



OFFICE FOR LEASE

815 HORNBY STREET, SUITE #203
VANCOUVER, BC

Corner office (4,932 SF) overlooking Robson & Hornby Streets



RELIANCE
PROPERTIES

LUKE MORAN, Leasing Director 604. 689. 1119 | leasing@relianceproperties.ca

SALIENT FACTS

ADDRESS:	815 Hornby Street
SUITE:	#203
UNIT SIZE:	4,932 SF (approx.)
BASIC RENT:	\$28.00
ADDT'L RENT:	\$16.04 (2023 est.)
MANAGEMENT FEE:	6% of Basic Rent
AVAILABLE:	Immediately

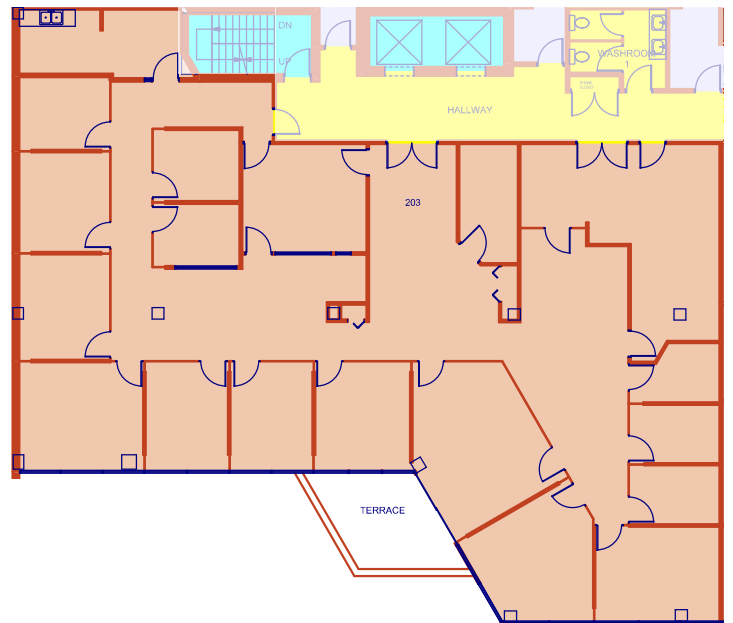
THE BUILDING

Superbly located professional building in the heart of downtown Vancouver at Robson & Hornby Street directly adjacent to the Vancouver Art Gallery, Vancouver Courthouses, UBC Robson Campus, Fairmont Hotel, Scotia Bank Theatre, Sutton Place Hotel, and countless restaurants, shops, fitness centres, and retailers.



HIGHLIGHTS

- Highly-functional purpose built office space (ideal for a law firm, accounting practice, financial service provider requiring a heavy office layout) located across from Provincial Court of BC
- Corner office improved with a reception area, boardroom, 14 private offices, open work area, kitchen, server/storage room and a private patio overlooking Hornby Street and Robson Square
- Full height glass windows throughout within the office perimeter providing abundant natural light & street views
- On-site building manager
- Secure underground parking available at market rates



4,932 SF
AREA (APPROXIMATE) ¹

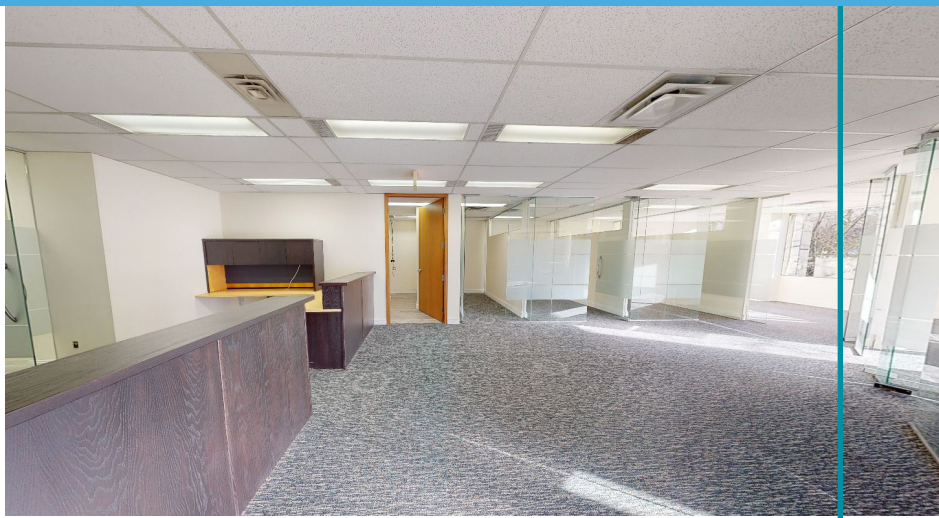
\$45.71/sf/yr
GROSS RENT

\$18,789/mo
GROSS RENT (EXC. TAXES) ²

1. All sizes are approximate and subject to verification . Floor plans may not be 100% accurate and are subject to verification
2. Gross rent currently equates to this amount plus GST. Lease to be fully triple net

**815 HORNBY ST
FOR LEASE**

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THE LOCATION

This six (6) story mixed-use building is situated in the corner of Hornby and Robson Street in the heart of downtown Vancouver. The building is within close proximity to both rapid transportation via Vancouver City Centre Skytrain Station & Burrard Street SkyTrain Station, as well as an abundance of retail, financial and restaurant amenities.

