



Retail & Office Opportunity



**Emerald & Fukuroda Building**  
1139 Union Mall & 1150 Bishop St  
Honolulu, HI 96813

## For Lease

Affordable office and retail space conveniently located on one of downtown Honolulu's main thoroughfares. Perfect for small and start-up businesses.

View Virtual  
Walkthrough



View Unit 41

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# Property Overview

Area	Central Business District	
TMK	(1) 2-1-10; 40 & 41	
Zoning	BMX-4	
Available Spaces	<b>Ground Floor</b> Unit #14 (633 SF)	<b>1150 Bishop St</b> Ground Flr (800 SF)
	<b>Third Floor</b> Unit #31 (348 SF) Unit #32 (368 SF) Unit #33 (258 SF)	
Base Rent	Ground Floor (\$2.00 PSF/Mo.) Upper Floors (\$0.90 PSF/Mo.) 1150 Bishop St (\$2.25 PSF/Mo.)	
Operating Expenses	1150 Bishop St: \$0.87 PSF/Mo. (Estimated) 1139 Union Mall: \$1.32 PSF/Mo. (Estimated)	
Term	1 - 3 Years	
Total Building Size	8,456 SF	
Features & Benefits	<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></ul>	

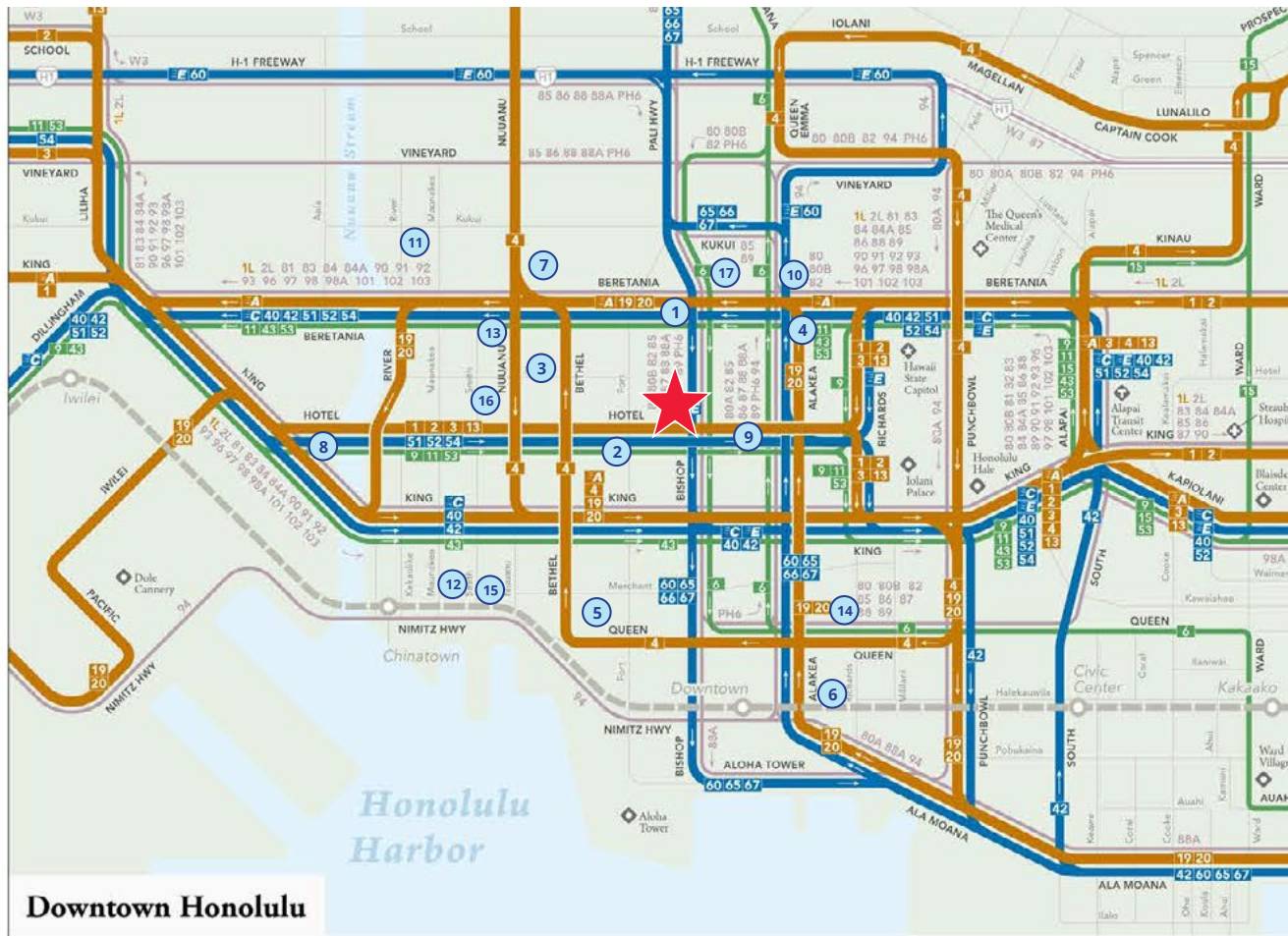
## Space Description

Located in the Central Business District of downtown Honolulu, this property offers a practical opportunity for both office and retail businesses. Nestled amid the consistent foot traffic of office workers, the property is positioned to benefit from visibility during the workweek. The ground floor area is suitable for a retail enterprise, while the spaces on the upper floors present a feasible option for office operations. This property provides a sensible choice for businesses looking to situate themselves in the steady rhythm of downtown Honolulu.





# Nearby Parking and Transit Options



	NAME	RATE
1	Century Square	Available case-by-case
2	The Pantheon Garage	\$172.77-\$235.60/month
3	Marks Garage	Hourly available
4	Alii Place	Hourly available
5	Harbor Court	Hourly available
6	Harbor Square	\$260 unreserved. \$425 reserved.
7	Kukui Plaza	\$150/month
8	215 K King St	\$110-155/month
9	Alakea Corporate Tower	\$220/month
10	St Andrews Cathedral	\$270/month
11	Chinatown Cultural Plaza	\$150/month
12	Marin Tower	\$125/month
13	Smith & Beretania Garage	Hourly available
14	Tissue Genesis	\$246/month
15	888 Nuuanu	\$275/month
16	41 N Pauahi	\$225/month
17	Capitol Place	\$275/month

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