



HEMIC Tower

915 Fort Street Mall | Honolulu, HI 96813

- Ocean and harbor views for select suites
- Single tenant floor opportunity
- Dedicated parking stalls available
- Secured building with roving security
- Modernized and recently renovated common areas





Property Description

The HEMIC Tower is a unique twelve-story building located in the heart of the Central Business District of Honolulu. The building offers 5,083 square foot column free full floor plates allowing for a wide array of floor layouts. It is surrounded by many notable buildings that make it an ideal and convenient location to operate a business. Dedicated parking stalls available.

Property Information

Area: Downtown

TMK: (1) 2-1-12-6-37

Zoning: BMX-4

Base Rent: Negotiable

Term: Negotiable

Operating Expenses: \$1.70 PSF/Month

Total Floors: 12

Parking:

1 stall allotted per 700 sf of leased area (available at a nearby lot). Unreserved \$250.00 per stall per month. Visitor parking available onsite.

Spaces Available:

3rd Full Floor (5,083 SF): Large open area, three private offices and conference room.

4th Full Floor (5,083 SF): Open area, five smaller windowed offices and three larger windowed office/conference rooms.

5th Full Floor (5,083 SF): Open area, six windowed offices.

Suite 601 (1,489 SF): Refer to floor plan on next page.

Suite 602 (1,054 SF): Refer to floor plan on next page.

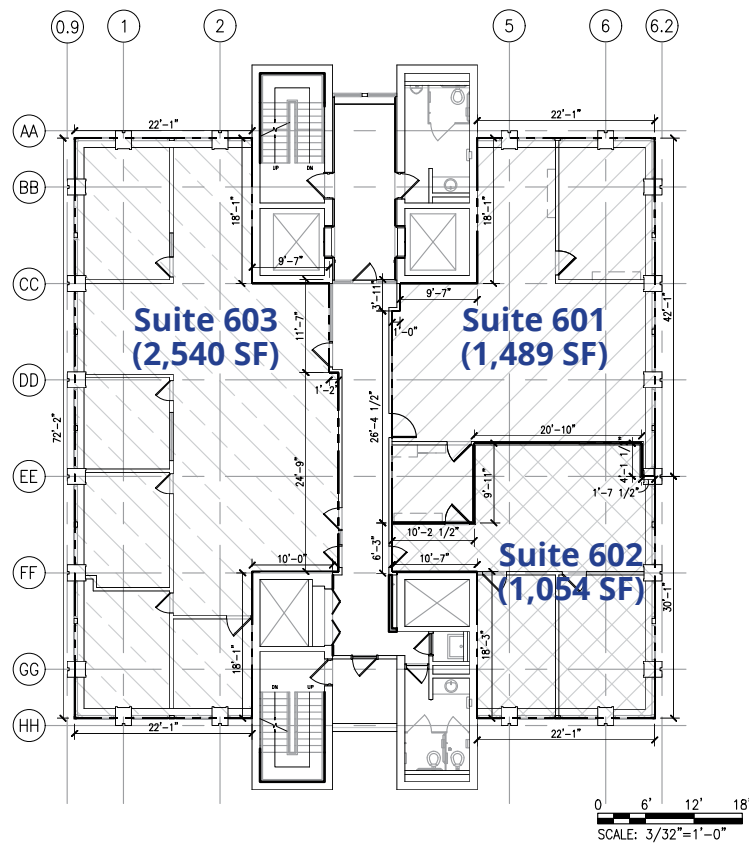
Suite 603 (2,540 SF): Refer to floor plan on next page.

7th Full Floor (5,083 SF): Open area, four windowed offices and a larger conference room.



Site Plan

6th Floor Site Plan



Area Demographics



Area Demographics	1-Mile	3-Mile	5-Mile
Population	50,512	218,638	337,174
Daytime Population	115,093	313,854	453,233
Workers Population	89,014	204,192	282,621
Residents Population	26,079	109,662	170,612
Median Age	46.4	44.3	43.2

Features & Amenities

With ocean and harbor views, the recently renovated HEMIC Tower boasts modernized common areas and Hi-Fiber internet capability. Dedicated parking stalls available.

- Dedicated high-speed voice, data, and TV cable infrastructure to each floor. The cabling infrastructure can be connected to any Service Provider
- Convenient visitor parking with direct elevator access to the building
- Convenient access to public transportation
- Available space planning
- Starbucks on the property with numerous eateries steps away from the building



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