

# OFFICE FOR LEASE

815 HORNBY STREET, SUITE #203

**CORNER OFFICE (4,932 SF)  
OVERLOOKING ROBSON & HORNBY STREET**



**RELIANCE**  
PROPERTIES

**DAN SMITH**  
DIRECTOR OF LEASING

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## SALIENT FACTS

ADDRESS:	815 Hornby Street
SUITE:	#203
UNIT SIZE:	4,932 SF (approx.)
BASIC RENT:	\$27.00
ADDT'L RENT:	\$17.67 (2024 est.)
MANAGEMENT FEE:	6% of Basic Rent
AVAILABLE:	Immediately

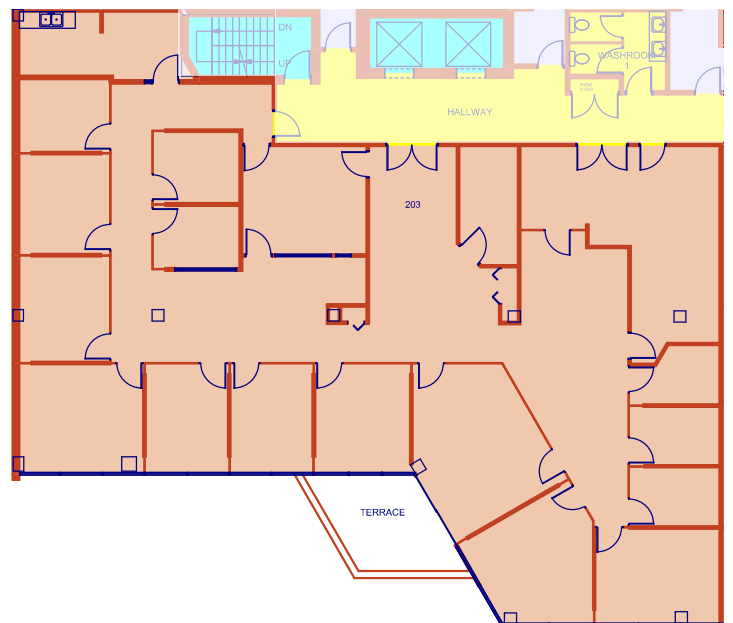
## THE BUILDING

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) <sup>1</sup>

**\$44.67/sf/yr**  
GROSS RENT

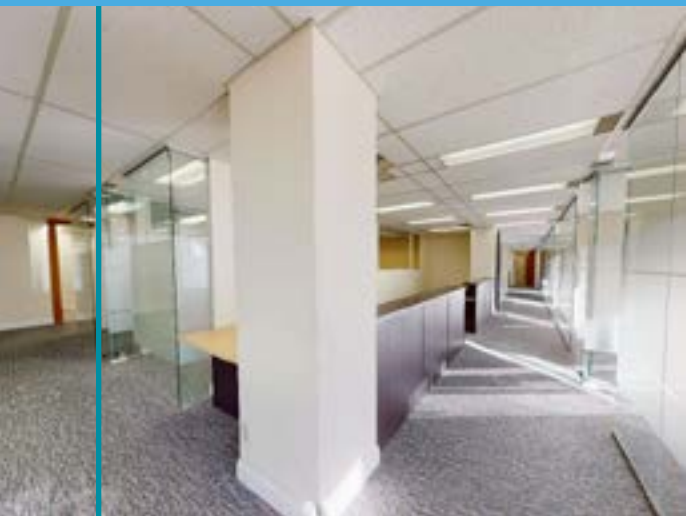
**\$19,023.65/mo**  
GROSS RENT (EXC.GST) <sup>2</sup>

