



PACIFIC  
GUARDIAN  
CENTER



Colliers

# About Pacific Guardian Center



Centrally located along bus routes and adjacent to the future Downtown Skyline station



LEED GOLD certified



Energy Star certified since 2008



On-site parking (1:950 ratio)



Support for EV charging



Ample motorcycle and bicycle parking



24-Hour staffed security, state-of-the-art security cameras and secure access controls



Building Automation Systems and Life Safety Systems



On-site property management services



Dedicated team of engineering, maintenance and janitorial professionals



On-site architectural and space planning services



Conference and meeting room facilities available by reservation



Compass 360 efficient elevator tower technology



Multiple eateries, a bar, convenience store and a sit down café



Auto detailing, dry cleaning drop off, bank, dental and optical



Stunning views



Beautifully crafted plaza and spacious open courtyard areas, thoughtfully landscaped with a water feature that adds to the visual charm and fosters a sense of community harmony.

## Property Details

### TMK NUMBER

(1) 2-1-014-002, 003, and 004

### ZONING

BMX-4

### BASE RENT

Contact Broker

### CAM

\$1.71 PSF/Mo.

### BUILDING OPERATION HOURS

Monday - Friday: 7 AM - 6 PM

Saturday: 8 AM - 1 PM

Sunday and Building Holidays: Closed

### AIR CONDITIONING

After-hours air conditioning can be arranged at a rate of \$65.00 per hour. Requests must be made 24 hours in advance through the management office.

Air quality is enhanced through the use of air handler unit filters and UVC lighting designed to reduce pathogens.

### SECURITY

The Pacific Guardian Center's security office is centrally located between the Makai and Mauka towers at plaza level. It operates 24/7 and monitors approximately 200 security cameras placed across the property.

### PARKING

The enclosed parking structure features one-way traffic flow with alternating crossover lanes on different levels. There are approximately 771 spaces available (1:950 parking ratio) with access via Alakea Street. Clearance height is 6' 5".

Onsite parking includes spaces for motorcycles, bicycles, and electric vehicles (EV) with dedicated charging stations.

### CEILING HEIGHT

Standard ceiling height is 8' 6" with an accessible suspended ceiling grid measuring 20" x 5'.

### LOADING AREA

The loading area, accessible via Alakea Street, features six bays, a maneuvering zone, 14' clearance, and access to the freight elevator. The Dillingham Transportation Building also has a loading zone, which is accessible from Nimitz Highway.

### EMERGENCY GENERATOR

A 500KW emergency generator provides power for essential systems, including emergency lighting in stairways and hallways, the stairwell pressurization fan, fire alarm and security systems, fire pumps, and emergency load panels on each floor. It also powers one elevator per tower. The Dillingham Transportation Building has battery-powered emergency lights in its stairwells and exit points on each floor.

### ELECTRICAL CAPACITY

Standard electrical supply on each floor is powered by a 30KVA transformer to handle typical 110-volt loads. Special power requirements can be met through a 3,000-amp service available on every floor.

### JANITORIAL SERVICES

Janitorial services are offered five days a week, from Sunday to Thursday.

### STORAGE SPACE

There are 80 storage units available for monthly rent, ranging in size from 15 square feet to 365 square feet, subject to availability.

