

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

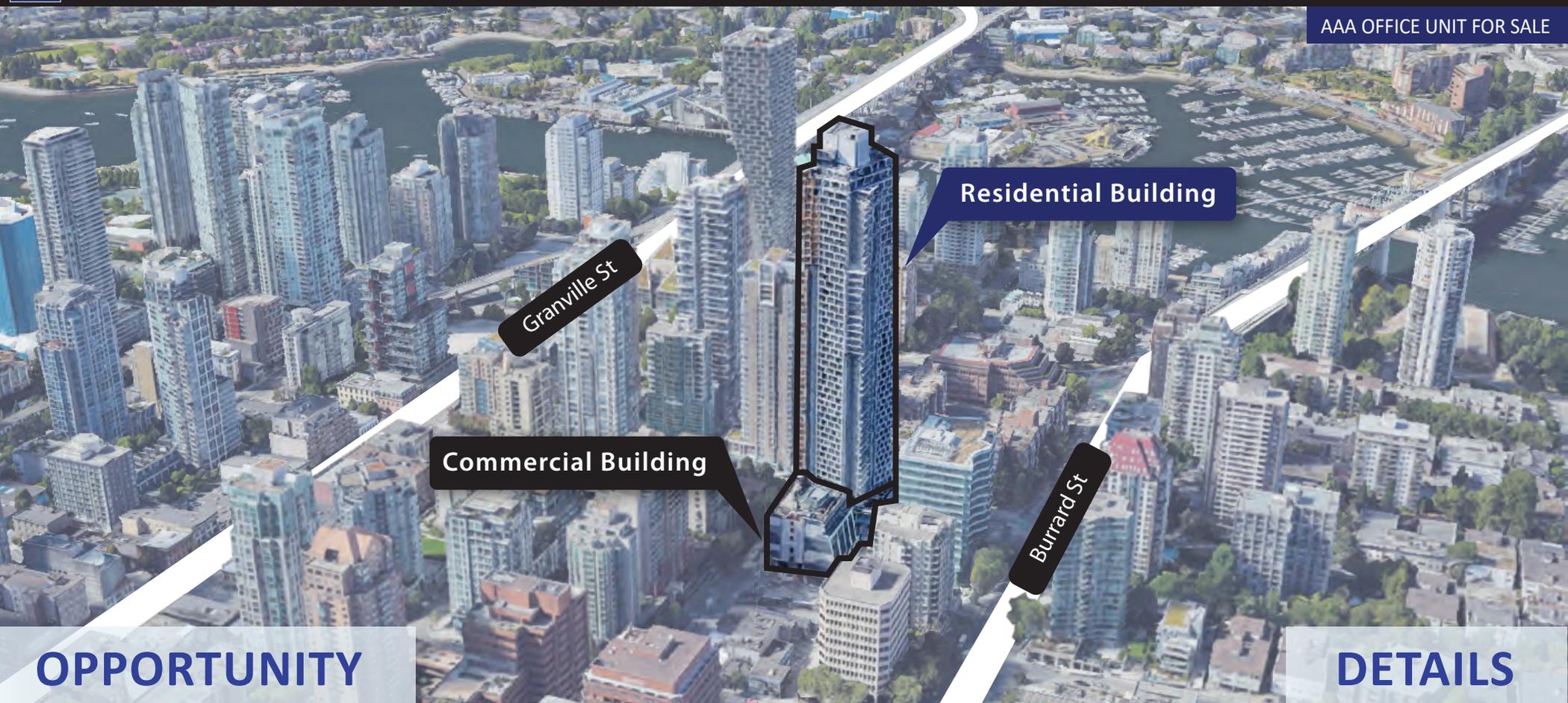
**FOR LEASE  
AAA OFFICE SPACE**

1281 HORNBY  
burrardPLACE

**IPG**

ICONIC  
PROPERTIES  
GROUP

RE/MAX COMMERCIAL ADVANTAGE

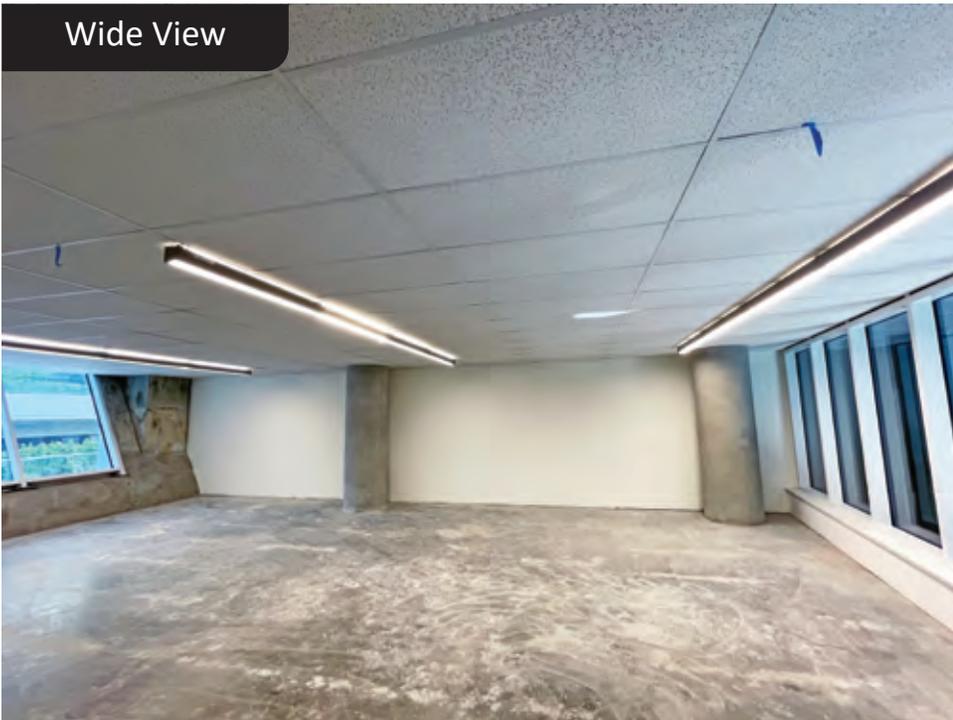


