

FOR SALE | FOR LEASE

#336 - 1281 Hornby Street, Vancouver, BC

Prestigious AAA-Class Office Opportunity



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LK
REAL ESTATE GROUP

*Personal Real Estate Corporation

Macdonald
COMMERCIAL

ABOUT

Located in the iconic **One Burrard Place**, this approximately 738 SF AAA-class office faces Hornby Street, features 11-foot ceilings, and floor-to-ceiling glazing that creates a bright, modern workspace.

The LEED Gold-certified development features over 30,000 SF of luxury amenities, including a fitness centre, full-sized swimming pool, hot tub, steam room, sauna, private spa facilities, wine cellar and tasting lounge, yoga studio, and indoor and outdoor entertainment spaces.

Ideal for professional firms, consultants, and boutique businesses seeking a premium downtown office environment.



PROPERTY HIGHLIGHTS



Prestigious AAA-Class office opportunity – Located within One Burrard Place, one of Vancouver’s premier mixed-use developments, offering a professional environment in a landmark tower



Bright, modern workspace design – Features 11-foot ceilings and floor-to-ceiling glazing that maximize natural light and create an open, contemporary office setting



Efficient boutique floorplate – Approximately 738 SF of functional office space well-suited for professional firms, consultants, medical specialists, and entrepreneurial businesses



Membership access to over 30,000 SF of luxury amenities – Includes a fitness centre, full-sized swimming pool, hot tub, steam room, sauna, yoga studio, private spa facilities, wine lounge, and entertainment spaces



Strategically positioned in Downtown Vancouver – Located at the intersection of Yaletown and the downtown core with convenient access to transit, dining, retail amenities, and major business districts

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SALIENT FACTS

Size: +/- 738 SF

Zoning: CD-1 (588)

Strata Fee: \$629.76/month

Sale Price: \$699,888

Lease Rate: Contact listing agents



LOCATION

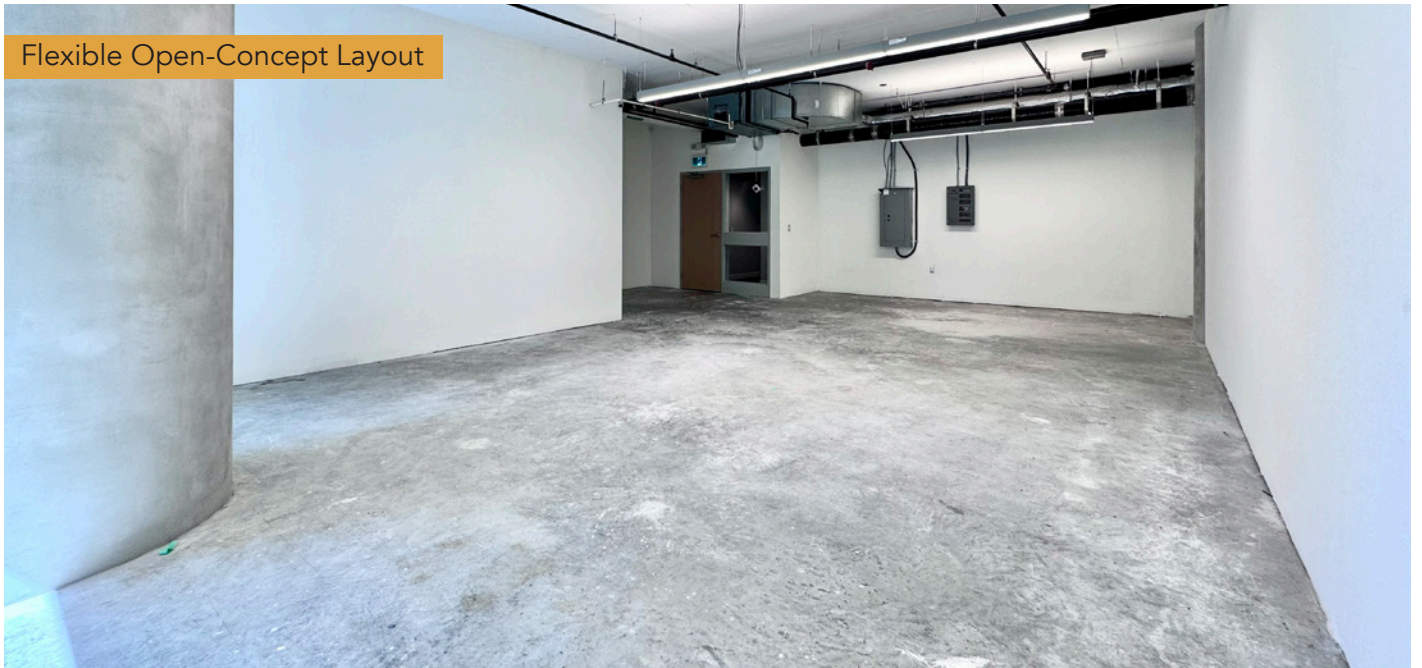
Positioned at the corner of Hornby Street and Drake Street, One Burrard Place occupies a prominent location at the gateway between Downtown Vancouver and Yaletown.