# Makai Suites

733 Bishop Street, Makai Tower

 Click on this button to view virtual tours

### Available Suites

| Suite                                                                                                         | SF     | Description                                                                                                |
|---------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------|
| 151                                                                                                           | 1,330  | Ground floor space with courtyard frontage. 2 private office and open area                                 |
| 170                                                                                                           | 1,090  | Nimitz/Alakea frontage. 1 private office and kitchenette                                                   |
| 181                                                                                                           | 1,717  | Courtyard entrance and includes water                                                                      |
| 1170                                                                                                          | 1,244  | 3 private offices with a large conference room                                                             |
| 1270                                                                                                          | 2,800  | 3 private offices, 2 large conference rooms, kitchenette                                                   |
| 1290                                                                                                          | 1,220  | 3 large private offices and open area                                                                      |
| 1430                                                                                                          | 2,834  | Open layout                                                                                                |
| 1520                                                                                                          | 1,549  | 3 private offices                                                                                          |
| 1565                                                                                                          | 863    | Open layout                                                                                                |
| 1750*                                                                                                         | 3,695  | Open layout                                                                                                |
| 1770*                                                                                                         | 2,011  | 5 window line offices and 2 interior offices (Available 1/1/2026)                                          |
| 1872                                                                                                          | 1,432  | 3 window offices and 2 interior offices                                                                    |
| 2160                                                                                                          | 1,223  | 3 private offices and kitchenette                                                                          |
| <div>2300<div></div></div> | 1,496  | Upgraded suite with ocean front view, 2 private offices, new paint, carpet and LED lights, and kitchenette |
| 2357                                                                                                          | 2,882  | 6 private offices, conference room, and storage room                                                       |
| 2390                                                                                                          | 1,464  | 5 private offices, kitchen, conference room, and open space                                                |
| 2400                                                                                                          | 14,994 | Full floor availability with perimeter of offices, kitchen, reception area, conference room and open space |
| 2555                                                                                                          | 1,042  | 3 offices and open area                                                                                    |
| 2560                                                                                                          | 1,342  | Open layout                                                                                                |
| 2945                                                                                                          | 1,346  | 1 private office and an open layout                                                                        |
| 2950                                                                                                          | 3,597  | High floor, Corner unit, open area with new ceiling and lights                                             |

\*Suites 1750 and 1770 are contiguous for up to 5,706 SF.



# Mauka Suites

737 Bishop Street, Mauka Tower

 Click on this button to view virtual tours

### Available Suites

| Suite                                                                                      | SF     | Description                                                                                                |
|--------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------|
| 116                                                                                        | 2,725  | Queen Street frontage with multiple private offices and kitchenette. High quality finishes                 |
| 1100                                                                                       | 14,719 | Full floor availability with perimeter of offices, kitchen, reception area, conference room and open space |
| 1200                                                                                       | 14,573 | Full floor availability ready for space plan                                                               |
| 1400*                                                                                      | 3,479  | Multiple offices with open area and available water                                                        |
| 1420*<br> | 1,685  | 4 offices, conference room, and open space                                                                 |
| 1430*                                                                                      | 2,761  | 7 offices, reception area, conference room, and kitchen                                                    |
| 1480*                                                                                      | 2,670  | Open layout                                                                                                |
| 1655                                                                                       | 2,756  | 1 private office, open space, and kitchen                                                                  |
| 1880                                                                                       | 3,079  | 1 private office, open space and water                                                                     |
| 1960                                                                                       | 2,326  | Open layout                                                                                                |
| 2115                                                                                       | 3,924  | 7 private offices                                                                                          |
| 2340                                                                                       | 5,271  | Multiple private offices, conference room, kitchenette                                                     |
| 2390                                                                                       | 5,159  | Shell space                                                                                                |
| 2400                                                                                       | 9,714  | Shell space                                                                                                |
| 2790                                                                                       | 1,285  | 2 private window offices, interior conference room, and storage                                            |

\*Suites 1400, 1420, 1430, and 1480 are contiguous for up to 10,595 SF.