# OPPORTUNITY

# 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!

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



# NEAR BY AMENITIES



Subject Property

### 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

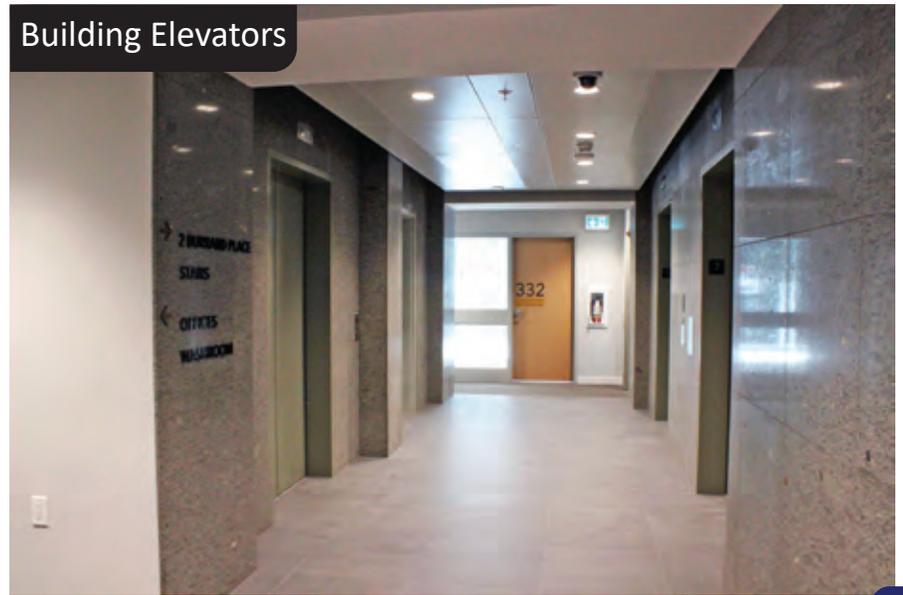
