



## FOR LEASE

### Office Space for Lease Prime Location at 1313 S. Beretania St.

1313 S. Beretania Street offers a rare opportunity to lease professional office space in a low-rise, well-managed building tailored to small and mid-sized businesses seeking convenience, visibility, and a polished business environment. Tenants benefit from a calm, professional setting with the personal feel of a boutique property – without the congestion or anonymity of larger high-rise towers.

Whether you're expanding your practice, relocating, or opening a satellite office, 1313 S. Beretania St. offers the perfect blend of convenience, visibility, and value in one of Honolulu's most active commercial corridors.

#### PROPERTY DETAILS

Available Space:	1,350sf
Space Details:	3 private offices + conference room
TMK:	1-2-4-4-52
Zoning:	BMX-3
Gross Rent:	\$3.25/sf/mo
Lease Term:	3-5+ years



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## PROPERTY HIGHLIGHTS

- **Boutique Office Building:** Enjoy a more personal, professional atmosphere with community feel and less foot traffic than high-rise alternatives. Only 2-3 tenants per floor.
- **Prime Central Location:** Situated along a major thoroughfare with easy access to downtown Honolulu, Ala Moana, Waikīkī, and H-1 Freeway; offering excellent visibility and accessibility.
- **Professional Image:** Well-maintained exterior and common areas, ideal for businesses seeking a polished and approachable presence
- **On-site Parking:** Ample parking available for tenants and visitors (subject to availability)
- **Nearby Services & Amenities:** Close to hospitals (like Queen's, Kapiolani, Straub, & Kaiser), banks, courthouses, and professional services as well as numerous restaurants, grocery stores, and retail shops.
- **Ideal for a range of users:** Perfect for legal, financial, accounting, design, consulting, or other business professionals.



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