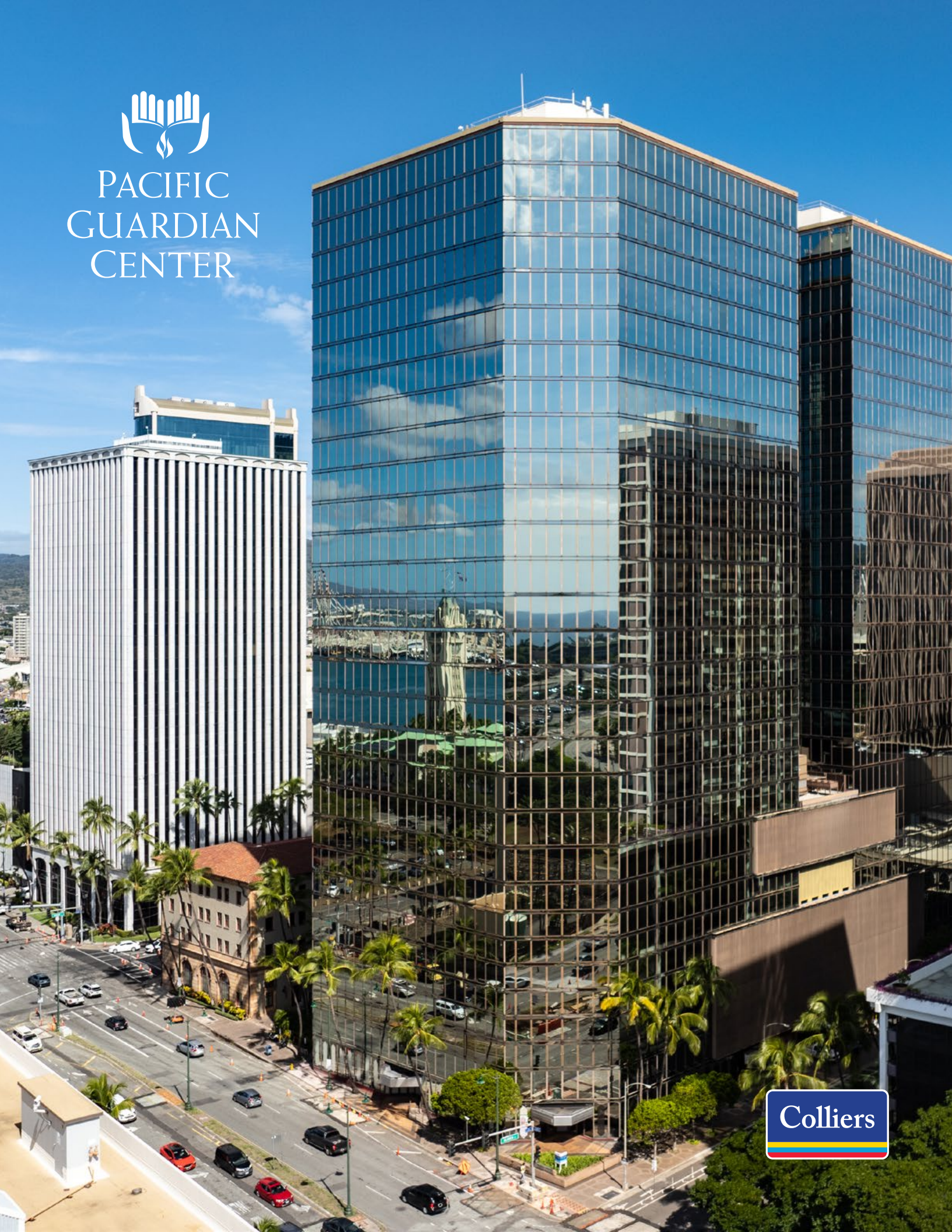
Pacific Guardian Center



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

BASE RENT
Contact Broker

ZONING
BMX-4

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**

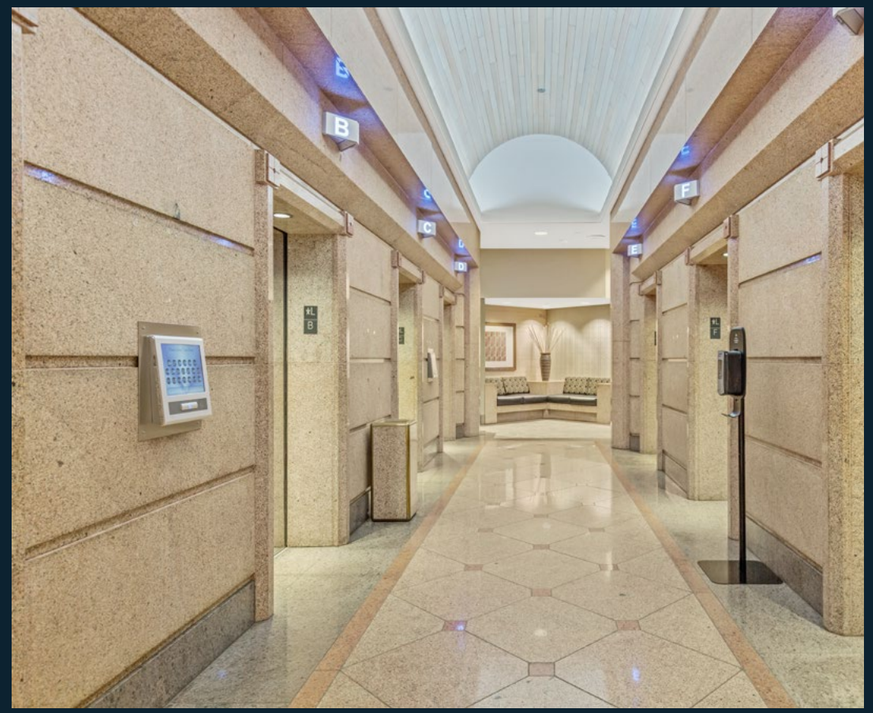
733 Bishop Street, Makai Tower

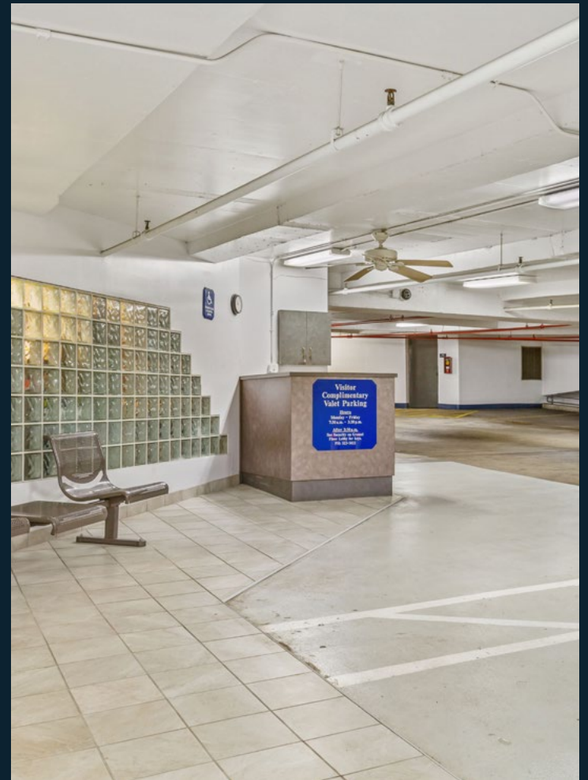
360° Click on this button to view virtual tours

Available Suites

Suite	SF	Description
151	1,330	Ground floor space with courtyard frontage. 2 private office and open area (Available 8/15/2025)
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 1/15/2026)
2160	1,223	3 private offices and kitchenette
2300 360°	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**

