

FOR #334 – 1281 HORNBY STREET
SALE/LEASE VANCOUVER, BC



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FOR SALE AND LEASE
LEED GOLD AAA OFFICE SPACE
#334 – 1281 HORNBY STREET
VANCOUVER, BC

LOCATION:

Brand new office space located in the prestigious Burrard Place near the corner of Hornby Street and Davie Street in the heart of downtown Vancouver with immediate access to Downtown Vancouver and the Burrard and Granville Street bridges.

ZONING: CD1-588

AREA: 1,037 square feet

FEATURES:

- Lots of windows for an abundance of natural light
- Fully air-conditioned
- High quality flooring
- Can be BTS with two (2) private offices and coffee bar & sink

**WORLD CLASS
AMENITIES:**

Use of boardrooms, fitness facility, private spa, pool, outdoor dining and lounge areas, shower, change rooms and wine room available for a monthly fee of \$75.00 per person

PARKING: One (1) stall (#26) plus access to common area stalls

SALE: On a sale basis the unit will be delivered in shell condition

PROPERTY TAX: \$12.07 per sq. ft. (or) \$1,043.38 per month (2026)

STRATA FEES: \$10.69 per sq. ft. plus GST (or) \$923.58 per month plus GST

LEASE RATE: \$35.00 per sq. ft. plus GST (or) \$3,024.58 per month plus GST

SALE PRICE: \$1,559,000.00

AVAILABLE: IMMEDIATELY

For Further Information, Please Contact:
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