



## Mixed Use Property



Small Affordable  
Units for Developing  
Businesses



Incubator Units at  
Competitive Rates

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## Dillingham Trade Center

1001/1007/1015 Dillingham Blvd  
Honolulu, Hawaii 96817

### Small Flex-Space Opportunity in Iwilei

#### Property Description:

Well positioned, mixed-use property in the heart of one of Honolulu's busiest districts. This property provides a great opportunity for new businesses entering the market with flexible size ranges, floor plans, and array of uses. Excellent access from Dillingham Blvd, situated minutes from Honolulu Airport and Honolulu Harbor.

#### Key Benefits:

- High visibility/exposure along Dillingham Blvd provides great branding opportunities.
- A range of space sizes available for small and large users alike.
- Flexible zoning allows for various user types.
- Reserved and visitor parking available on-site in a market where parking is scarce.

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# For Lease



|                     |  |
|---------------------|--|
| Area:               | Kalihi   |
| TMK:                | (1) 1-5-15-8   |
| Zoning:             | IMX-1  |
| Available Spaces:   | <b>Building 1001</b><br>Unit 114 (500 SF)<br>Unit 201 (450 SF)<br>Unit 201/202 (900 SF)<br>Unit 203 (450 SF)<br>Unit 209 (450 SF)<br>Unit 211 (450 SF)<br>Unit 211/213 (900 SF)<br>Unit 215 (450 SF)<br>Unit 218 (450 SF)<br>Unit 220 (450 SF)<br>Unit 223 (455 SF)<br>Unit 301 (1,159 SF)<br>Unit 305/306 (985 SF)<br><br><b>Building 1007</b><br>Unit 114 (1,440 SF)<br>Unit 206 (620 SF)<br>Unit 207 (780 SF) |
| Base Rent:          | Ground Floor: \$1.80 PSF/Mo.<br>Second Floor (Bldg 1001): \$1.35 PSF/Mo.<br>Second Floor (Bldg 1007): \$1.50 PSF/Mo.<br>Third Floor: \$1.50 PSF/Mo.  |
| Operating Expenses: | Bldg 1001: \$0.67 PSF/Mo.<br>Bldg 1007: \$0.61 PSF/Mo.<br>Bldg 1015: \$0.64 PSF/Mo.  |
| Term:               | 3 - 5 Years  |

## Allowable Uses:

- Food manufacturing
- Movie/television production studios
- Traditional offices
- Art Gallery
- Schools/Vocational training
- Auto service
- Dance/Music studios
- Laboratories



Virtual Tours | Matterport

### Building 1001

Unit 209 (450 SF)

Unit 211 (450 SF)

Unit 213/215 (900 SF)

Unit 220 (450 SF)

Unit 223 (455 SF)

Unit 301 (1,159 SF)

Unit 303 (416 SF)

Unit 305/306 (985 SF)

### Building 1007

Unit 114 (1,440 SF)

Unit 206 (620 SF)

Unit 207 (780 SF)

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