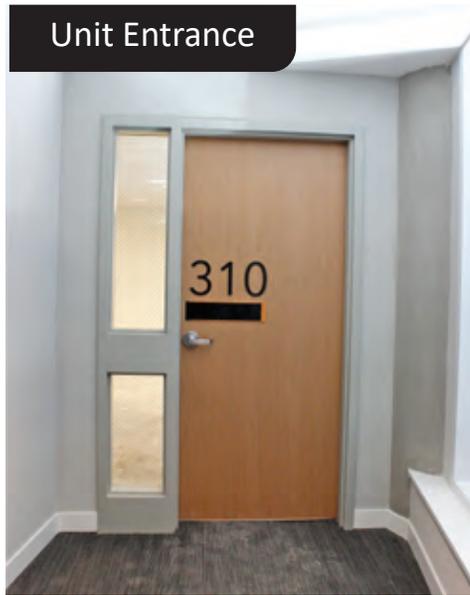
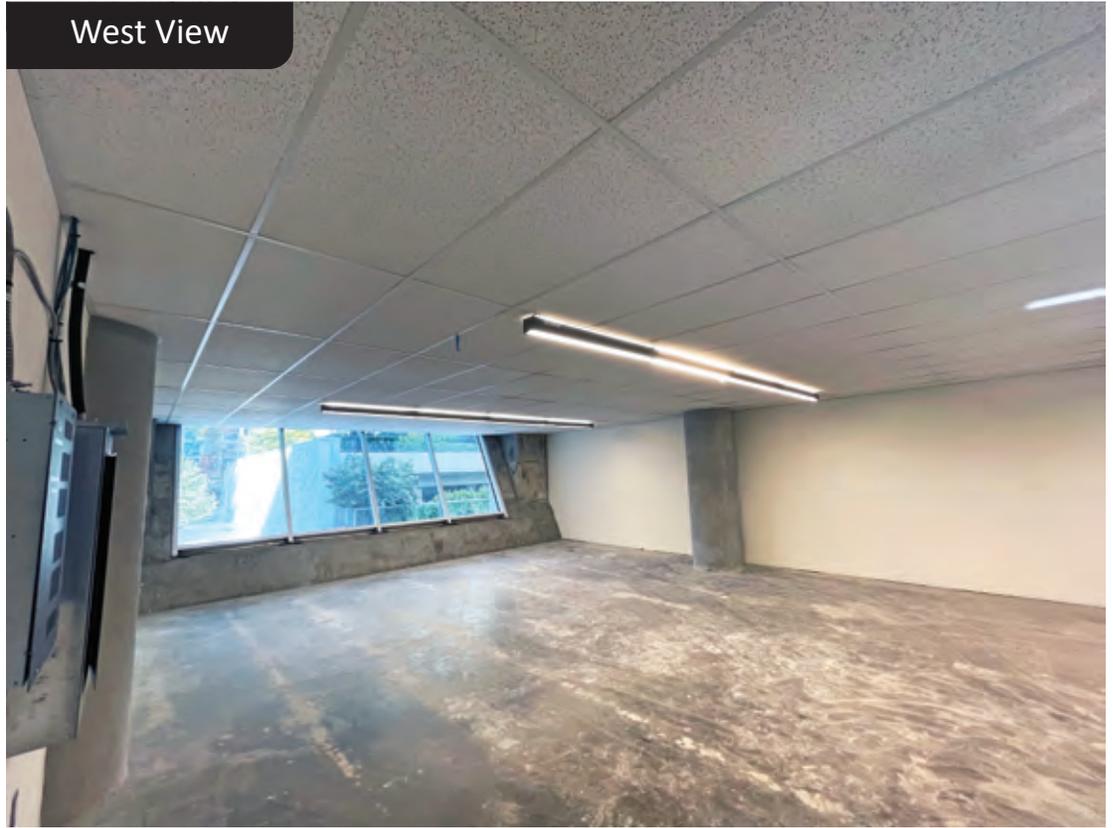
- 1 Shoppers Drug Mart
- 2 Esso Gas Station
- 3 St. Paul's Hospital
- 4 BC Liquor
- 5 Vancouver Art Gallery
- 6 CF Pacific Centre
- 7 Vancouver Public Library

