



PRIME LOCATION DOWNTOWN VANCOUVER

Prime AAA Office Space for Sale!
Establish your business in a prime location with this AAA office space featuring 11-foot ceilings. Enjoy access to Club One's 30,000 sq.ft. of luxurious amenities, including a gym, swimming pool, jacuzzi, steam and sauna rooms, wine tasting area, and indoor/outdoor lounges. Adjacent unit #306 is also available for a combined total of 979 sq.ft.

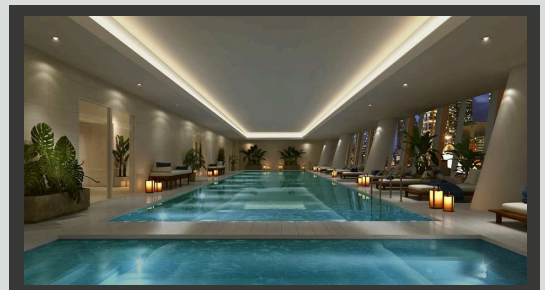
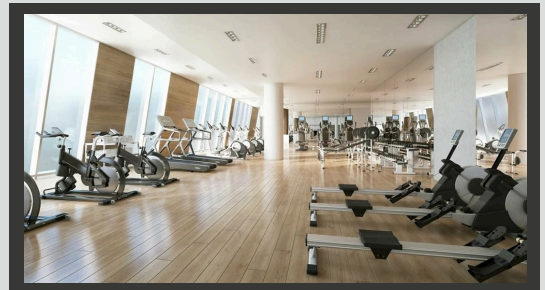
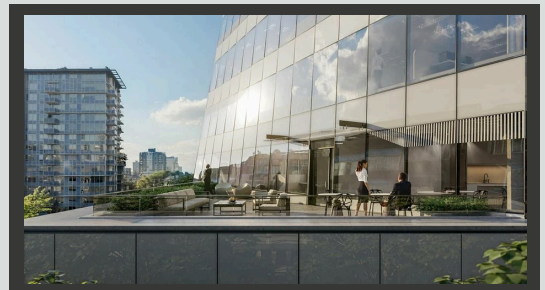
304-1281 Hornby St, Vancouver
\$ 550,000