# Dillingham Transportation Building Suites

735 Bishop Street

Available Suites - All Suites are Move-In Ready

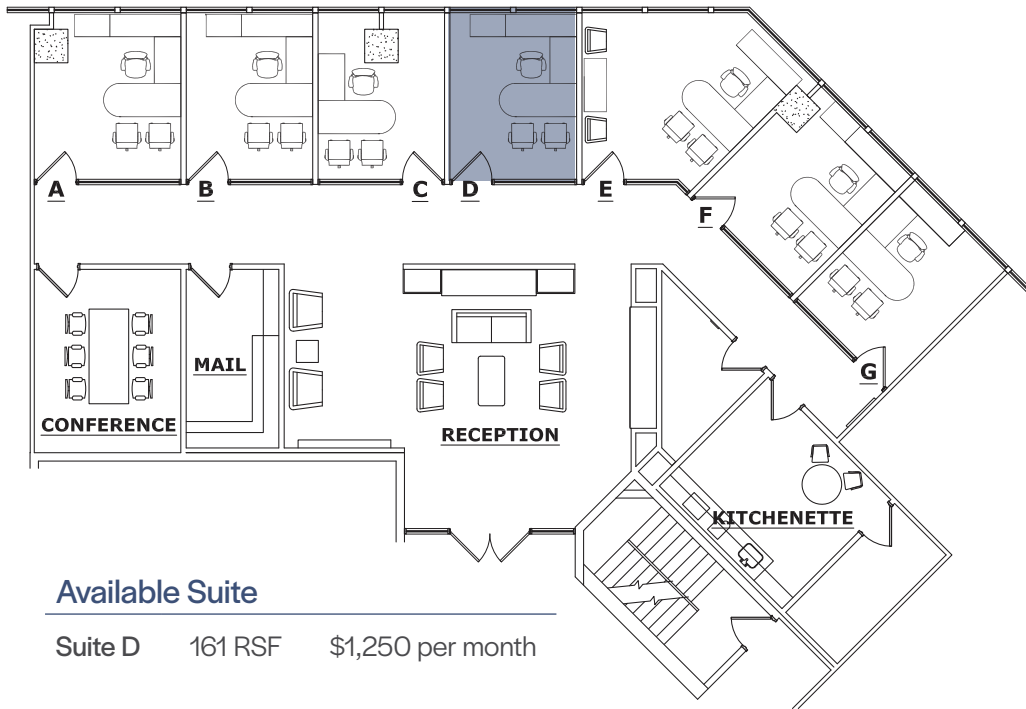
| Suite | SF    | Description                                                         |
|-------|-------|---------------------------------------------------------------------|
| 215   | 314   | Open office                                                         |
| 226   | 532   | Open layout.                                                        |
| 230   | 3,170 | 3 private offices, conference room, kitchenette, and open work area |
| 233   | 499   | 1 private office                                                    |
| 237   | 303   | Reception area and a private office                                 |
| 314   | 402   | Open layout                                                         |
| 315   | 317   | 1 private office with a sink                                        |
| 330   | 2,092 | Conference room, open work areas, and kitchenette                   |
| 333   | 1,669 | Open layout                                                         |
| 336   | 533   | 1 private office                                                    |
| 415   | 316   | Large open area and 1 private office                                |
| 432   | 632   | 1 private office                                                    |
| 437   | 716   | Available 3/1/2026                                                  |



# Business Suites

733 Bishop Street, Makai Tower - 20th Floor

A cost effective, Class A, office suite solution for small office users.



## Available Suite

Suite D 161 RSF \$1,250 per month

## Features

- Window offices with views of Honolulu Harbor, Honolulu Airport, and the Pacific Ocean
- Conference room & collaboration area
- Break room with refrigerator and coffee supplies
- Furnished offices, most with adjustable height desks, and pre-wired for dual monitors
- Professionally designed lobby
- Bishop Street address and mail service
- 24/7 access
- Complimentary WI-FI with Ultra-Fast Fiber Internet Connection (100M/100M)
- Flexibility of short term lease commitment
- Immediate occupancy





## Exclusive Listing Agents

### **Brandon Bera (B) CCIM SIOR\***

Lic# RB-24145

808 523 8309

[brandon.bera@colliers.com](mailto:brandon.bera@colliers.com)

### **Karen Birkett (S) SIOR**

Lic# RS-50512

808 523 9729

[karen.birkett@colliers.com](mailto:karen.birkett@colliers.com)

### **Alexander Peach (S) CCIM SIOR**

Lic# RS-76881

808 349 6538

[alexander.peach@colliers.com](mailto:alexander.peach@colliers.com)

\*BKB Real Estate Services LLC. Exclusively contracted by Colliers International HI, LLC. This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.