

101 - 1200 HORNBY STREET, VANCOUVER

± 1,239 SF CORNER RETAIL UNIT FRONTING DAVIE & HORNBY STREET

**FOR
LEASE**



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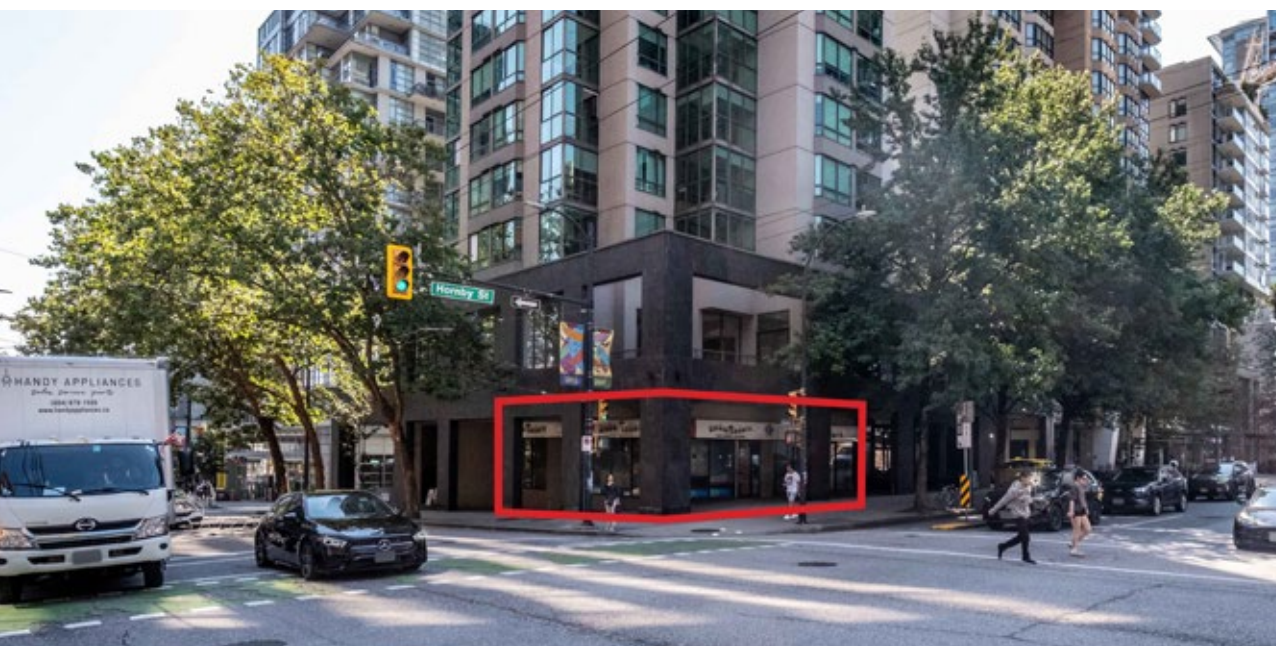


Unit 101

200 Hornby Street, Vancouver

For Lease

An opportunity to lease Unit 101 at 1200 Hornby Street, a $\pm 1,239$ SF corner retail unit. The space carries floor to ceiling glazing along both street faces, capturing frontage and signage exposure on Hornby and Davie simultaneously, and is served by two separate entrance doors that allow for a split customer and service flow. The interior is largely open with one built in washroom and an existing HVAC unit in place. Zoning is DD (Downtown District), which supports a broad range of retail, service, office, and clinic uses, and the unit most recently held an approved development permit for a dog daycare with ancillary retail.



$\pm 1,239$ SF corner retail unit



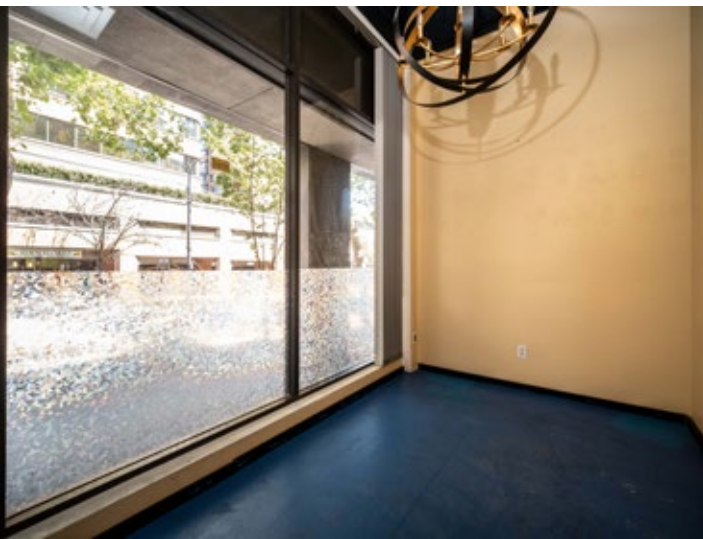
Prominent frontage along Davie and Hornby Street



Two separate entrance doors



Approved development permit for a dog daycare with ancillary retail



Floorplan



Salient Facts

SIZE

± 1,239 SF

PARKING

one (1) gated underground stall

ZONING

DD (Downtown District)

POWER

3 phase, 225 amp

BASIC RENT

Contact Listing Agents

ADDITIONAL RENT

\$35.96/SF/annum

Disclaimer: Floorplan is not to scale. Measurements are approximate and shall be verified by the Tenant if deemed important.





BUSES IN THE AREA

2	-----	MACDONALD / BURRARD STATION
4	-----	DOWNTOWN / POWELL
6	-----	DAVIE / DOWNTOWN
10	-----	GRANVILLE / WATERFRONT STATION
14	-----	HASTINGS / UBC
16	-----	29TH AVE STATION / ARBUTUS
44	-----	UBC / DOWNTOWN EXPRESS
50	--	WATERFRONT STATION / FALSE CREEK SOUTH
N9/N10/N17	-----	DOWNTOWN

Accessing Downtown Vancouver

1200 Hornby Street sits at the corner of Hornby and Davie in Downtown South, one of the densest residential neighbourhoods in Vancouver and a corridor that carries consistent pedestrian traffic through the day and well into the evening. The immediate blocks are lined with high rise rental and strata towers, hotels, and the Wall Centre complex, supported by established retail anchors including the 24 hour Breka Bakery & Café directly across the intersection. Yaletown-Roundhouse Station is roughly a six minute walk, Burrard and Vancouver City Centre Stations are within ten, and Hornby Street offers a protected bike lane along with direct vehicle access north through the Central Business District and south to the Granville Street Bridge.



YALETOWN-ROUNDHOUSE STATION • 8 MIN WALK

