



For Lease | 857 Hornby Street, Vancouver

Chancery Place

Restaurant/Retail Space Available in the Heart of
Downtown Vancouver

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Opportunity



To lease restaurant/retail space in the heart of Downtown Vancouver

Premise Details

Rentable Area (approx.)	2,180 SF (Potentially demisable)
Improvements	"As Is" excepting existing tenant trade fixtures
Possession	Immediate
Zoning	DD (Downtown District)
Basic Rent	\$60.00 PSF/per annum
Additional Rent (approx.) 2024	\$26.83 PSF (\$14.67 PSF (Operating Costs) plus \$12.16 PSF (Realty Taxes) Utilities: Separately metered

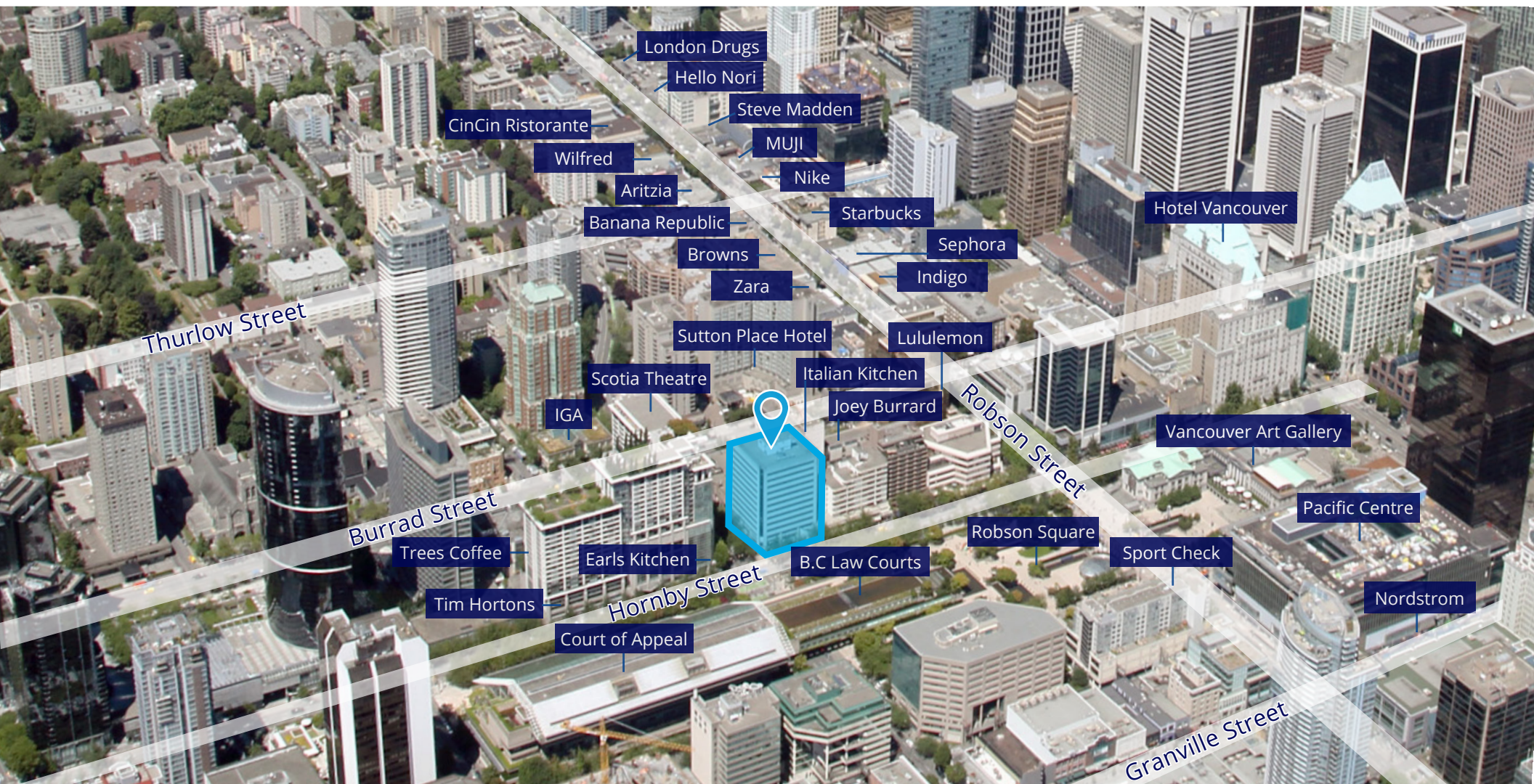
Building Details

Municipal Address	869 Hornby Street, Vancouver	
Net Rentable Area	142,634 RSF	
Building Type	Mixed use office/retail	
Parking	Metered street parking plus 197 below ground stalls (monthly rental only)	
Major Office Tenants	100% leased to B.C Government	
Major Retail Tenants	Zubu Ramen Aube Hair Salon La Jolie Madame	At Last Suits Modern Wellness Bar Hubbub
# of Floors	13	

