

# 928 Nuuanu Avenue

## Fee Simple Commercial Condos



### PROPERTY DESCRIPTION

- Address: 928 Nuuanu Avenue, Honolulu 96813
- Building Type: Mixed use office/residential condominiums
- Security: Roaming.
- Floors: 6 (5 plus Penthouse)
- Elevators: 1
- Common Restrooms: Floors 2 through 4
- Management Company: American Land Company

### SNAPSHOT

- Zoning: BMX-4
- Tenure: Fee simple
- Total Available Space: 10,645sf
- Available Contiguous Size Range: 760 - 5,202sf (2 floors)
- Price Range: \$180 - \$350 per sq. ft.
- Operating Expenses: \$1.20sf/mo (Utilities included)
- Parking: None on site. (See next page for options)

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*Locally Owned and Operated*

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other condition, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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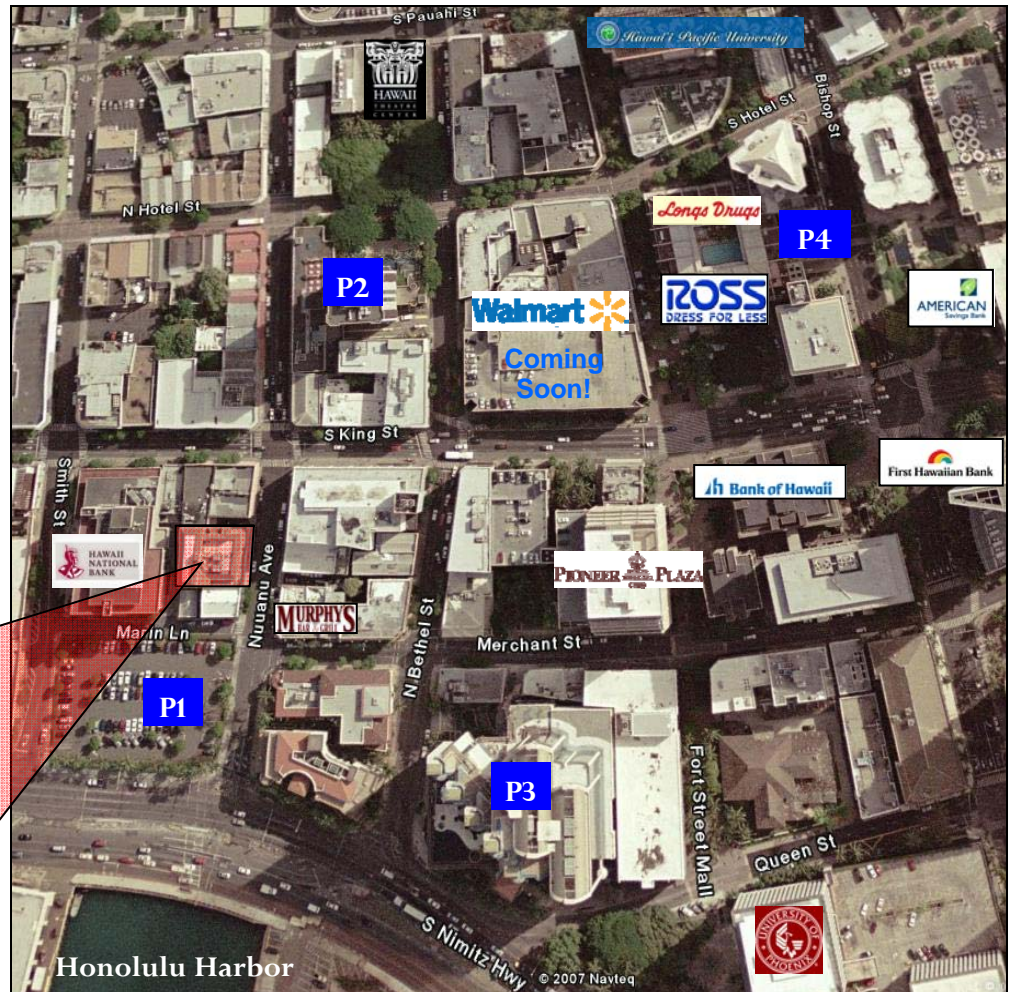
### THE LOCATION

928 Nuuanu Avenue  
Honolulu, HI 96813

Nearest Cross Street is  
Nimitz Hwy

#### Driving Distances

- Freeway: 1 mile
- Airport: 5 miles
- Waikiki: 3 miles
- Ala Moana: 2.5 miles
- Kapolei: 20 miles



### LOCATION DESCRIPTION:

The Hawaii Times Building is located in trendy Chinatown, within the Central Business District of Oahu. Throughout the last few years Chinatown has been in constant transformation. From the many fine art galleries and upscale boutiques, to the creation of a new and vibrant night life, Chinatown is quickly becoming a popular destination for locals and tourist alike.

### PARKING (Just a few of the available lots located in the area):

P1: 888 Nuuanu Ave. \$210stall/mo.

