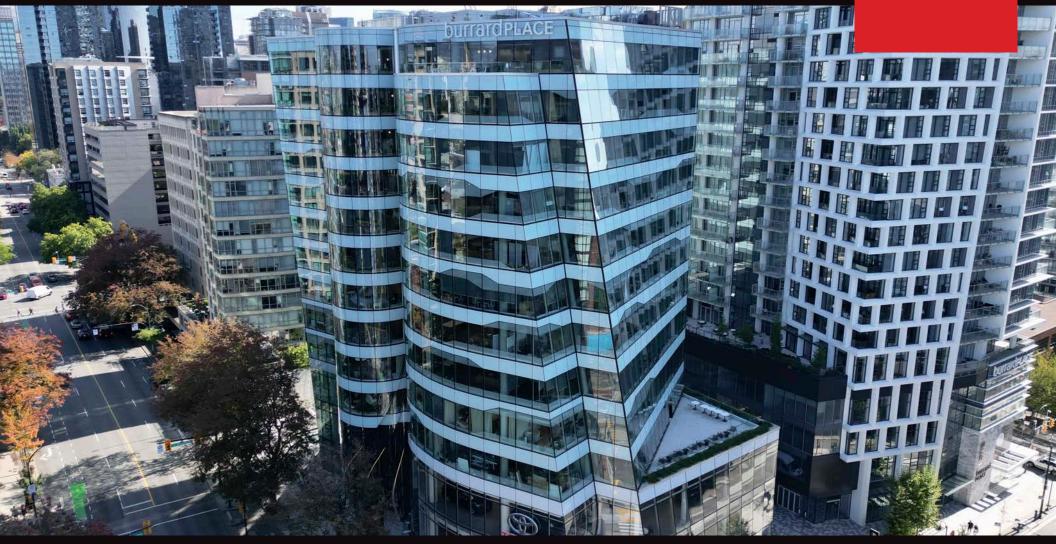
### **548 - 1281 HORNBY STREET, VANCOUVER** AAA OFFICE SPACE AT BURRARD PLACE

# FOR LEASE





**LIAM MARCH** liam.march@williamwright.ca 604.545.0636

NATHAN ARMOUR PERSONAL REAL ESTATE CORPORATION nathan@williamwright.ca 604.545.0636

### WILLIAM | WRIGHT





## **1281 Hornby Street**



Corner unit, floor-to-ceiling glazing allowing for a bright work environment



Over 30,000 sq. ft. of Amenity Space



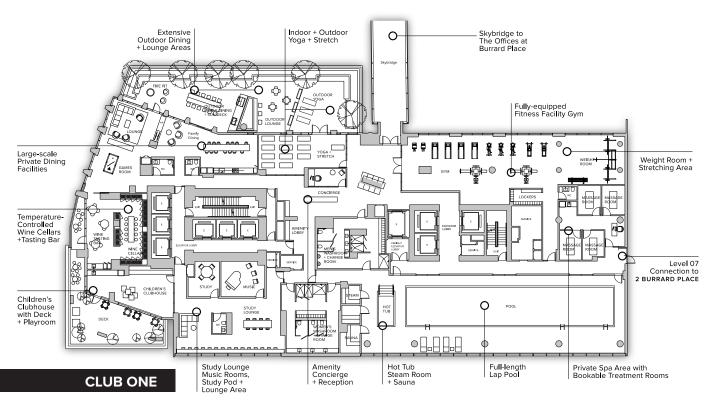
Premium Downtown Location



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

### Overview

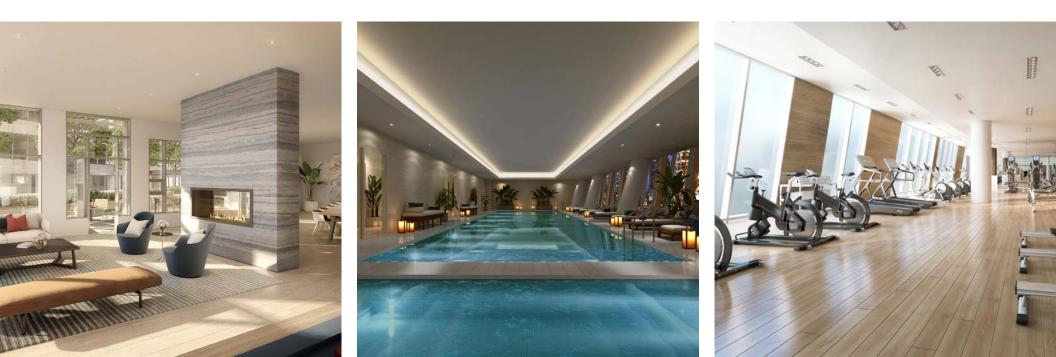
Opportunity to lease a premium AAA office unit within the newly completed Burrard Place development building. The unit is approximately 1,386 sq. ft. offered in shell space, featuring 11-foot ceiling heights and floor-to-ceiling glazing. Positioned on the corner of Drake and Hornby Street, the unit allows an abundance of natural light. Located within Burrard Place, the development boasts an impressive 30,000+ sq. ft. of dedicated fitness and lifestyle amenities, including a fully equipped gym, a full-sized pool, a children's clubhouse, and indoor/outdoor dining lounge areas, promoting a great blend of health and wellness. The property offers convenient access to key areas such as Yaletown, The West End, Kitsilano, and The Beach District. The area is served by numerous transit routes, providing easy access to these desirable locations.



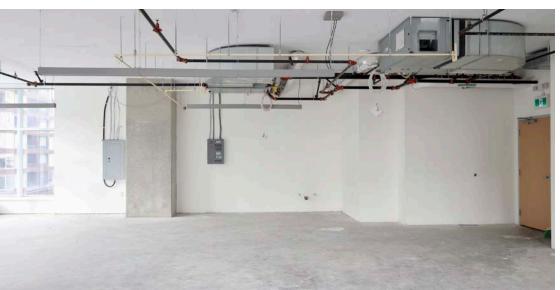
# Club One Amenities

#### 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	± 1,386 SQFT
Parking	1 Stall
Zoning	CD-1 (588)
Basic Rent	\$27.00/FT
Additional Rent	\$20.95/FT
Monthly Rent	\$5,538.22 + GST



### 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

NATHAN ARMOUR PERSONAL REAL ESTATE CORPORATION nathan@williamwright.ca 604.545.0636

#### LIAM MARCH

liam.march@williamwright.ca 604.545.0636



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William Wright Commercial Real Estate Services Inc. #350-522 Seventh Street, New Westminster T 604.545.0636 | F 604.545.0637 williamwright.ca

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### williamwright.ca



Vancouver Office 1340-605 Robson Street Vancouver, BC 604.428.5255 New Westminster Office 350-522 7th Street New Westminster, BC 604.545.0636 Fraser Valley Office 210-8029 199th Street Langley, BC 604.546.5555 Victoria Office 843 Johnson Street Victoria, BC 250.590.5797 Central Island Office 100B-154 Memorial Avenue Parksville, BC 250.586.1226 Kelowna Office 205-478 Bernard Avenue Kelowna, BC 236.420.3558 Kamloops Office 406-121 5th Avenue Kamloops, BC 236.425.1617