



PACIFIC GUARDIAN CENTER

Tradition Blended with Style



MAKAI TOWER

733 Bishop Street

MAUKA TOWER

737 Bishop Street

DILLINGHAM TRANSPORTATION BUILDING

735 Bishop Street



While Honolulu has several large downtown office complexes, there is only one distinctive landmark building: PACIFIC GUARDIAN CENTER. The twin towers reflect the unique way Honolulu does business by providing a rich environment that balances business productivity and bottom line efficiencies with individual pleasures. Firms that locate here take pride in offices that evoke a sense of stature and authority at Honolulu's finest business address. As a matter of prestige and convenience, here is an office home offering old world elegance and tranquility, prominence, and views in an extraordinary city recognized as the business and cultural center of the Pacific Rim. The result is a prestigious Bishop Street address.



PROJECT

Pacific Guardian Center, an award winning office complex, has over 630,000 square feet, providing Honolulu firms with a distinctive business address. The twin high-rise mirrored glass office towers emphasize its prominence as a strategic location in downtown Honolulu's Financial District, while the historical Dillingham Transportation Building reflects its endurance and stability. Pacific Guardian Center offers a high quality professional environment in Honolulu's Central Business District with convenient access to Federal, State and County government offices and the various courts.

BUILDING OPERATING HOURS

Monday - Friday 7:00 AM to 6:00 PM
Saturday 8:00 AM to 1:00 PM
Sunday and Building Holidays Closed

PROPERTY MANAGEMENT

Services are provided by:
PM Realty Group
733 Bishop Street, Makai Tower 1270
Honolulu, HI 96813
Telephone: 808-537-6132

LEASING

Leasing services are provided by:
Hawaii Commercial Real Estate, LLC
733 Bishop Street, Makai Tower 151
Honolulu, HI 96813
Telephone: 808-440-2770

SECURITY

Pacific Guardian Center's centrally located security office is on the plaza level between the Makai and Mauka towers and is staffed and operated 24-hours a day. Telephone: 808-523-3022

PARKING

Enclosed parking structure has one-way traffic with cross-over lanes on alternate floors. There are approximately 786 parking spaces (parking ratio 1:950). Entrance and exit from Alakea Street. Maximum clearance: 6 ft. 5 in. Complimentary valet service is available on Parking Level 5 and validation coupons can be purchased at the parking office located on-site.

Ample motorcycle and bicycle parking is available. A designated electric vehicle (EV) charging station is also available.

CEILING HEIGHT

Building Standard 8' 6" high accessible suspended 20"x 5' ceiling grid.

LOADING AREA

Loading area is accessible from Alakea Street and provides six unloading bays, maneuvering area, 14' maximum clearing and access to freight elevator. The Dillingham Transportation Building loading area is located off Nimitz Highway.

EMERGENCY GENERATOR

A 500KW emergency generator provides power to stairway and hallway emergency lighting, stairwell pressurization fan, fire alarm system, security system, fire pumps and emergency load panels on each floor. It also powers one elevator in each Tower. The Dillingham Transportation Building has battery-powered emergency lights in the stairwells and exits from the floor lobbies.

ELECTRICAL CAPACITY

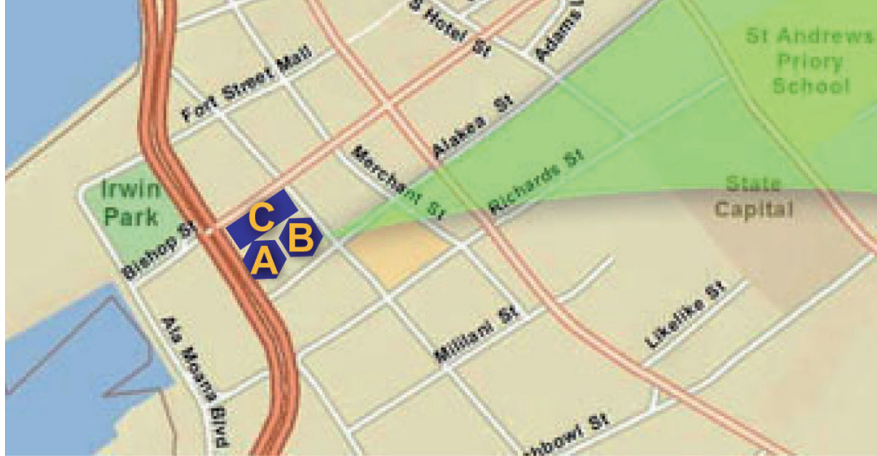
Each floor is typically powered by a 30KVA transformer to provide normal 110 volt loads. Special power requirements can be supplied through a 3,000-amp service that goes to each floor.