P3: Harbor Court. \$140stall/mo

P2: Chinatown Gateway. \$150stall/mo

P4: Executive Center. \$230stall/mo.

*Contact agent for other parking opportunities.*



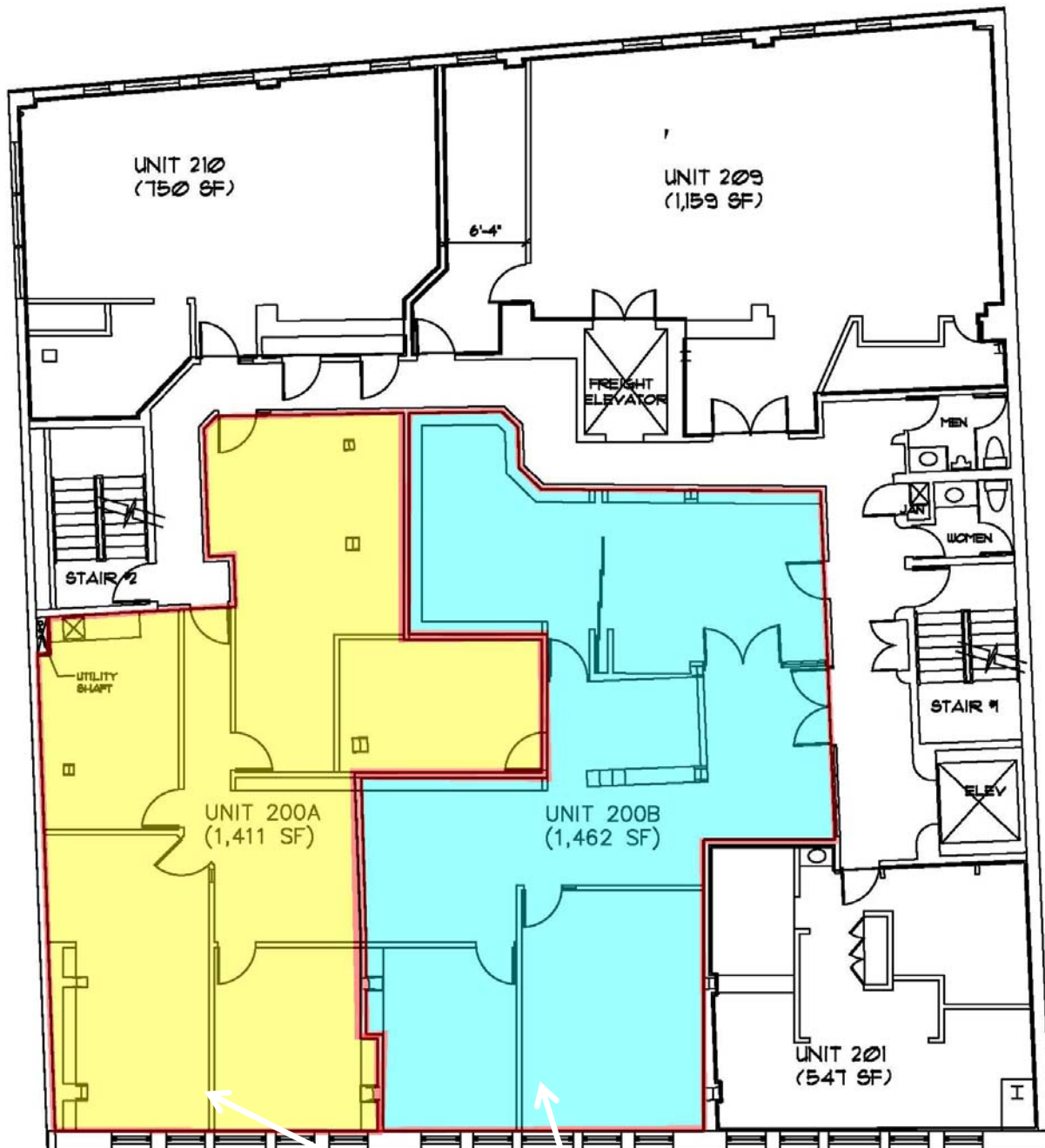
The Hawaii Times Building was built in 1897 by sugar tycoon William G. Irwin, originally called the “Irwin Block”. The building was later purchased in 1923 by a Japanese language newspaper called the Nippu Jiji. The newspaper later changed its name to the Hawaii Times during the war and continued printing its newspapers until 1984.

A Richardsonian Romanesque structure made from a blend of brick and volcanic stone. A few notable features include the three arched second-story window sets, the transom windows, the awning, and the cornice work. The original building design had just two stories, but in 1982 architect, Norman Lacayo completed a full remodel of the interior which included the addition of an interior mezzanine level and a five-story addition.



