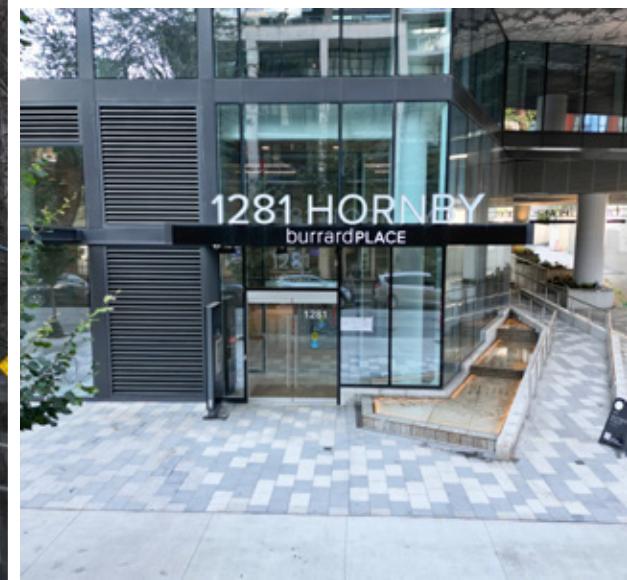


FOR LEASE

burrardPLACE

1281 Hornby Street | Downtown Vancouver **AAA Office** Opportunity



Welcome to the gateway to Downtown Vancouver.



location & building

Located within One Burrard Place, 1281 Hornby Street offers an exceptional office opportunity in one of Vancouver's most dynamic and sought-after areas. Positioned at the gateway to Downtown Vancouver at Drake and Hornby, this landmark development features luxury residential towers and an AAA mid-rise office building, bringing fresh energy to a thriving urban hub.

Surrounded by high-density residential buildings, offices, and top-tier restaurants, cafés, and boutique shops, the neighbourhood is a vibrant mix of professionals, residents, and visitors. The evolving Beach District, False Creek Seawall, and public parks add to the area's appeal, while Yaletown, Granville Island, the Central Business District, Robson Street, and CF Pacific Centre are all just minutes away. With high foot traffic, excellent visibility, and seamless access to major transit routes and downtown arteries, this is an unparalleled opportunity for businesses looking to thrive in the heart of the city.



a new standard
for workplace
well-being.

Club One Amenities

As work and personal time continue to shift, employees are seeking environments that support balance and well-being. The offices at Burrard Place offer a workplace experience designed to enhance the day, with optional access to Club One—a premier fitness and lifestyle facility boasting an impressive 30,000 SF featuring a full gym, pool, yoga studio, children's clubhouse, indoor/outdoor dining lounge areas, sauna, and hot tub. Bringing first-class wellness amenities right to the doorstep of today's workforce.

STAIRS
ELEVATORS
LOUNGE

salient facts



Unit	546
Size¹	621 SF (Approx.)
Zoning	CD-1 (588)
Basic Rent	\$25.00 PSFPA
Additional Rent	\$22.34 (2026 est.)
Gross Rent²	\$2,449.84/month + GST
Parking	One (1) parking stall available at market rates
Availability	Immediately

¹All sizes are approximate and subject to verification.

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.

