

OFFICE FOR LEASE

815 HORNBY STREET, SUITE #203

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



RELIANCE
PROPERTIES

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SALIENT DETAILS

ADDRESS:	815 Hornby Street
SUITE:	#203
UNIT SIZE:	4,932 SF (approx.)
BASIC RENT:	\$23.00
ADDT'L RENT:	\$17.67 (2024 est.)
MANAGEMENT FEE:	6% of Basic Rent
AVAILABLE:	Immediately

THE BUILDING

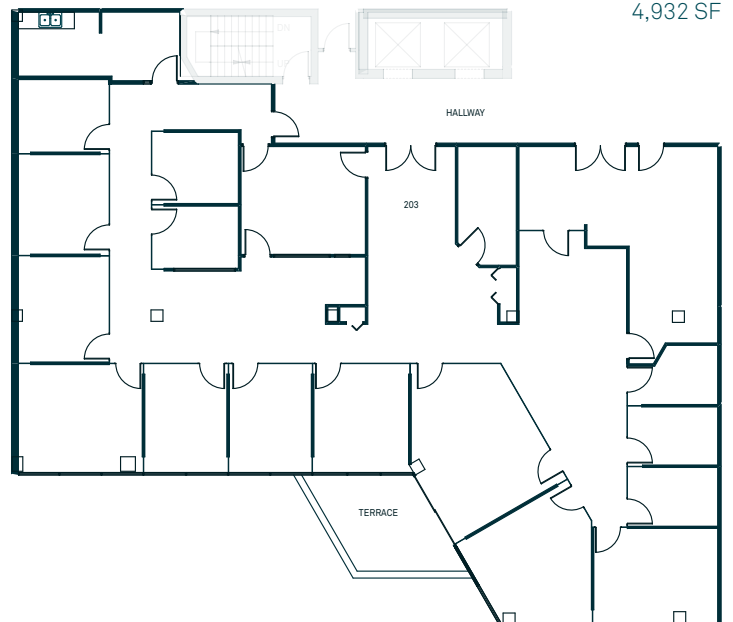
Superbly located professional building in the heart of downtown Vancouver at Robson & Hornby Street directly adjacent to the Vancouver Art Gallery, Vancouver Courthouses, UBC Robson Campus, Fairmont Hotel, Scotia Bank Theatre, Sutton Place Hotel, and countless restaurants, shops, fitness centres, and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

HIGHLIGHTS

- Corner office with a private outdoor terrace overlooking Robson Square and Hornby Street
- Dedicated reception area with direct elevator access
- 14 Private offices
- Large boardroom
- Staff kitchen and dining area
- Full height glass windows throughout
- Server room / storage
- HVAC
- On site Management
- Secure underground parking available at market rates