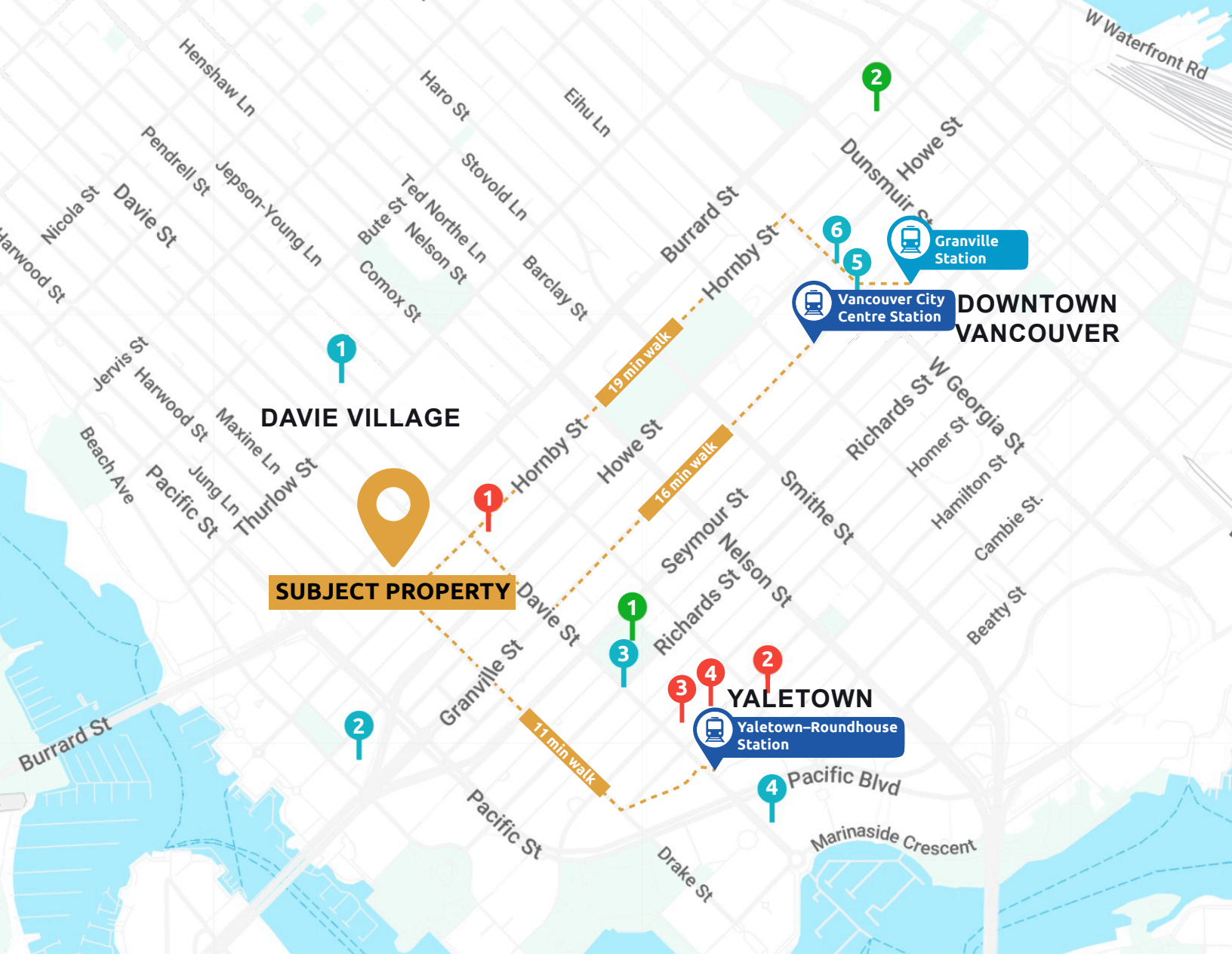
The property benefits from excellent connectivity to the Financial District, False Creek, the Broadway Corridor, and Vancouver's West Side, with convenient access to transit, major commuter routes, and an extensive selection of restaurants, cafés, hotels, and retail amenities.

Surrounded by a vibrant mix of residential, commercial, and hospitality uses, the location provides an amenity-rich environment for businesses seeking a central and highly accessible downtown address.



PHOTOS





DAVIE VILLAGE

SUBJECT PROPERTY

DOWNTOWN VANCOUVER

YALETOWN

FOOD & BEVERAGE

- 1. Breka Bakery & Café
- 2. Earls Kitchen + Bar
- 3. Cactus Club Cafe
- 4. The Flying Pig

RETAIL & ESSENTIALS

- 1. Shoppers Drug Mart
- 2. London Drugs
- 3. Choices Market
- 4. Urban Fare
- 5. London Drugs
- 6. CF Pacific Centre

WELLNESS & RECREATION

- 1. Emery Barnes Park
- 2. YWCA Health + Fitness Centre



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