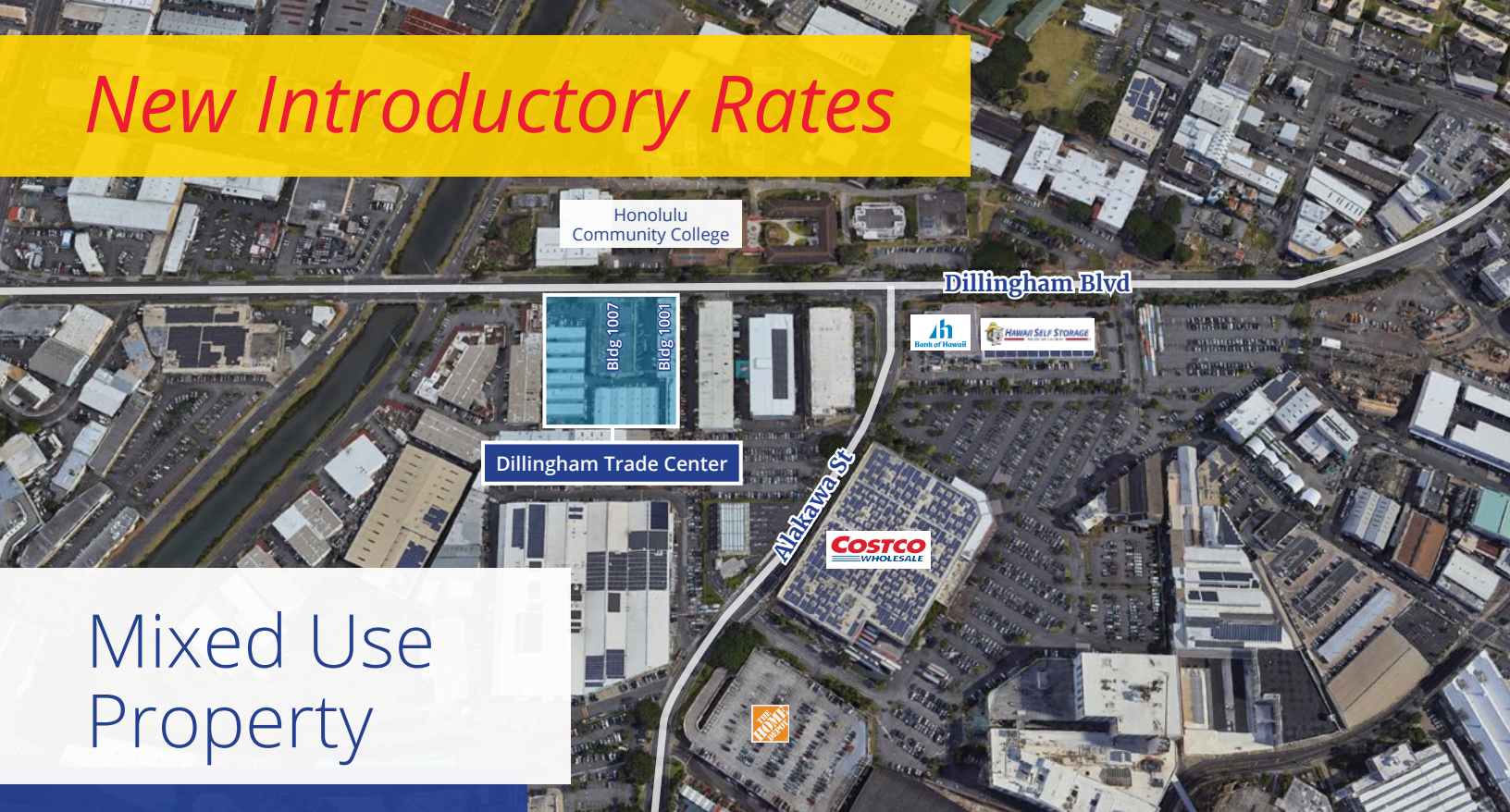


New Introductory Rates



Mixed Use Property



Small Affordable
Units for Developing
Businesses



Incubator Units at
Competitive Rates

Contact Us:

Patrick McGranahan (S)

Industrial Services Division
Lic#: RS-83939
808 754 8535
patrick.mcgranahan@colliers.com

Alika Cosner (S), SIOR

Investment & Industrial Services
Division
Lic#: RS-69441
808 292 4599
alika.cosner@colliers.com



220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

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.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

For Lease



Area: Kalihi

TMK: (1) 1-5-15-8

Zoning: IMX-1

Building 1001
 Unit 201/202 (900 SF)
 Unit 203 (450 SF)
 Unit 209 (450 SF)
 Unit 211 (450 SF)
 Unit 213/215 (900 SF)
 Unit 220 (450 SF)
 Unit 223 (455 SF)
Available Spaces:
 Unit 301 (1,159 SF)
 Unit 303 (416 SF)
 Unit 305/306 (985 SF)
 Unit 332 (340 SF)

Building 1007
 Unit 114 (1,440 SF)
 Unit 206 (620 SF)
 Unit 207 (780 SF)

Ground Floor: \$1.80 PSF/Mo.
 Second Floor (Bldg 1007): \$1.50 PSF/Mo.
 Third Floor: \$1.35 PSF/Mo.

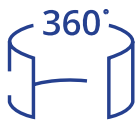
Base Rent:
Bldg 1001 - 2nd Floor Introductory Rates:
 Months 1-3: Operating Expense only
 Months 4-6: Base rent \$0.50 PSF/Mo.
 Months 7-9: Base rent \$1.00 PSF/Mo.
 Months 10-12: Base rent \$1.50 PSF/Mo.

Operating Expenses:
 Bldg 1001: \$0.67 PSF/Mo.
 Bldg 1007: \$0.61 PSF/Mo.
 Bldg 1015: \$0.64 PSF/Mo.

Term: 3 - 5 Years

Allowable Uses:

- Food manufacturing
- Movie/television production studio
- Minor Repair
- Art Gallery
- Schools/Vocational Training
- Auto Service
- Dance/Music Studios
- Laboratory



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)

Contact us:

Patrick McGranahan (S)

Industrial Services Division

Lic# RS-83939

808 754 8535

patrick.mcgranahan@colliers.com

Alika Cosner (S), SIOR

Investment & Industrial Services Division

Lic# RS-69441

808 292 4599

alika.cosner@colliers.com



220 S. King Street, Suite 1800
 Honolulu, Hawaii 96813
 808 524 2666
 colliers.com