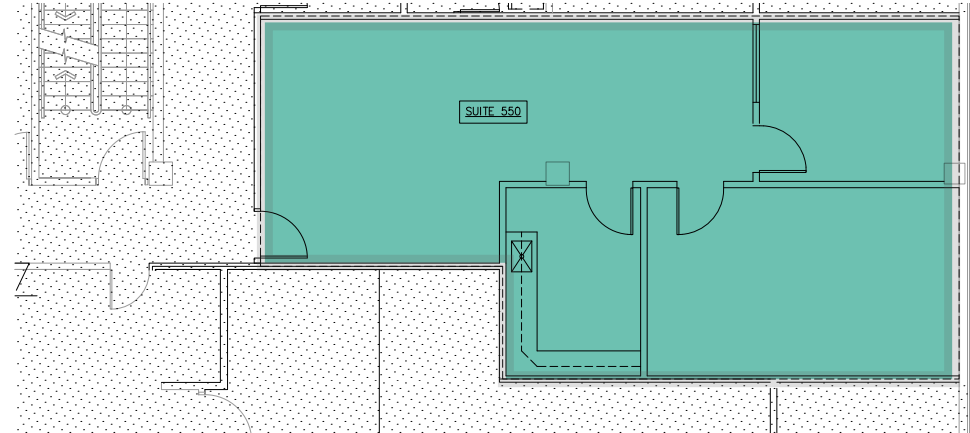
OVERLOOKING RECENTLY REDESIGNED THOMAS SQUARE PARK

First Insurance Center is a Class A office building located on the fringe of Honolulu's Central Business District. It is well located along one of the main thoroughfares between the eastern core of Honolulu and Downtown, making it a desirable location. The property is just a short walk to numerous destinations such as Thomas Square, Straub Medical Center, Neal S. Blaisdell Center and Concert Hall, Honolulu Museum of Art, State Capitol, as well as many eateries.

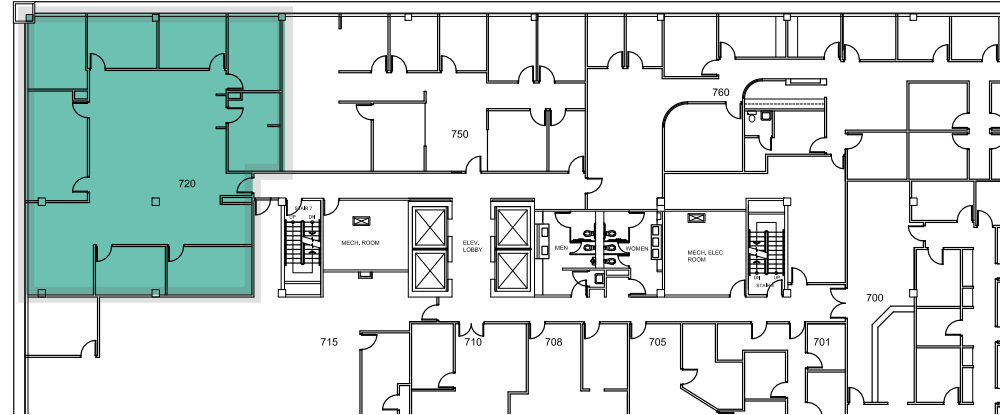
PROPERTY OVERVIEW

Address:	1100 Ward Avenue, Honolulu, HI 96814
TMK:	(1) 2-1-42-018
Zoning:	BMX-3
Term:	Negotiable
CAM:	\$1.94 PSF/Mo (Estimated 2025)
Base Rent:	Negotiable
Building Size:	204,063 SF
Available Spaces:	Suite 550 (1,104 SF) - Includes 2 private offices, a kitchenette with sink and cabinets. Suite 720 (3,119 SF) - Includes an office, large kitchen, large workroom, and a conference room.
Security:	24/7 on-site security service
A/C Hours:	Monday - Friday (6:00am-6:00pm) Saturday (7:30am - 2:30pm) Sunday & Holidays (Available via Building Access Card)
Parking:	6-level parking garage with approximately 501 parking stalls
Elevators:	- One dedicated parking elevator from basement - P6 (high tower) - One parking/building elevator from basement, lobby, 5-11 floors (high tower) - Two building elevators from lobby, 5-11 floors (high tower) - Two building elevators from 1 - 5 floors (low tower)

Suite 550 (1,104 SF)



Suite 720 (3,119 SF)



FEATURES & BENEFITS

- Energy efficient chillers and lighting
- Upgraded air handler units
- ADA compliant renovations in lobby
- Beautiful landscaping throughout the property
- Energy Star and BOMA 360 certified
- On-site management office
- Cafeteria on-site
- Ample parking available for tenants and customers



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