



# Award Winning OFFICE COMPLEX

*Tradition Blended with Style*

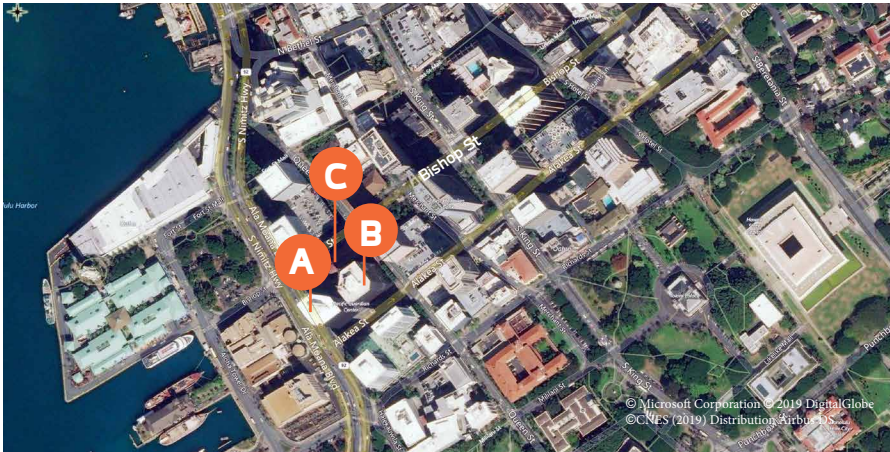


**At PACIFIC GUARDIAN CENTER quality is built in:**  
 Over 680,000 square feet of quality office and retail space in the twin 30-story towers and the historic Dillingham Transportation Building (DTB).

- Beautifully landscaped plaza and open courtyard spaces
- 786 Stall parking garage offering complimentary valet parking services and convenient car wash services
- Advanced HVAC, Building Automation Systems, and Life Safety Systems
- On-Site property management and leasing services
- 24-Hour staffed security, remote cameras and control card access
- Dedicated team of engineering, maintenance and janitorial professionals
- On-Site space planning services
- Conference and meeting room facilities
- Concierge services
- 14 high-speed and 6 mid-speed elevators with state-of-the-art solid state controls and energy efficient variable frequency drives. The tower elevators also have a sophisticated destination dispatch system that reduces “wait” and “travel” time.



## PRESTIGIOUS BISHOP STREET ADDRESS



<b>A</b>	<b>MAKAI TOWER - 733 Bishop Street</b>
<b>B</b>	<b>MAUKA TOWER - 737 Bishop Street</b>
<b>C</b>	<b>DILLINGHAM TRANSPORTATION BUILDING - 735 Bishop Street</b>



## ENERGY EFFICIENCY

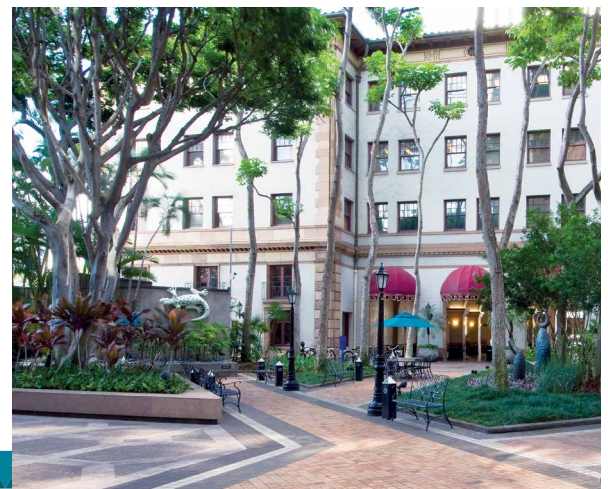
Pacific Guardian Center’s ongoing energy efficiency programs have resulted in the project earning an Energy Star award every year since 2008. U.S. Environmental Protection Agency’s ENERGY STAR certification means that the complex performs in the top 25% of similar facilities nationwide for energy efficiency and meets strict energy efficiency performance levels set by the EPA.