features



Premium AAA office unit within the newly completed Burrard Place



Open concept unit allowing for a variety of layouts



11 ft. ceiling heights and floor-to-ceiling glazing



Fully distributed HVAC



Corner unit with large windows providing abundant natural light



Brand new mid-rise office tower with WiredScore Silver Certification

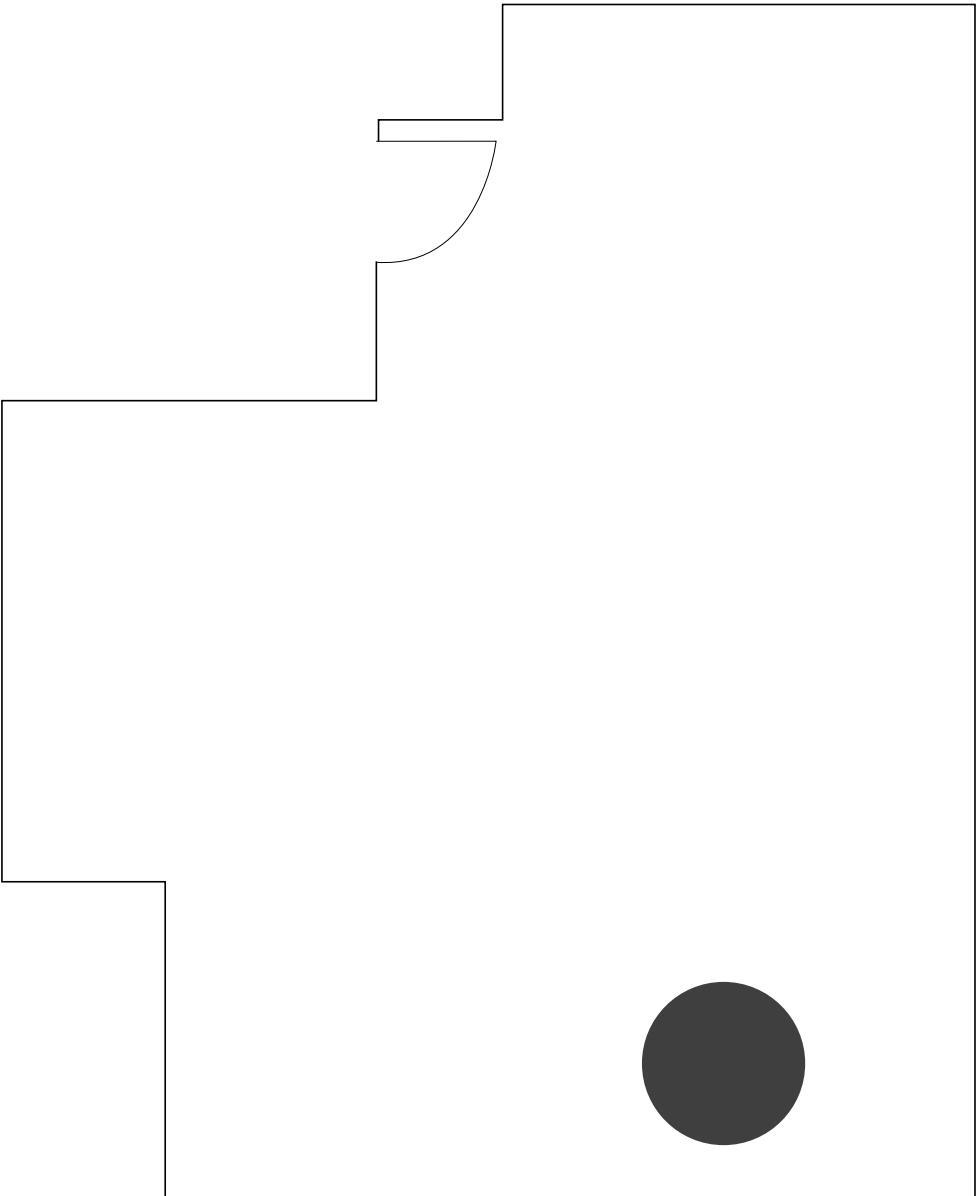


One (1) parking stall available at market rates



Excellent transit access with many popular restaurants and amenities in the immediate vicinity

floor plan

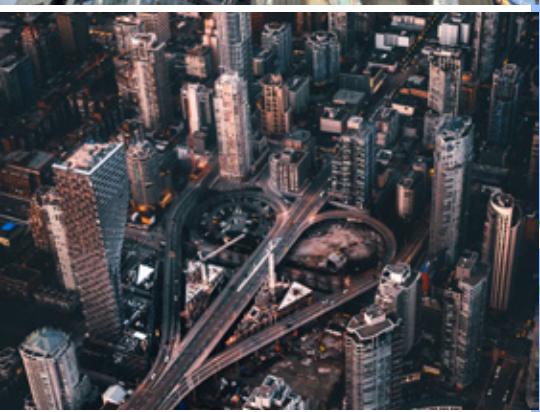
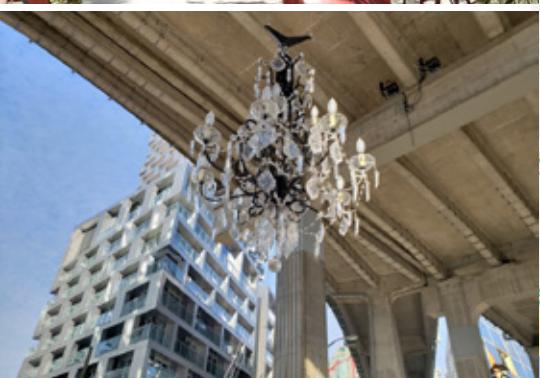