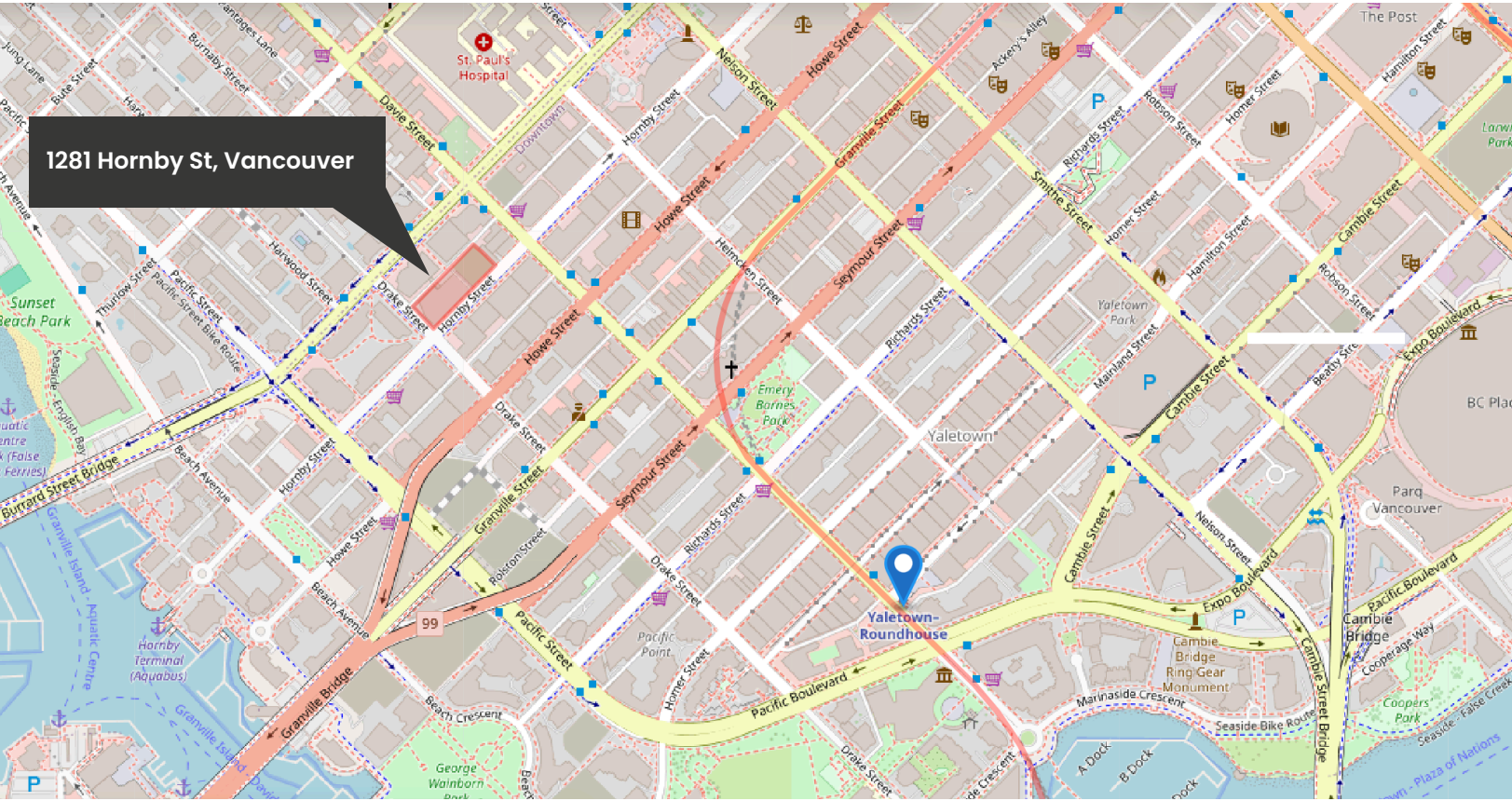
• Property Facts

Rentable Area	431 sq.ft.
Improvements	In shell condition
Property Taxes (2023)	\$5,867.11
Strata Fees	\$399.90
Zoning	CD-1

BOOK NOW

778-862-3630
 IvyShihRealty@gmail.com





1281 HORNBY ST Vancouver, V6Z 1W2

Walk Score
100

Walker's Paradise

Daily errands do not require a car

Transit Score
96

Rider's Paradise

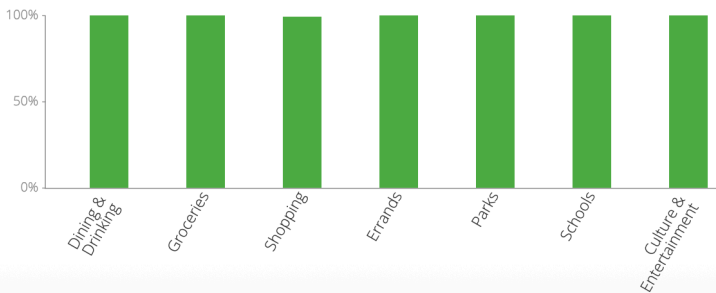
World-class public transportation

Bike Score
92

Biker's Paradise

Daily errands can be accomplished on a bike

The Walk Score here is 100 out of 100 based on these categories. [View a map](#) of what's nearby.

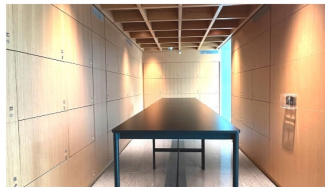
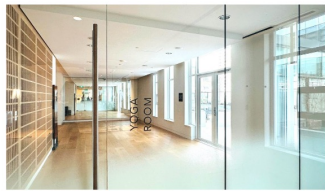


WALKABILITY & TRANSPORTATION

- Yaletown-Roundhouse Skytrain Station
- Aquabus Ferry Terminal
- Dedicated bike lanes on Hornby Street
- Easy access to Granville Bridge
- Yaletown Shopping District – Trendy boutiques, salons, spas, and home decor stores.
- Homer Street, Mainland Street, Hamilton Street – High foot traffic, heritage charm, excellent synergy with other retailers.
- Business Friendly Infrastructure– Surrounded by tech startups, creative agencies, wellness clinics, and law offices.
- Telus Health Care Centre, dental and physio clinics—great for B2B referrals if the buyer is in wellness or services.

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Club One Amenity

Lounge/social space with kitchen and fireplace

fitness centre

Spa, Massage and Treatment Rooms

Steam and Sauna Room

Butler Concierge

Hot Tub

Wine Lockers and tasting room

Full sized pool

Pool Table

Outdoor Terrace with Barbecue and Firepit

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