

634 - 1281 HORNBY STREET, VANCOUVER
AAA OFFICE SPACE AT BARRARD PLACE

**FOR
SALE**



WILLIAM | WRIGHT

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1281 Hornby Street



Floor-to-ceiling glazing Allowing for a Bright Work Environment



Over 30,000 sq. ft. of Amenity Space



Premium Downtown Location



Brand New Mid-Rise Office Tower Development with Wiredscore Silver Certification

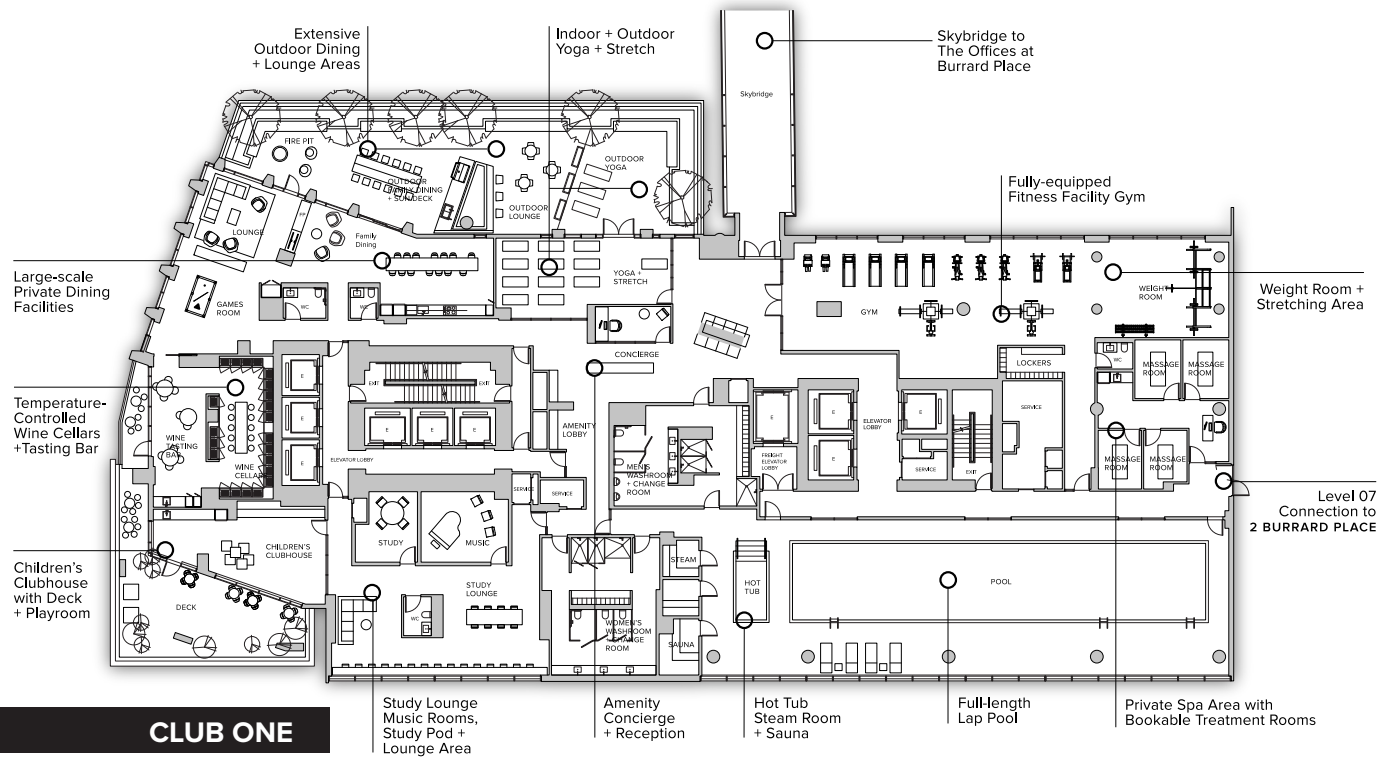
OVERVIEW

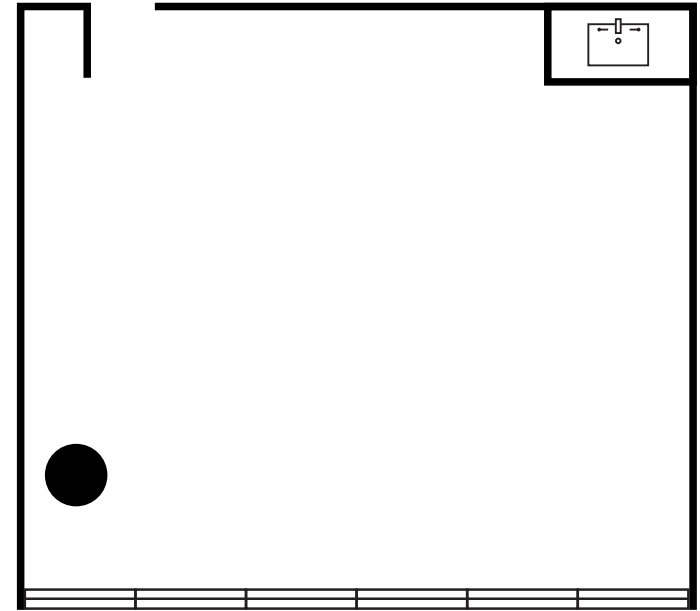
Opportunity to acquire a premium AAA office unit within the newly completed Burrard Place Development, designed by architect Bing Thom. The Offices at Burrard Place is a 13-story concrete and glass tower with a LEED Gold Certification. The available unit is 884 sq. ft. of open workspace, with 11-foot ceiling heights and floor-to-ceiling glazing, fostering an abundance of natural light. This opportunity is ideally suited for business professionals or investors. Strategically positioned within Burrard Place, the development boasts an impressive 30,000+ sq. ft. of dedicated fitness and lifestyle amenities. These include a fully equipped gym, a full-sized pool, a children's clubhouse, and indoor/outdoor dining lounge areas allowing a blend of health and wellness. Located in Downtown Vancouver, Burrard Place provides easy access to key areas such as Yaletown, The West End, Kitsilano, and The Beach District.

Club One Amenities

Lifestyle & Fitness All in One Package

- private dining facilities, wine cellar, and tasting bar
- clubhouse for children
- study and music room for students
- a pool, hot tub, sauna, and steam room along with change facilities
- gym with weight room, yoga space, and spa/wellness center
- outdoor common area





Size ± 884 SQFT

Property Taxes \$10,256.70

Strata Fees \$720.00

PID 031-751-083

Legal Description

STRATA LOT 34, PLAN EPS8297, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Price \$1,088,800.00

The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.



97
TRANSIT SCORE



92
BIKE SCORE



97
WALK SCORE

SUBJECT PROPERTY DISTANCES

YALETOWN-ROUNDHOUSE STATION — 650 M

VANCOUVER CITY CENTRE STATION — 1.5 KM



LOCATION

Strategically located in Downtown Vancouver, the area features high foot traffic and accessible intersecting transit routes to many world-class restaurants, cafes, trendy shops, and a rich combination of offices in tech and business services. This opportunity would be ideal for business professionals or investors who wish to operate their business in the historically rich and magnetic work-place-life business district of Vancouver.

FOR MORE INFORMATION CONTACT

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