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

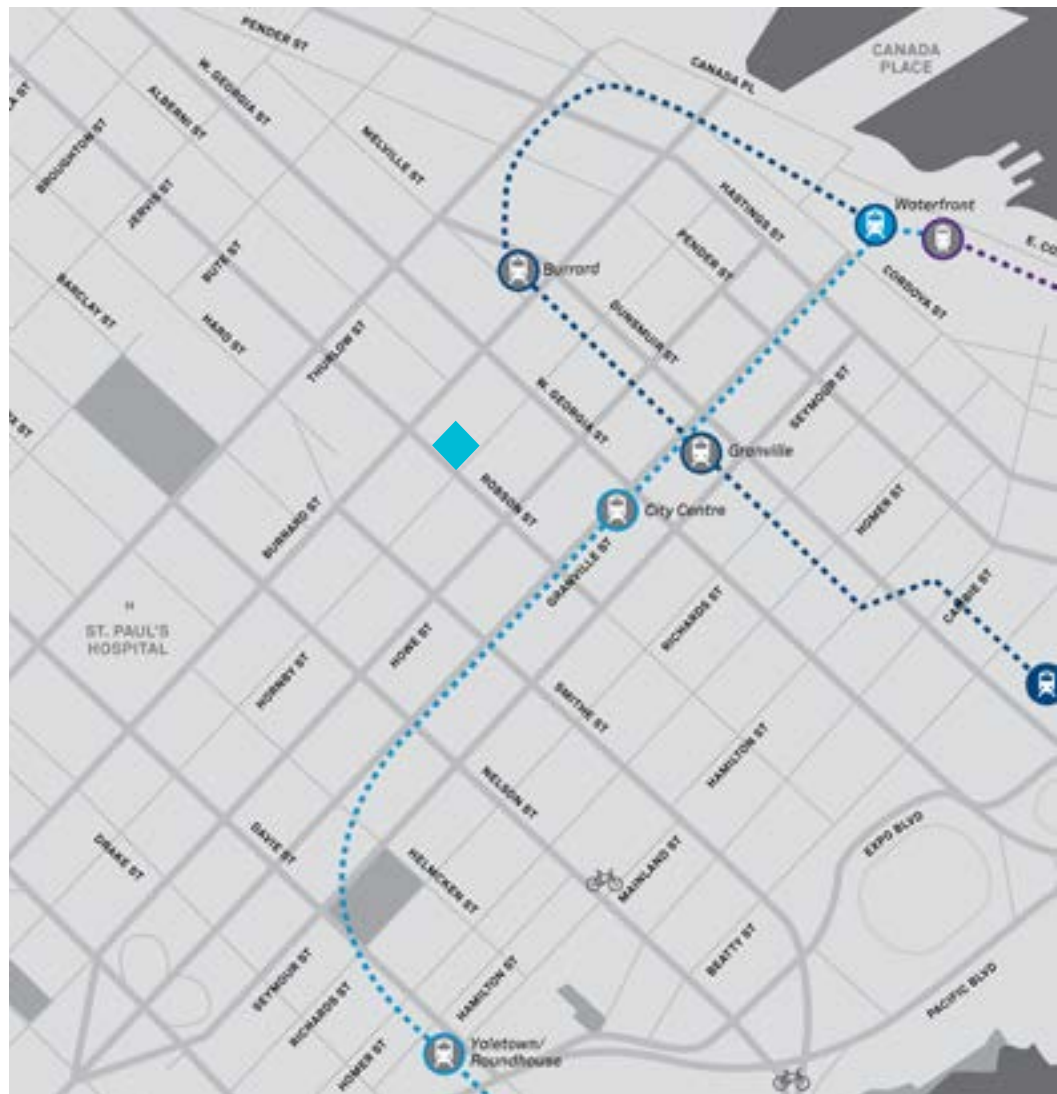
- Vancouver Provincial Court
- Pacific Centre
- Vancouver Art Galler
- Nordstrom Pacific Centre
- 7-Eleven Canada Inc.
- St. Paul's Hospital
- Robert Lee YMCA
- Best Buy
- Winners/ Homesense

## 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

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