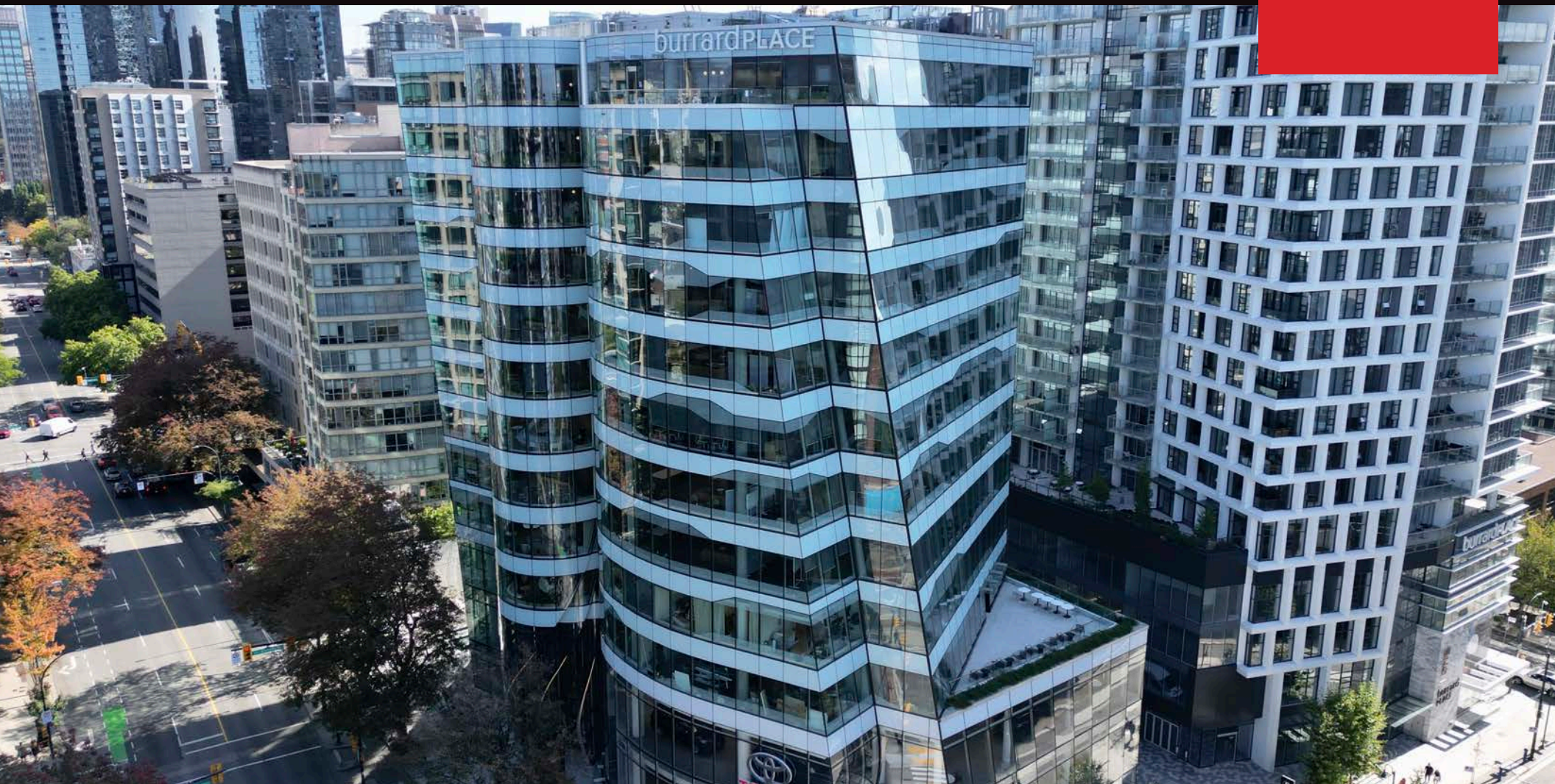


**548 - 1281 HORNBY STREET, VANCOUVER**  
AAA OFFICE SPACE AT BARRARD PLACE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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

