

**FEE SIMPLE
OWNER-USER**
Opportunity



IWILEI BUSINESS CENTER

501 Sumner Street, Suite 620, Honolulu, HI 96817



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INVESTMENT OVERVIEW

Colliers International is pleased to present an exceptional opportunity to acquire a turn-key office condominium in the heart of Honolulu's Downtown Transit Oriented Development (TOD) District. Strategically positioned at 501 Sumner Street, this fully modernized, move-in ready facility offers an owner-operator the rare ability to control occupancy costs, eliminate leasing uncertainty, and build long-term equity in one of Oahu's most dynamic and evolving urban corridors. Spanning 39,061 square feet across the first and second floors, the property offers exceptional flexibility to reposition the asset to suit a variety of operational needs. The fully built-out second floor features a thoughtfully designed office environment complete with multiple private offices, a large conference room capable of supporting training and group sessions, and a full kitchen and employee breakroom. The ground floor offers the versatility to function as industrial warehouse space, creating a rare opportunity for users seeking a combined office and warehouse footprint — delivering a truly turnkey solution for the discerning owner-occupant.



INVESTMENT SUMMARY

501 Sumner Street, Suite 620, is a commercial office suite located within a multi-tenant professional building in Honolulu's Iwilei/Kalihi business district. The property benefits from a Central Oahu location with convenient access to Downtown Honolulu, Honolulu Harbor, major transportation routes, and a wide range of commercial services. The surrounding area consists of office, industrial, retail, and business-support uses, making it a well-established employment and commercial center. Minutes from Costco, Lowe's, Home Depot, and Best Buy.



Area	Iwilei
TMK Number	(1) 1-5-12-1-29
Asking Price	\$11,250,000
Tenure	Fee Simple
Zoning	IMX-1
Available Space	Suite 620 (39,061 SF)
Annual RPT	\$114,280.88

Property Highlights



Vibrant market with strong mix of commercial and residential



Flexible zoning for a wide variety of uses



Easy access from Nimitz Highway



Owner-user opportunity

INVESTMENT HIGHLIGHTS

Owner-Operator Opportunity: Acquire a fully functional, move-in ready facility and immediately eliminate the cost and uncertainty of leasing. Fix your occupancy costs, avoid future rent escalations, and begin building equity from day one.

Asset Quality: A well-maintained and highly modernized space featuring top-of-the-line technological infrastructure and security upgrades — purpose-built for a discerning owner-occupant seeking a premium work environment.

Prime Location: Situated on the periphery of Downtown Honolulu, 501 Sumner Street offers exceptional accessibility across the island with proximity to major thoroughfares and just minutes from the Daniel K. Inouye International Airport.

Transit Oriented Development: Located within the heart of Honolulu's Downtown TOD corridor, this property is well-positioned to benefit from significant future public and private investment, infrastructure improvements, and long-term value appreciation driven by the City's rail transit initiative.

Ample Parking: Current ground floor warehouse is used as parking - 54 stalls.



NEARBY AMENITIES



**For more information,
contact:**

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