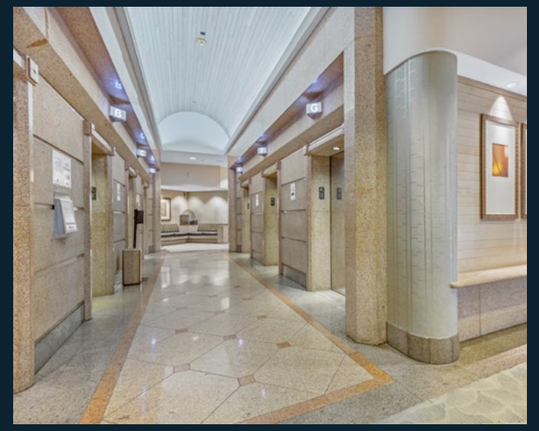
737 Bishop Street, Mauka Tower

360° 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
149	2,575	Ground floor space with entrance from courtyard and connects to loading zone
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* 360°	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 (Available 7/1/25)
2390	5,159	Shell space
2400	9,714	Shell space
2,790	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.

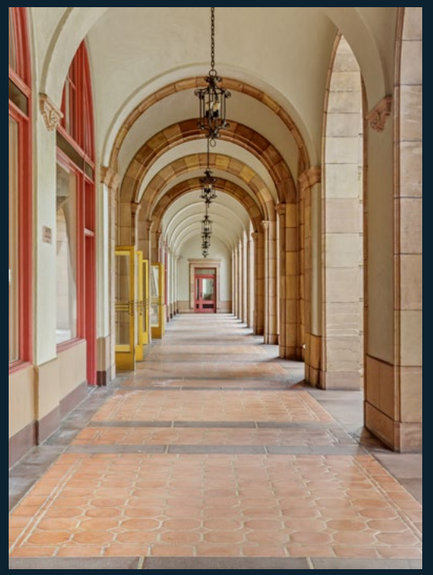


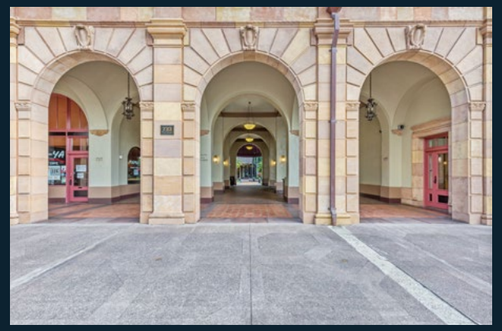
Dillingham Transportation Building **Suites**

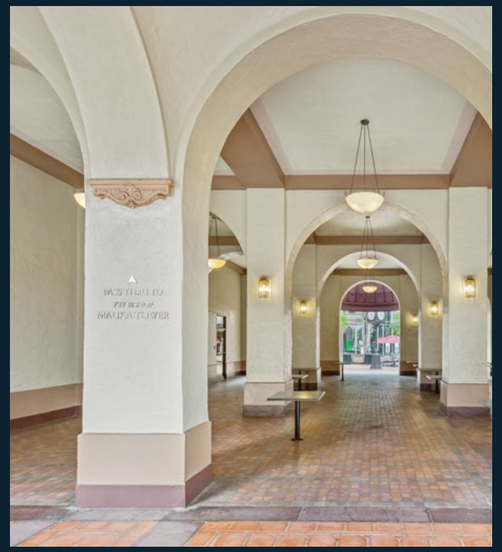
735 Bishop Street

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
236	344	Open layout
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
412	780	Large open work area and 1 private office
415	316	Large open area and 1 private office
432	632	1 private office
701	3,313	Ground floor bi-level space with exquisite finishes