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





# 1281 Hornby Street

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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

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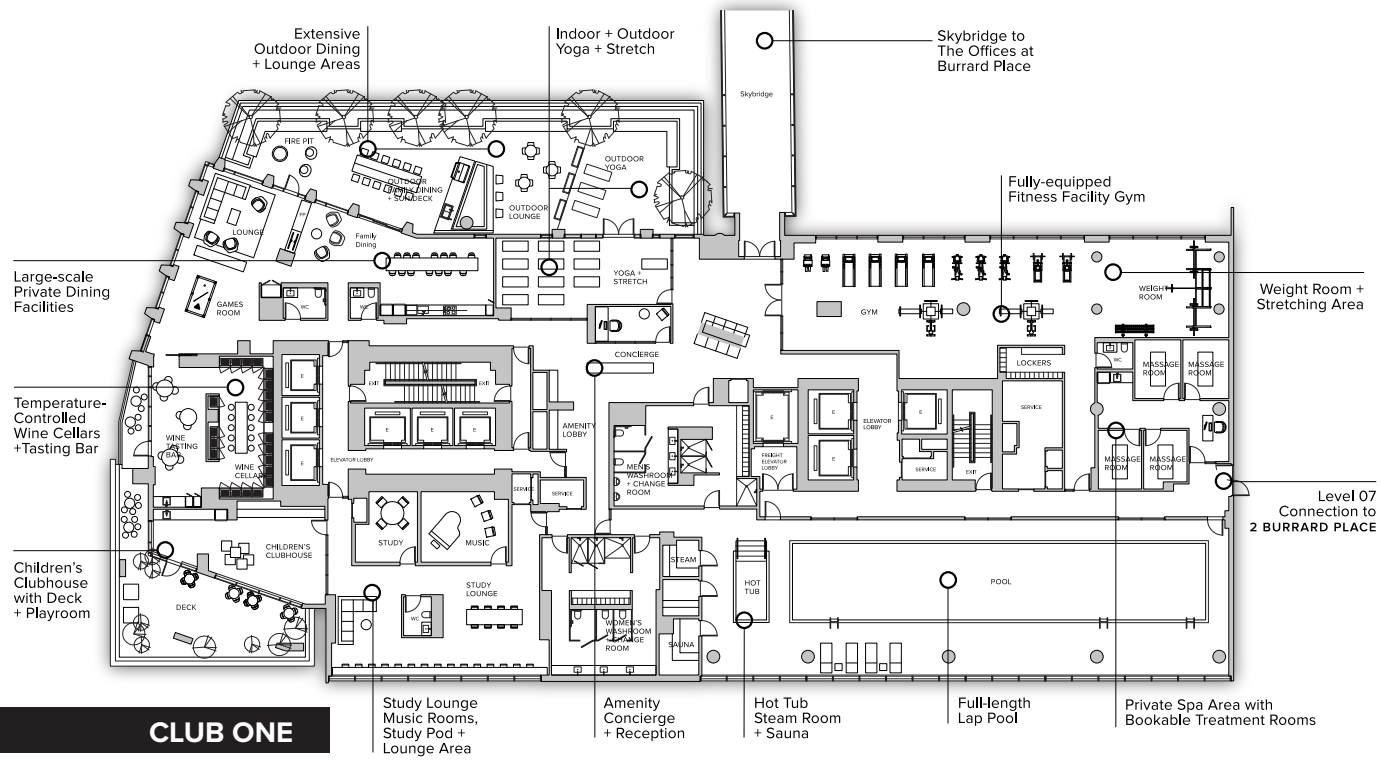


Opportunity to lease a premium AAA office unit within the newly completed Burrard Place development building. The unit is approximately 1,386 sq. ft. offered in shell space, featuring 11-foot ceiling heights and floor-to-ceiling glazing. Positioned on the corner of Drake and Hornby Street, the unit allows 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

