

**#310 - 1281 HORNBY STREET
VANCOUVER, BC**

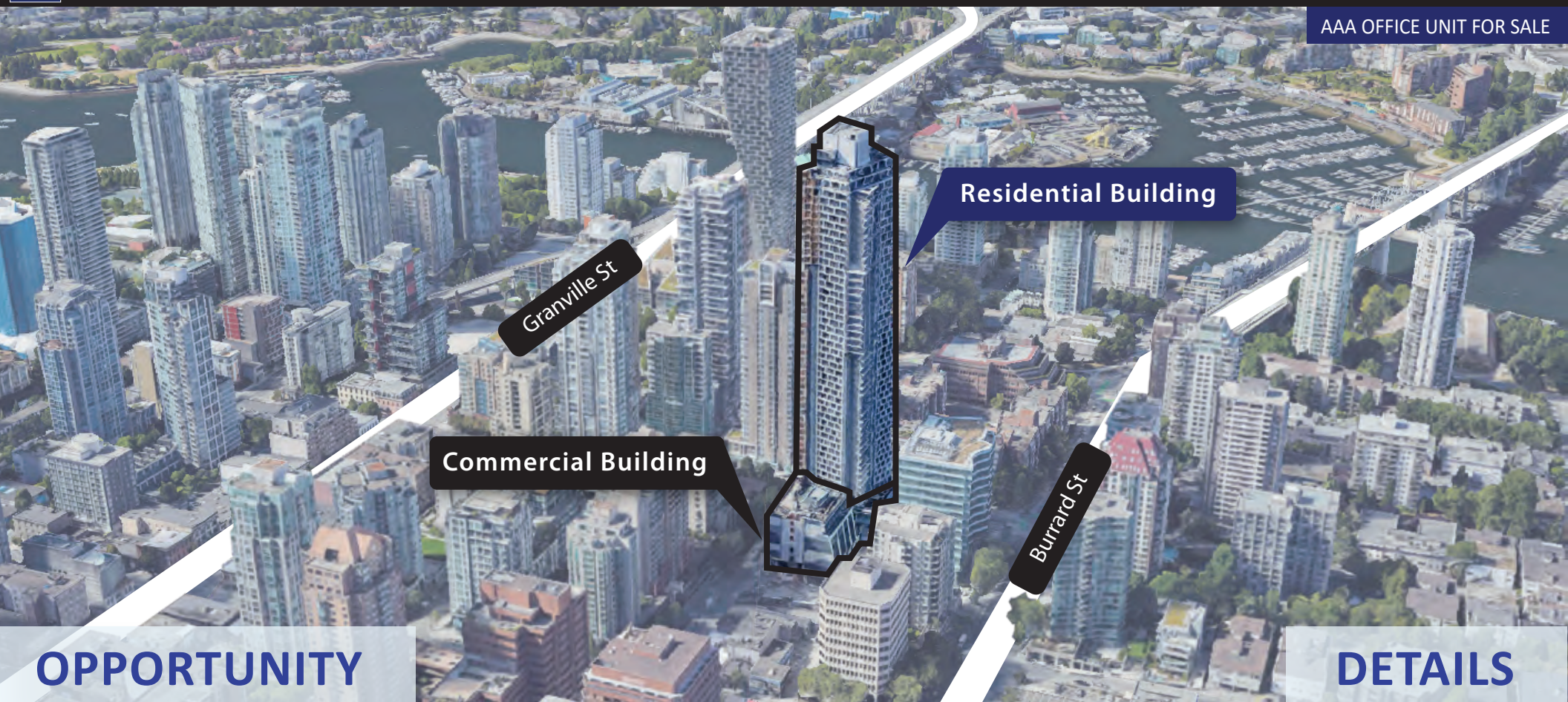
**FOR LEASE
AAA OFFICE SPACE**

1281 HORNBY
burrard PLACE

IPG

ICONIC
PROPERTIES
GROUP

RE/MAX COMMERCIAL ADVANTAGE



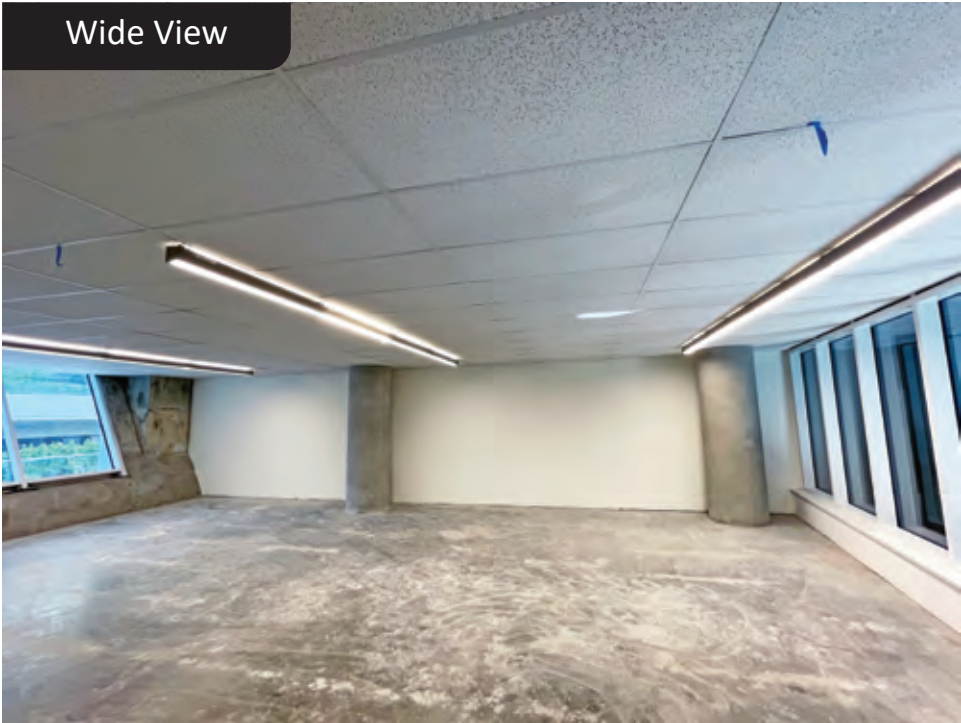
OPPORTUNITY

DETAILS

Iconic Properties Group is pleased to present the opportunity to lease 1,041 sqft of premium AAA Strata office space. The unit is located on the 3rd floor of the renowned Burrard Place, otherwise known as the largest mixed-use development in downtown Vancouver. Located at one of the most visible corners in the downtown, this unit is a rare find. Burrard Place seeks to infuse residential and commercial activity into one amenity rich development where you truly can live and work where you love to play. The subject unit is in shell condition, allowing for complete personalization and the ability for this space to reflect your businesses vision. Finding a blank canvas like this in such a central downtown location is an opportunity you don't want to miss!

CIVIC ADDRESS	#310 - 1281 Hornby St, Vancouver, BC
PID	031-750-800
UNIT SIZE	1,041 SQFT
NEIGHBORHOOD	Downtown
ZONING	CD-1
STRATA FEE	\$833.54/month
YEAR BUILT	2022
PARKING	1 underground stall
LEASE RATE	\$48.00/sf/yr