99

Walker's Paradise

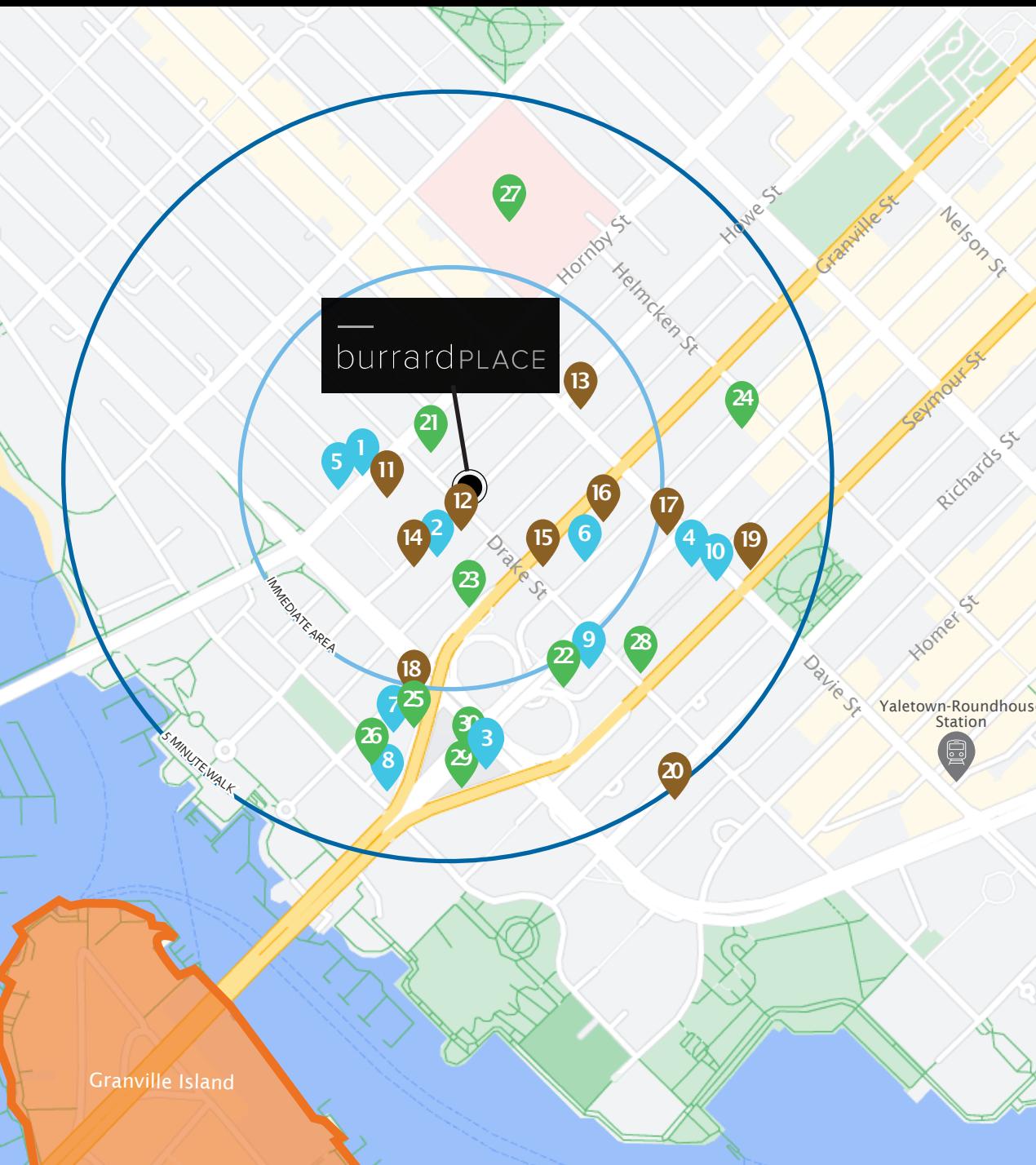
Daily errands do not require a car



94

Rider's Paradise

World-class public transportation

**DINING + COCKTAILS**

1. Maxine's Cafe & Bar
2. Giardino Restaurant
3. Linh Café
4. Kinkura Sushi + Sake
5. Osaka Sushi
6. HASHIGO - SAKE DINING
7. Ça Marche
8. Autostrada Osteria
- Vancouver House
9. The Yale Saloon
10. Manoush'eh

COFFEE + CASUAL FARE

11. #e food
12. Starbucks
13. Breka Bakery & Café
14. Sashimiya
15. Sombreros
16. Body Energy Club
17. Blenz Coffee
18. Fresh St. Market Coffee Shop
19. Perfecto Cafe & Gelato
20. Matchstick

AMENITIES, SHOPPING, & ENTERTAINMENT

21. Jim Pattison Toyota
22. Spin Society
23. Level Hotel
24. 8th & Main
25. Fresh St. Market
26. House Concepts
27. St. Paul's Hospital
28. Shoppers Drug Mart
29. University Canada West
30. Oo Spa



Contact Us

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com