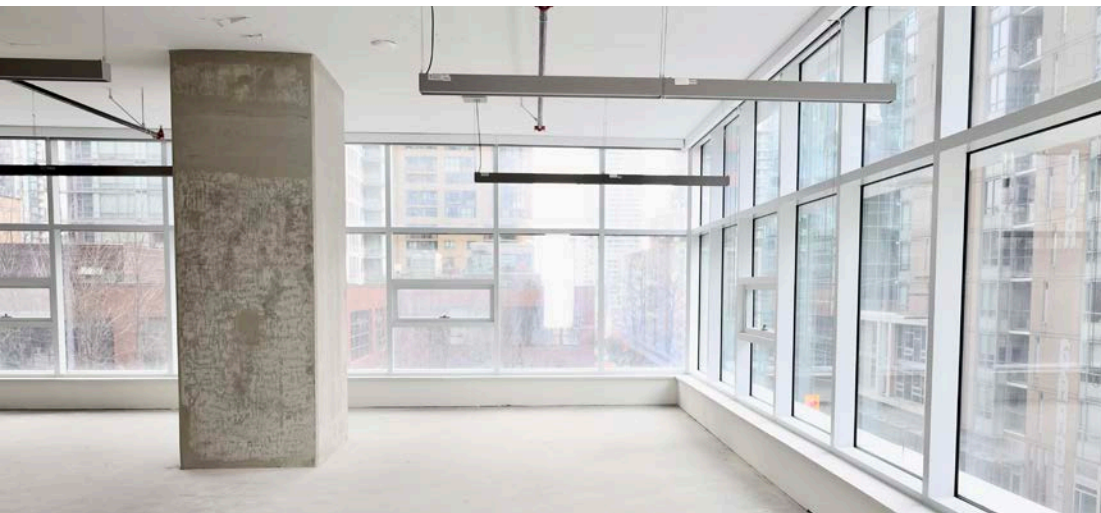
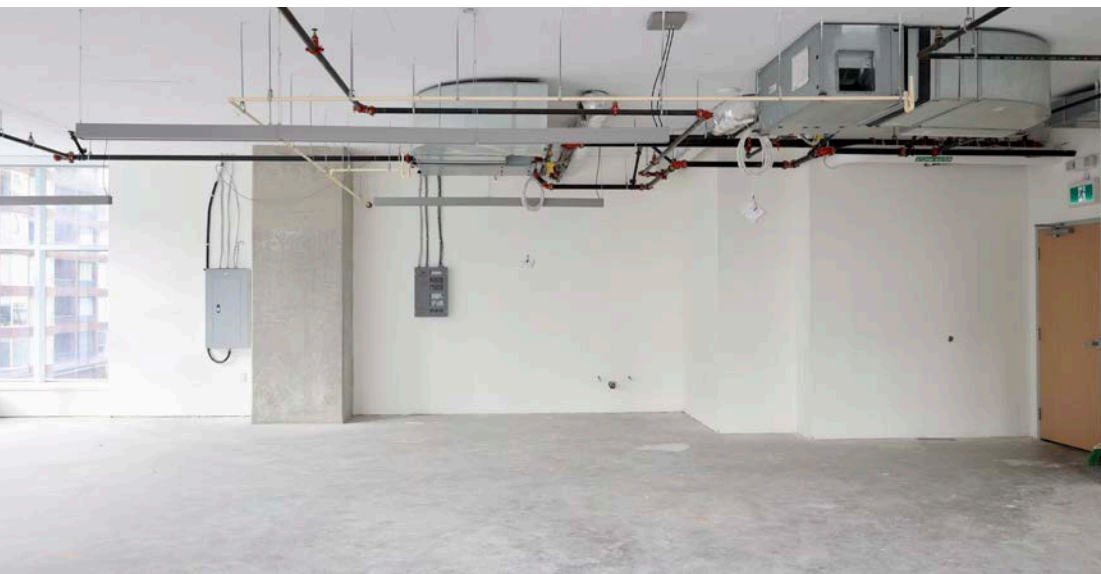
## Lifestyle & Fitness All in One Package

- 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



## CLUB ONE





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

 **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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liam.march@williamwright.ca  
604.545.0636





williamwright.ca



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**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