Wide View

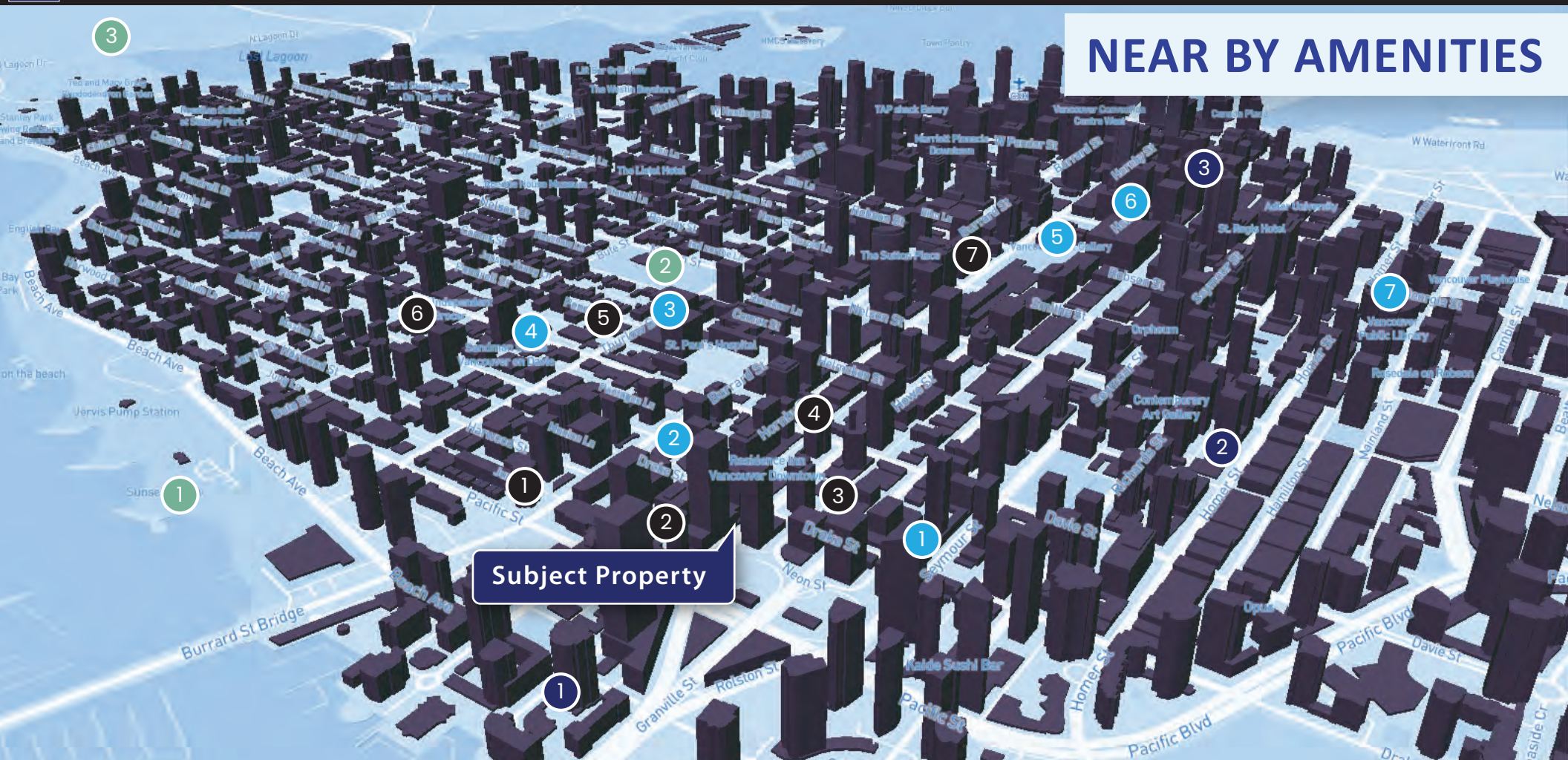


East View



East Window





NEAR BY AMENITIES

FOOD & DRINK

- 1 Osaka Sushi
- 2 Starbucks
- 3 Nando's PERi-PERi
- 4 Breka Bakery & Cafe
- 5 Thai Basil
- 6 Score on Davie
- 7 Earls Kitchen + Bar

SHOPS & SERVICES

- 1 Shoppers Drug Mart
- 2 Esso Gas Station
- 3 St. Paul's Hospital
- 4 BC Liquor
- 5 Vancouver Art Gallery
- 6 CF Pacific Centre
- 7 Vancouver Public Library