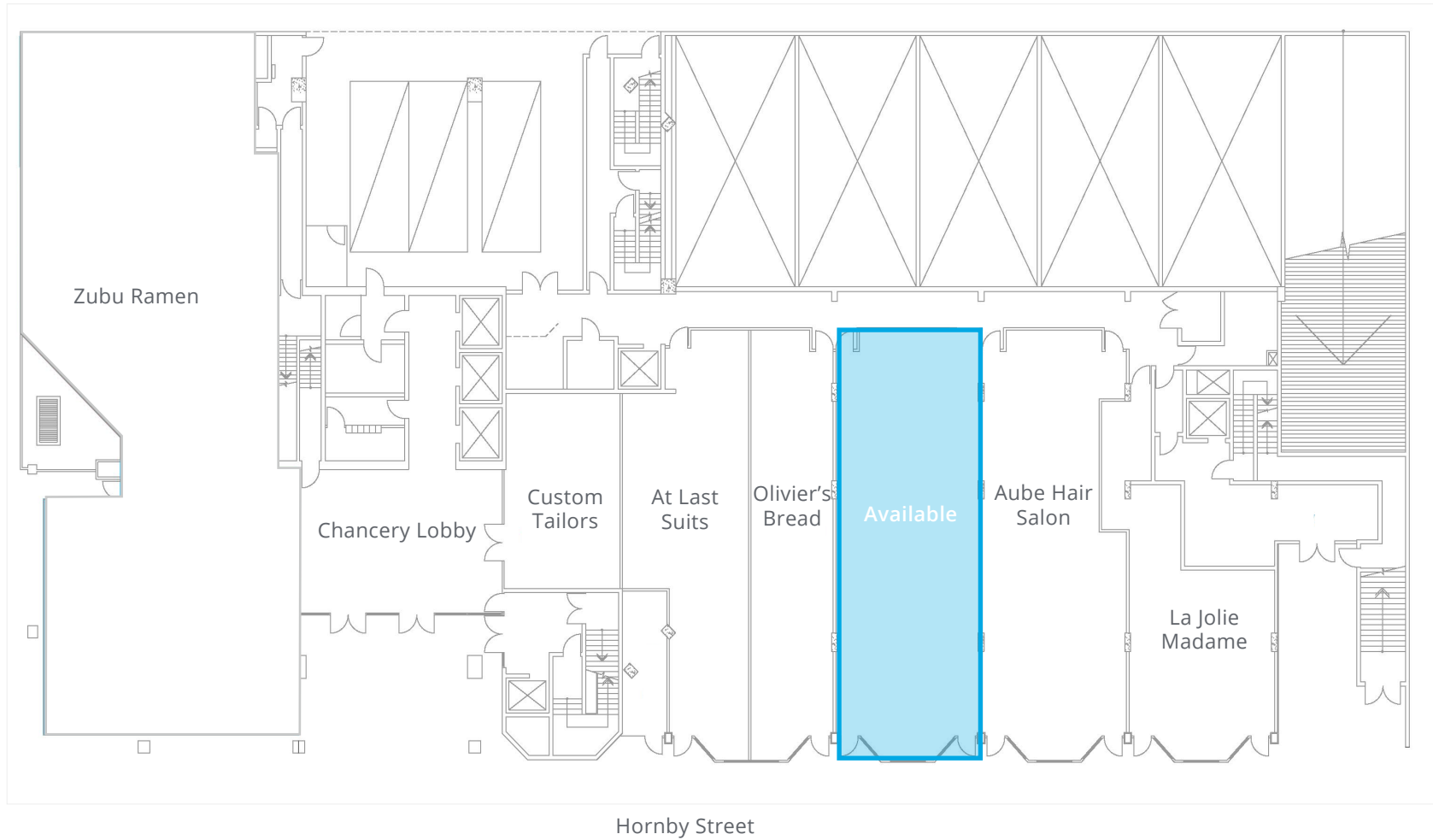
Location

Chancery Place occupies a key corner at Hornby Street and Smithe Street in downtown Vancouver.

- Directly north of Scotia Theatre that occupies 69,000 SF, featuring 9 theatres screening the latest Hollywood films
- Steps to Robson Street, one of Canada's most famous and prestigious shopping districts
- Close proximity to the Central Financial District in heart of Downtown
- Directly north of Robson Square, a landmark civic centre and public plaza featuring 1.3 million square feet of space that houses; the Law Courts, government offices, UBC Robson square and an outdoor skating rink at the lower level that extends below Robson Street and connects to the Vancouver Art Gallery



Floor Plan



Property Overview

The Building

Chancery Place is a well - established 13 storey office tower with a retail podium conveniently located in the heart of Vancouver.

Highlights include:

- Over 140,000 SF of rentable area
- Ideally location at the corner of Hornby Street and Smithe Street
- Unparalleled exposure
- Significant walk by and drive exposure

Demographics | 857 Hornby Street (2022 - 5km Radius)



Population

113,373



Households

65,763



Avg.
Household Income

\$114,991



Bike
Score

80



Transit
Score

100



Walk
Score

87

**The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.*



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