AIR CONDITIONING

After hours air conditioning is available at the current rate of \$40.00 per hour. Please schedule with management office 24 hours in advance.

JANITORIAL SERVICES

The building provides janitorial service five days a week (Sunday through Thursday).



- | | |
|----------|--|
| A | MAKAI TOWER 733 Bishop Street |
| B | MAUKA TOWER 737 Bishop Street |
| C | DILLINGHAM TRANSPORTATION BLDG
735 Bishop Street |

ENERGY EFFICIENCY



Pacific Guardian Center's ongoing energy efficiency programs have resulted in the project earning an Energy Star award every year since 2008. U.S. Environmental Protection Agency's ENERGY STAR certification means that the complex performs in the top 25% of similar facilities nationwide for energy efficiency and meets strict energy efficiency performance levels set by the EPA.

LEED® GOLD Certified

Pacific Guardian Center (PGC) has been awarded the prestigious Leadership in Energy and Environmental Design-Existing Buildings: Operations & Maintenance (LEED-EBOM) Gold Certification by the United States Green Building Council (USGBC).



*LEED® and related logo is a trademark owned by the U.S. Green Building Council and is used by permission.

ASKING BASE RENTS* (PER MONTH)

Office \$1.35/RSF — \$1.95/RSF
Retail \$1.80/RSF — \$2.75/RSF
(and/or percentage rent)

OPERATING EXPENSE* (PER MONTH)

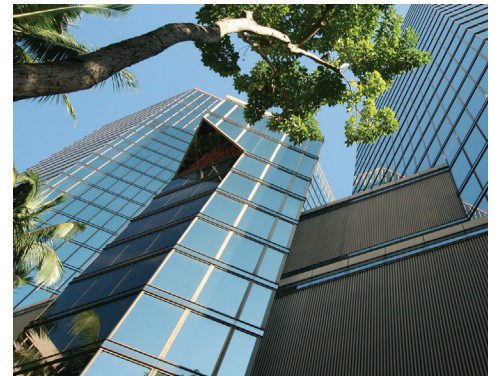
Office \$1.51/RSF
Retail \$1.34/RSF or \$1.16 RSF +
separately metered
electricity

CURRENT PARKING RATES*

Premium	\$478.00 (Tax included)
Reserved	
Reserved	\$441.00 (Tax included)
Unreserved	\$276.00 (Tax included)
Double	\$250.00 (Tax included)
Tandem	
Triple	\$219.00 (Tax included)
Tandem	
Visitor	\$4.00/half-hour
Parking	
Motorcycle	\$50/Month (Tax included)
Parking	
Validation	Book of 50 (1/2 HR)
Rates	Coupons - \$160
	Book of 50 (1 HR)
	Coupons - \$320
	Book of 15 (4 HR)
	Coupons - \$384

* Subject to Change.

01/2019



At Pacific Guardian Center quality is built in:

Over 630,000 square feet of quality office and retail space
in the twin 30-story towers and the historic Dillingham Transportation Building

Beautifully landscaped plaza and open courtyard spaces

786 Stall parking garage offering complimentary valet parking services and convenient car wash services

Advanced HVAC, Building Automation Systems, and Life Safety Systems

On-Site property management and leasing services

24-Hour staffed security, remote cameras and control card access

Dedicated team of engineering, maintenance and janitorial professionals

On-Site space planning services

Conference and meeting room facilities

Concierge services

14 high-speed and 6 mid-speed elevators with state-of-the-art solid state controls and energy efficient variable frequency drives. The tower elevators also have a sophisticated destination dispatch system that reduces "wait" and "travel" time.

Business Made Easy

For leasing information contact



**Hawaii
Commercial
Real Estate, LLC**

Exclusive On-Site Leasing Agent

733 Bishop Street, Suite 151

Honolulu, HI 96813

808-440-2770

www.pacificguardiancenter.com