### 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



Commercial Entrance



Commercial Entrance



Residential Entrance



**29,842**  
VEHICLES PER DAY

*Northbound over the Granville Street Bridge*

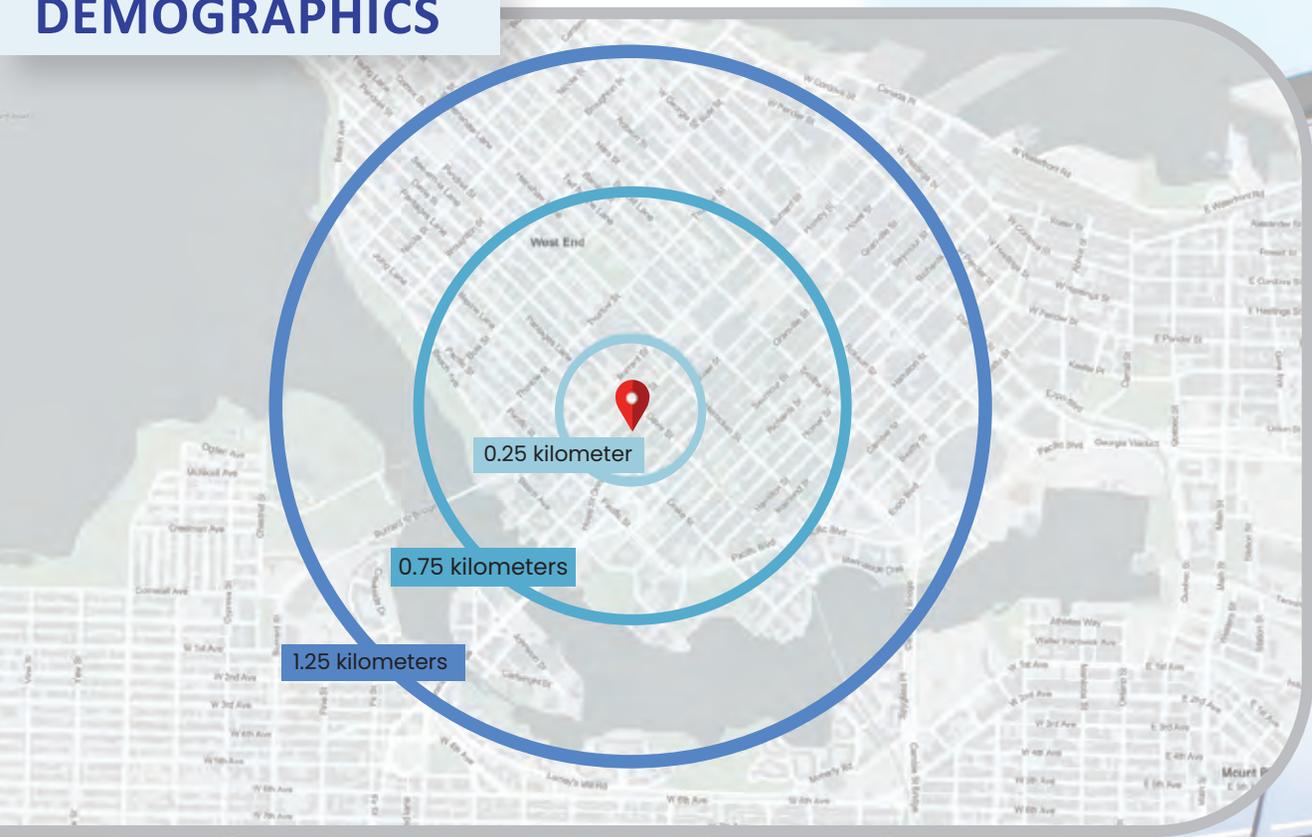
Walk Score  
**97**

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

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**IPG**

**ICONIC  
PROPERTIES  
GROUP**

### Downtown Vancouver Office

#501 - 889 W Pender Street

Vancouver, BC

V6C 3B2

### South Vancouver Office

7235 Fraser Street

Vancouver, BC

V5X 1R7

**NOTHING BUT ICONIC**

*\*Personal Real Estate Corporation*