

# FOR SALE AND LEASE

## LEED GOLD AAA OFFICE SPACE

### #334 – 1281 HORNBY STREET, VANCOUVER, B.C.



- 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 sq. ft.
- LEASE FEATURES:**
- Lots of windows for an abundance of natural light
  - Fully air conditioned
  - High quality flooring
  - Two (2) private offices
  - Coffee bar and 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.
- SALE:** On a sales basis the unit will be delivered in shell condition.
- PARKING:** One (1) stall plus access to common area stalls.
- PROPERTY TAX:** \$11.28 per sq. ft. plus GST (or) \$975.00 per month plus GST (2023)
- STRATA FEES:** \$10.25 per sq. ft. plus GST (or) \$886.00 per month plus GST
- LEASE RATE:** \$45.00 per sq. ft. plus GST (or) \$3,888.75 per month plus GST
- SALE PRICE:** \$1,559,000.00
- AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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