



## Emerald & Fukuroda Building

1139 Union Mall & 1150 Bishop St  
Honolulu, HI 96813

# For Lease

Small Retail and Office  
spaces perfect for small  
businesses and start ups

Downtown Retail & Office Opportunity



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# Property Overview

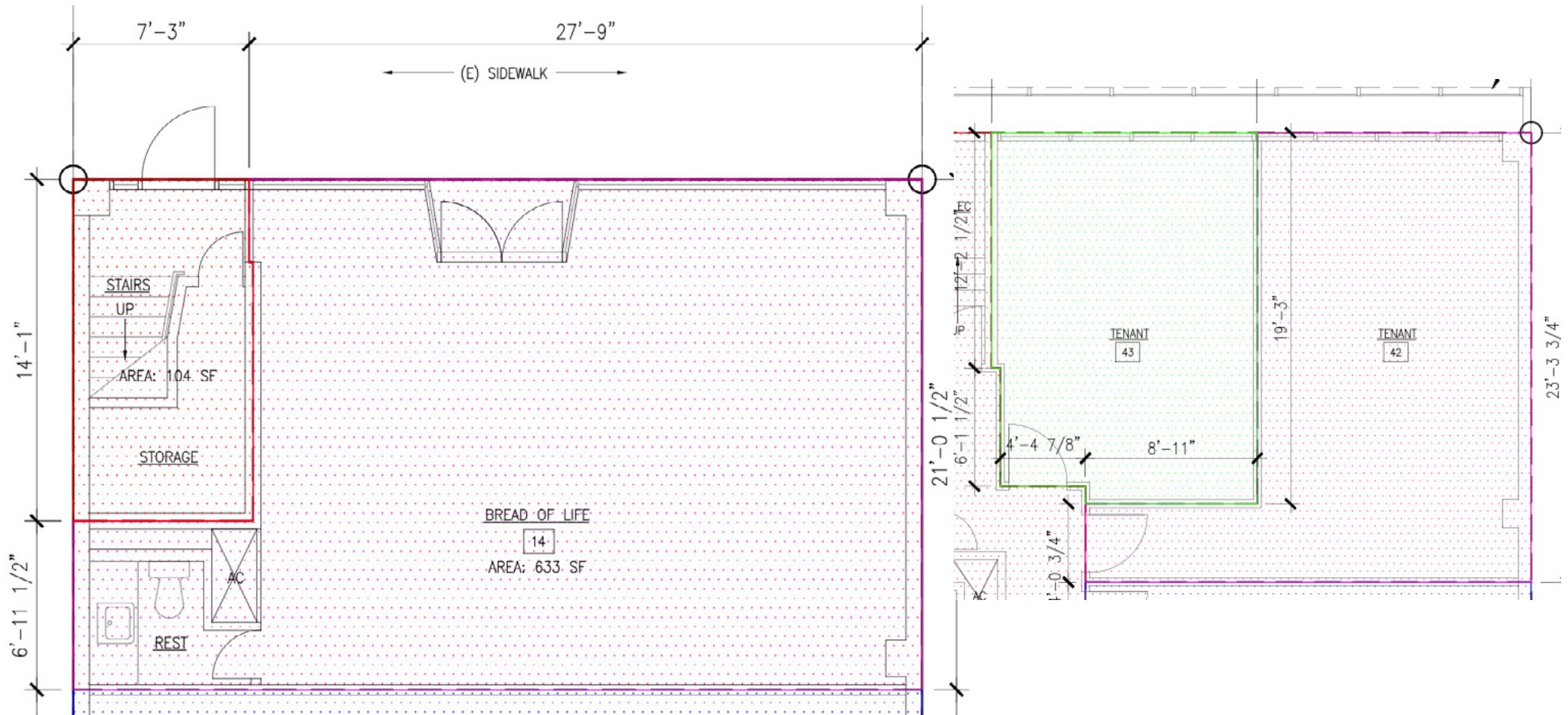
<b>Area</b>	Central Business District	
<b>TMK</b>	(1) 2-1-10:40 & 41	
<b>Zoning</b>	BMX-4	
<b>Base Rent</b>	\$2.25 PSF/Mo	
<b>Operating Expenses</b>	<b>Emerald Building</b> Ground Floor: \$1.32 PSF/Mo 2nd Floor +: \$1.20 PSF/Mo	<b>Fukuroda Building</b> \$0.87 PSF/Mo
<b>Available Space</b>	Unit 14 (633 SF) Unit 42 (368 SF) Unit 43 (258 SF)	3rd Floor (1,500 SF)
<b>Term</b>	1 - 3 Years	
<b>Total Building Size</b>	8,456 SF	
<b>Features and Benefits</b>	<ul style="list-style-type: none"> <li>• High visibility from busy Bishop Street</li> <li>• Upper floors conveniently serviced by elevator</li> <li>• Secured entryway</li> <li>• 220 V included in space</li> <li>• Tenant controlled AC</li> <li>• In-suite rest-room</li> </ul>	



# Property Description

The Fukuroda Building is located in Downtown Honolulu just off Bishop Street, one of the area's busiest thoroughfares. The property offers retail users the opportunity to capture consistent foot traffic from nearby office workers and surrounding businesses. Unit 14—the last space available—features strong visibility and exposure to both pedestrian and vehicle traffic.

# Floor Plan



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