BUSINESSES

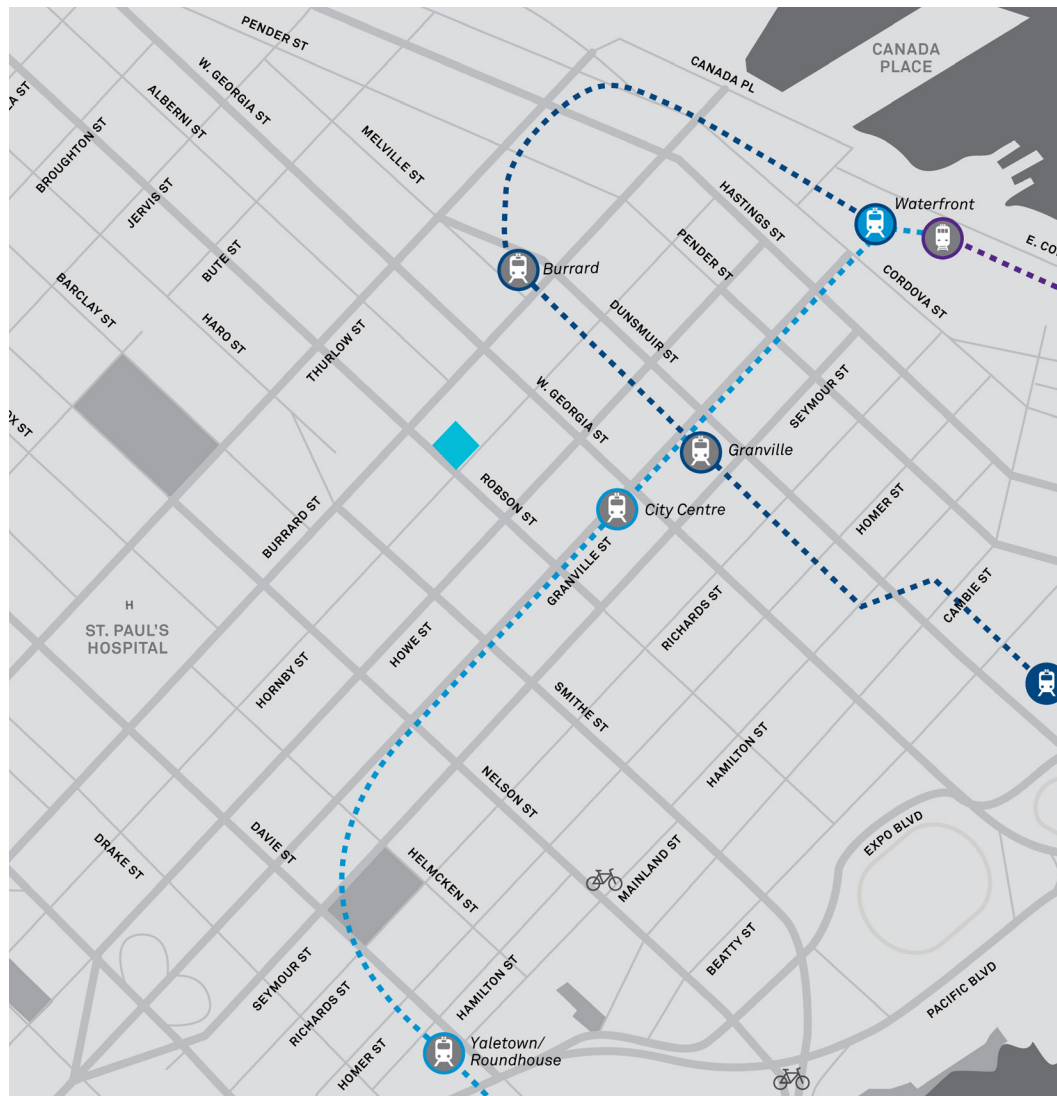
- Vancouver Provincial Court
- Pacific Centre
- Vancouver Art Galler
- Nordstrom Pacific Centre
- 7-Eleven Canada Inc.
- St. Paul's Hospital
- Robert Lee YMCA
- Best Buy
- Winners/ Homesense

RESTAURANTS & BARS

- Cafe Crepe
- Black + Blue
- Thierry
- Dunn's Famous Restaurant
- Earl's Restaurant
- Italian Kitchen
- Joe Forte
- Joey's
- Earl's Paramant & Earl's OnTop

CAFES & OTHER EATS

- Starbucks
- Honey's Buns
- Ebar
- Wave's Coffee



99 • WALK SCORE



100 • TRANSIT SCORE



91 • BIKE SCORE

--- EXPO LINE

--- CANADA LINE

--- WEST COAST EXPRESS

Contact Us

LUKE MORAN

Leasing Director

T: 604. 689. 1119

E. leasing@relianceproperties.ca

RELIANCE PROPERTIES LTD.

305 -111 Water Street

Vancouver, BC V6B 1A7

relianceproperties.ca/commercial

E.& O.E. All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no gaurantees or responsibility is assumed thereof, and shall not form any part of future contracts. All information should be carefully verified.