345 QUEEN ST

OFFICE SPACE FOR LEASE

Colliers

Recognizing the **importance of innovation** and collaboration, 345 Queen St offers amenities that drive **productivity for its tenants**

Logistically advantageous, 345 Queen Street Building sits on the cusp of the Central Business District and Kaka'ako submarkets. It is walking distance to numerous eateries, across the street from the post office, and near the State Capitol and court houses. A few blocks from Nimitz Highway and King Street. It's just minutes to H-1 Freeway.

TMK NO	1-2-1-26-15
ZONING	B-2
AVAILABLE SIZES	419 - 11,017 SF
RENT	$1.25 - $1.75 PSF/MO
CAM	$1.70 PSF/MO (Estimated for 2025)
TERM	1 - 10 YEARS
PARKING	$225+TAX UNRESERVED $330+TAX RESERVED Visitor validation stamp books available 1 stall per 600 SF

AVAILABLE UNITS

SUITE	SF	DESCRIPTION
200	**4,993**	Fully floor opportunity. The space has a reception, built in desk area, restroom with shower and lockers, a few conference rooms, several private offices, printer area, and kitchen area.
300	**1,189**	A conference/breakroom (kitchenette), private office, storage and open area along a floor to ceiling window line.
302	**1,975**	A kitchen/breakroom, private office with glass window, bright open area, IT closet/ print area.
400	**4,004**	Windowed offices and interior offices, reception, conference room.
407	**1,421**	Open area, small sink.
504	**533**	Two small offices.
506	**2,153**	Four private offices, large open area, conference room, kitchen/break room, and IT room.
604	**1,179**	Entry has a long hallway, 2 interior, 2 windowed offices.

SUITE	SF	DESCRIPTION
607	**1,085**	A reception area, private office, kitchenette, built-in desks, and printer area.
609	**653**	Three private offices, storage, overlooking parking deck.
700	**2,851**	Windowed offices, open area. Stubbed for a kitchenette.
702	**560**	A waiting area, reception with mail/storage room, one interior and one windowed office.
705	**3,126**	Space is ready for planning. Stubbed for kitchen and there is an existing restroom with shower.
706	**1,396**	3 windowed offices, built in reception, storage and interior offices.
714	**419**	Large private office.
800	**11,017**	Full floor opportunity.
907	**752**	Open area and three private offices.
901	**5,021**	Reception, Large open area, server room, private office, and this unit's exclusive balcony.

BUILDING HOURS

M-F: 6:00AM - 6:00PM
Sat: 7:30AM - 1:00PM
*After hours air conditioning available for an additional charge

FEATURES

- Turn-key spaces of varied sizes and configurations
- Large conference room available for use
- Open air courtyard with ground floor cafe
- Close to public transportation including a future rail station and highway access
- Secured parking garage with access to floors 1 through 6

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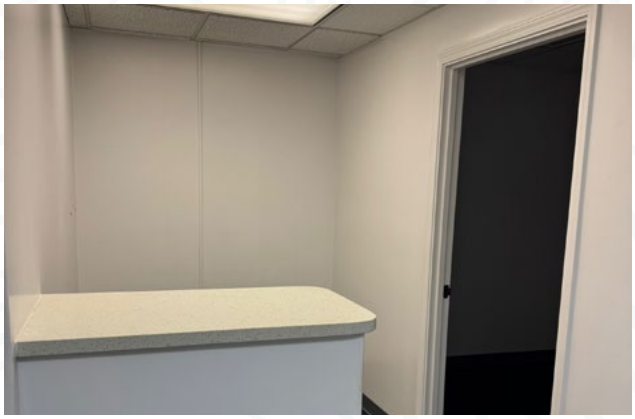

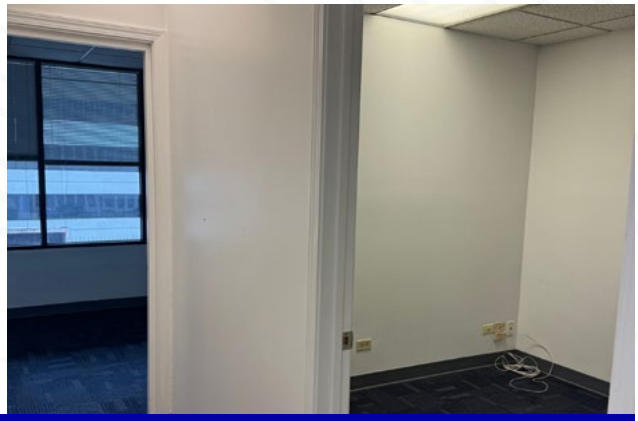

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