815
HORNBY STREET
UNIT 203
4,932 SF



4,932 SF
AREA (APPROXIMATE) ¹

\$40.67/sf/yr
GROSS RENT

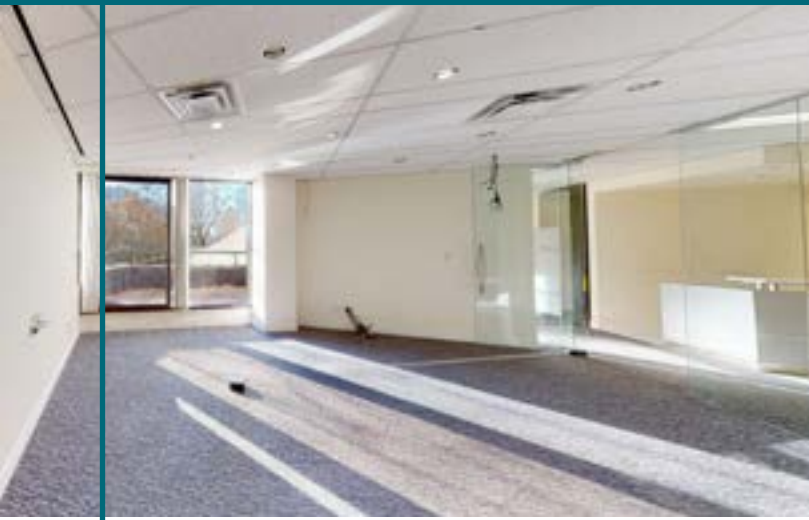
\$17,281/mo
GROSS RENT (EXC.GST) ²

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

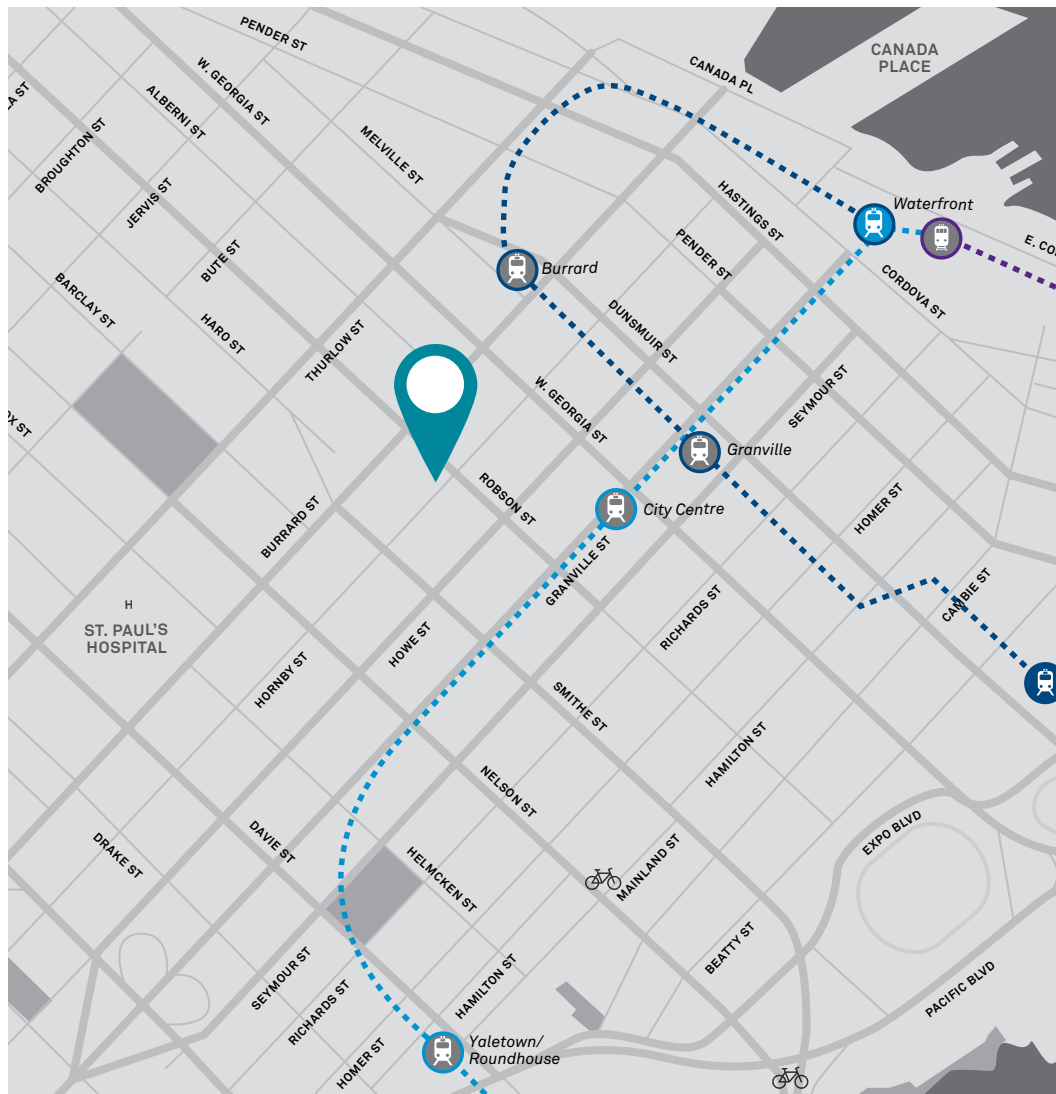
- Vancouver Provincial Court
- Pacific Centre
- Vancouver Art Galler
- Nordstrom Pacific Centre
- 7-Eleven Canada Inc.
- St. Paul's Hospital
- Robert Lee YMCA
- Best Buy
- Winners/ Homesense

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
- 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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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.