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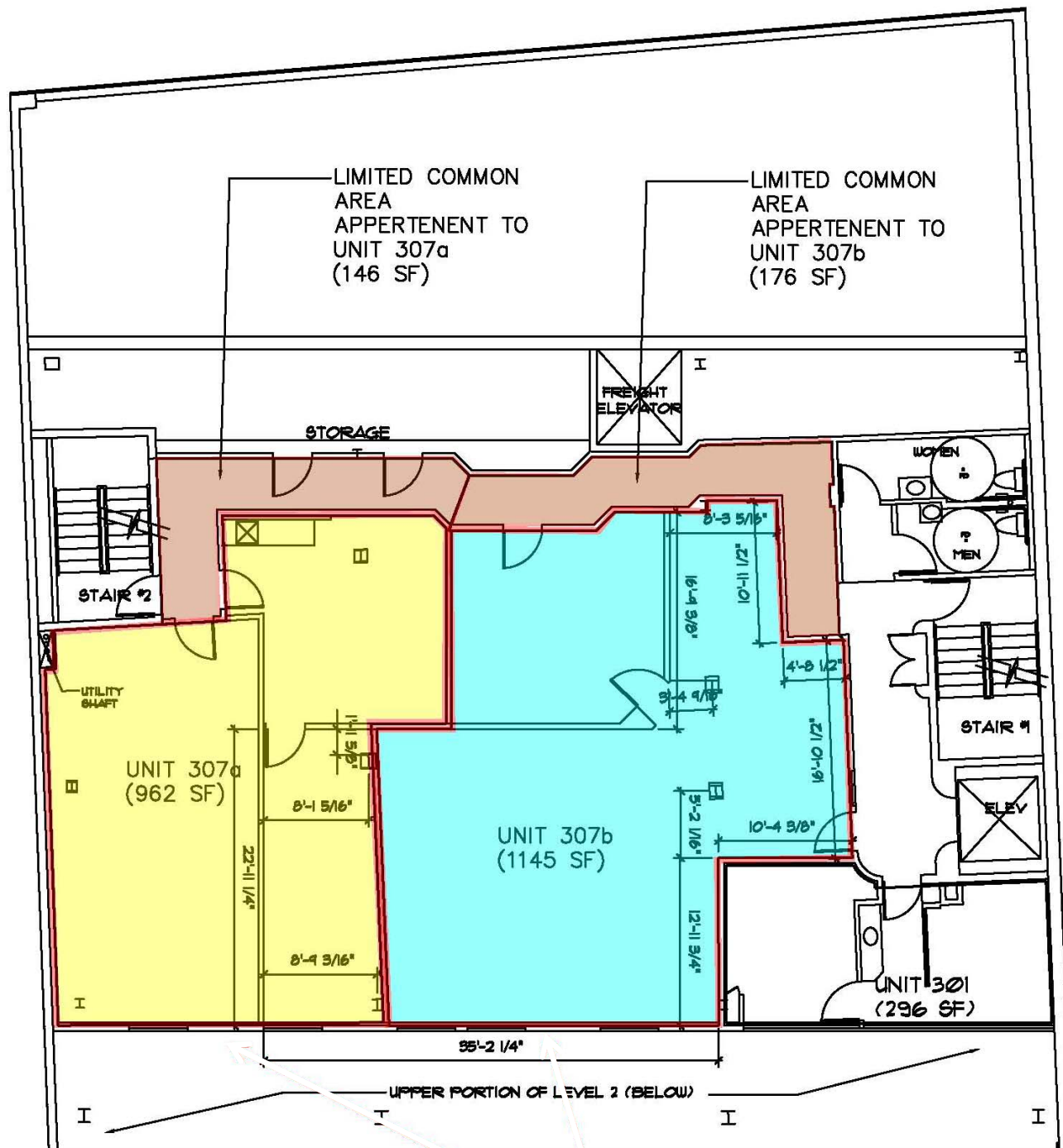
Unit 200A - Commercial Condo - 1,411sf. - \$466,000

Unit 200B - Commercial Condo - 1,462f. - \$485,000

Combined Space - Unit 200 - Commercial Condo - 2,873sf. - \$923,000

# 928 Nuuanu Avenue

## Fee Simple Commercial Condos



Unit 307A - Commercial Condo - 962sf. - \$222,000

Unit 307B - Commercial Condo - 1,145sf. - \$265,000

FULL FLOOR - Unit 300 - Commercial Condo - 2,451sf. - \$480,000

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### AVAILABLE SUITES

#### Lower Lobby

- Suite 1: 1,150sf - \$207,000

Basement commercial space. No window. Perfect for physical trainer, or art studio

#### Second Floor

- Suite 200-A: 1,411sf - \$466,000

2nd floor commercial space. Existing office layout. Large picture windows facing Nuuanu Ave.

- Suite 200-B: 1,462sf - \$485,000

2nd floor commercial space. Existing office layout. Large picture windows facing Nuuanu Ave.

- Suite 200 (**Whole Space**): 2,873sf - \$923,000

#### Third Floor

- Suite 307-A: 962sf - \$222,000

3rd floor commercial space. Ability to connect to lower level for split level unit.

- Suite 307-B: 1,145sf - \$265,000

3rd floor commercial space. Ability to connect to lower level for split level unit.

- Suite 300 (**Whole Space**): 2,451sf - \$490,000

**Multiple full floor opportunities are available! Call agent for more information.**

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