### LEED® GOLD Certified\*

Pacific Guardian Center (PGC) has been awarded the prestigious Leadership in Energy and Environmental Design-Existing Buildings: Operations & Maintenance (LEED-EBOM) Gold Certification by the United States Green Building Council (USGBC).

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# PACIFIC GUARDIAN CENTER **Award Winning OFFICE COMPLEX**

## PROJECT

Pacific Guardian Center, an award winning office complex, has over 680,000 square feet, providing Honolulu firms with a distinctive business address. The twin high-rise mirrored glass office towers emphasize its prominence as a strategic location in downtown Honolulu's Financial District, while the historical Dillingham Transportation Building reflects its endurance and stability.

Pacific Guardian Center offers a high quality professional environment in Honolulu's Central Business District with convenient access to Federal, State and County government offices and the various courts.

## BUILDING OPERATING HOURS

Monday - Friday 7:00 AM to 6:00 PM  
Saturday 8:00 AM to 1:00 PM  
Sunday and Building Holidays Closed

## PROPERTY MANAGEMENT

Services are provided by:  
Madison Marquette  
733 Bishop Street, Makai Tower 1270  
Honolulu, HI 96813  
Telephone: 808-537-6132

## LEASING

Leasing services are provided by:  
Madison Marquette  
733 Bishop Street, Makai Tower 152  
Honolulu, HI 96813  
Telephone: 808-216-7855

## SECURITY

Pacific Guardian Center's centrally located security office is on the plaza level between the Makai and Mauka towers and is staffed and operated 24-hours a day. Telephone: 808-523-3022

## PARKING

Enclosed parking structure has one-way traffic with cross-over lanes on alternate floors. There are approximately 786 parking spaces (parking ratio 1:950). Entrance and exit from Alakea Street. Maximum clearance: 6 ft. 5 in.

Complimentary valet service is available on Parking Level 5 and validation coupons can be purchased at the parking office located on-site.

Ample motorcycle and bicycle parking is available. A designated electric vehicle (EV) charging station is also available.

## CEILING HEIGHT

Building Standard 8' 6" high accessible suspended 20"x 5' ceiling grid.

## LOADING AREA

Loading area is accessible from Alakea Street and provides six unloading bays, maneuvering area, 14' maximum clearing and access to freight elevator. The Dillingham Transportation Building loading area is located off Nimitz Highway.

## EMERGENCY GENERATOR

A 500KW emergency generator provides power to stair-way and hallway emergency lighting, stairwell pressurization fan, fire alarm system, security system, fire pumps and emergency load panels on each floor. It also powers one elevator in each Tower. The Dillingham Transportation Building has battery-powered emergency lights in the stairwells and exits from the floor lobbies.

## ELECTRICAL CAPACITY

Each floor is typically powered by a 30KVA transformer to provide normal 110 volt loads. Special power requirements can be supplied through a 3,000-amp service that goes to each floor.

## AIR CONDITIONING

After hours air conditioning is available at the current rate of \$40.00 per hour. Please schedule with management office 24 hours in advance.

## JANITORIAL SERVICES

The building provides janitorial service five days a week (Sunday through Thursday).

## ASKING BASE RENTS\* (PER MONTH)

Office	\$1.35/RSF – \$2.25/RSF
Retail	\$1.80/RSF – \$2.75/RSF (and/or percentage rent)

## OPERATING EXPENSE\* (PER MONTH)

Office	\$1.42/RSF
Retail	\$1.34/RSF or \$1.16 RSF + separately metered electricity

## CURRENT PARKING RATES\*

Premium Reserved	\$492.00 (Tax included)
Reserved	\$454.00 (Tax included)
Unreserved	\$284.00 (Tax included)
Double Tandem	\$258.00 (Tax included)
Triple Tandem	\$226.00 (Tax included)
Visitor Parking	\$4.00/half-hour
Motorcycle Parking	\$50/Month (Tax included)
Validation Rates	Book of 50 (1/2 HR) Coupons - \$160
	Book of 50 (1 HR) Coupons - \$320
	Book of 15 (4 HR) Coupons - \$384

\* Subject to Change. Effective 01/2020.