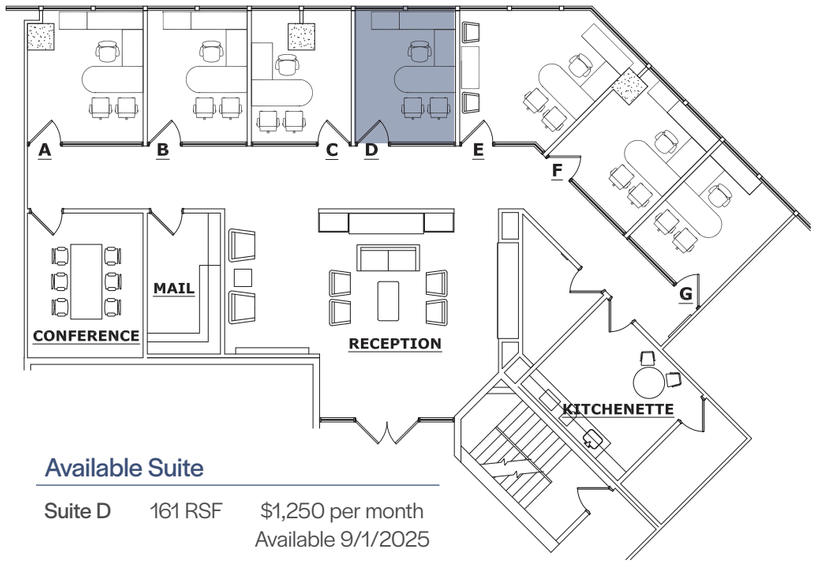




Business **Suites**

733 Bishop Street, Makai Tower - 20th Floor

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

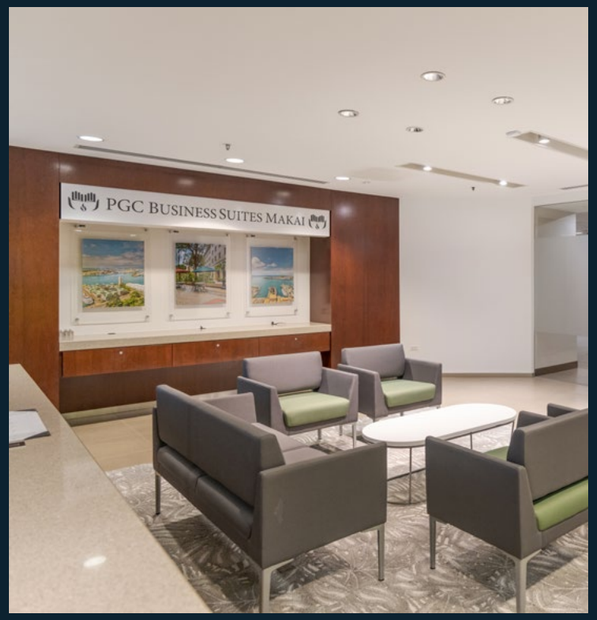


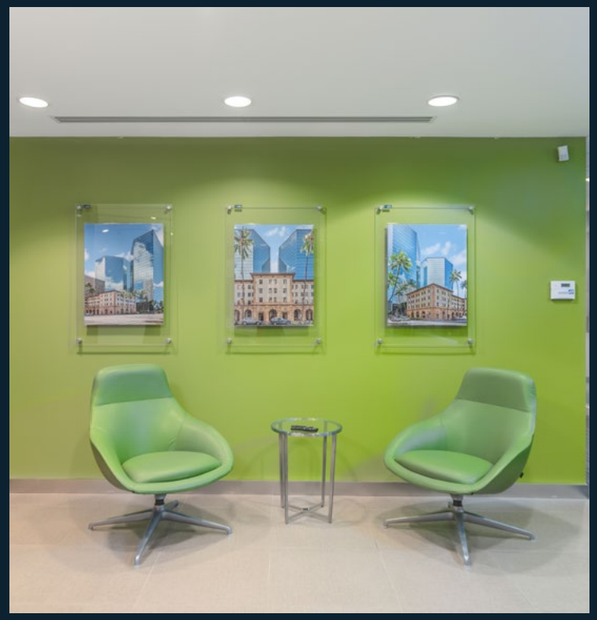
Available Suite

Suite D	161 RSF	$1,250 per month Available 9/1/2025

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





PACIFIC GUARDIAN CENTER

Colliers

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