PARKS & RECREATION

- 1 Sunset Beach Park
- 2 Nelson Park
- 3 Stanley Park

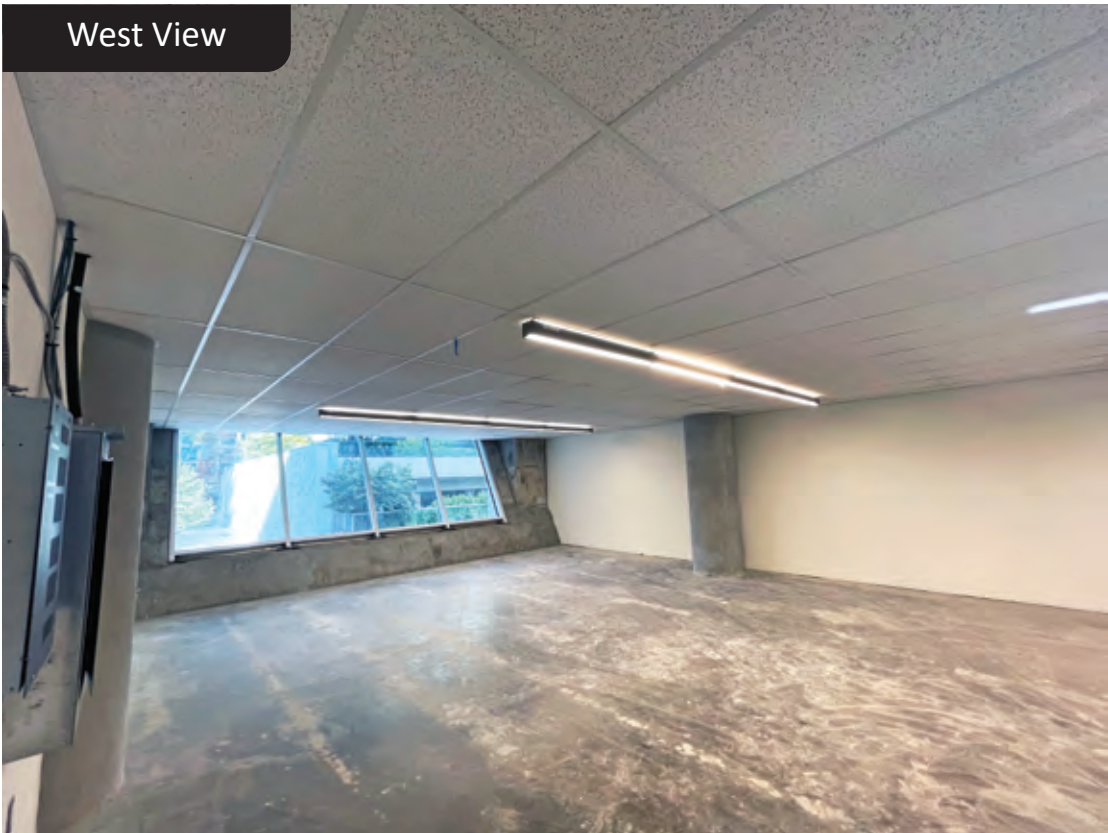
EDUCATION

- 1 Lions Gate Montessori School
- 2 Claren Academy
- 3 University Canada West

West Window



West View



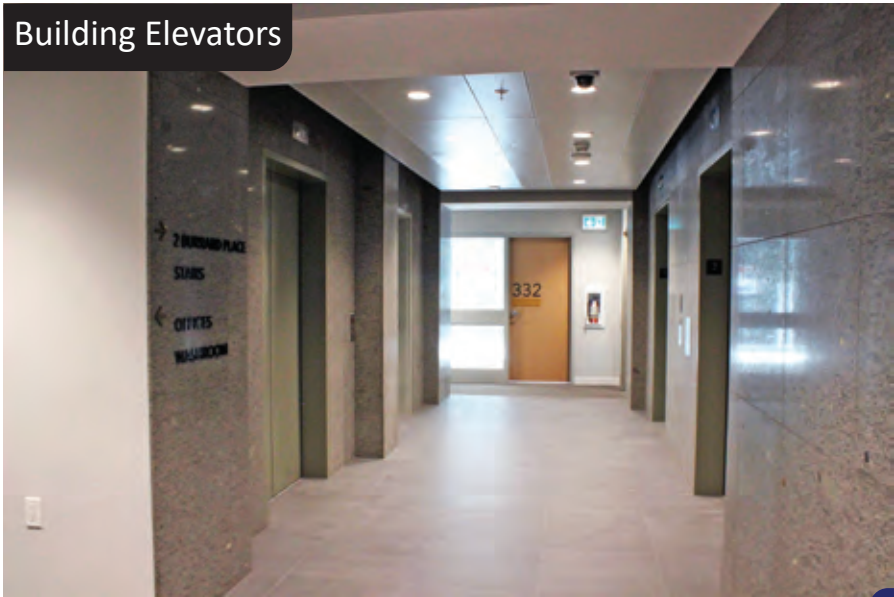
Breaker Box



Unit Entrance



Building Elevators



Commercial Entrance



Commercial Entrance



Residential Entrance



29,842
VEHICLES PER DAY

Northbound over the Granville Street Bridge

Walk Score
97

Transit Score
97

Bike Score
92

DEMOGRAPHICS

LOCATION



This unique office unit is located in the busy and world famous core of Downtown Vancouver. It is located right on the corner of Hornby and Drake Street, one of the most prime office locations in the downtown. Just walking distance of top notch food, drinks, shopping, and transit, this is an opportunity where you will see immediate return on your investment. There is a mix of residential and commercial use buildings surrounding the subject property, always making for lively streets no matter the day.

In addition, travel to and from the subject property can occur with complete ease due to being situated between Granville St and Burrard St. This also allows for easy access to all of the downtown core. Modes of transport in and out are endless, including but not limited to: vehicle, Sky-Train, bus, sea bus or water taxi.

With its central location, surrounding businesses, and accessibility, you cannot go wrong with this exclusive and heavily sought after investment!

	0.25 km	0.75 km	1.25 km
Population (2023)	6,516	48,798	90,999
Population (2025)	7,861	54,937	101,677
Projected Annual Growth (2023 - 2025)	20.64%	12.58%	11.73%
Median Age	37.2	37.5	37.9
Average Household Income (2023)	\$89,518.98	\$113,043.57	\$114,595.52
Average Persons Per Household	1.5	1.6	1.7

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IPG

**ICONIC
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Vancouver, BC

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NOTHING BUT ICONIC

*Personal Real Estate Corporation