



Ivy Shih

Personal Real Estate Corporation



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. The unit includes one parking stall. Adjacent unit #304 is also available for a combined total of 979 sq.ft.

306-1281 Hornby St, Vancouver

\$ 718,000

• Property Facts

Rentable Area	548 sq.ft.
Improvements	In shell condition
Property Taxes (2024)	\$7,206.33
Strata Fees	\$509.87
Parking	1 stall

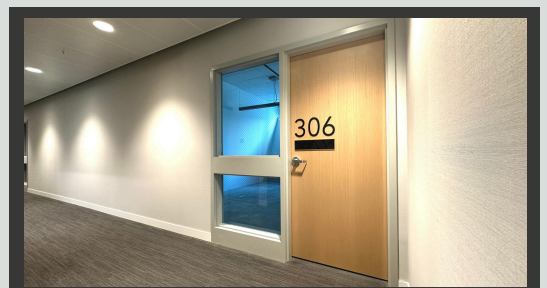
BOOK NOW



778-862-3630



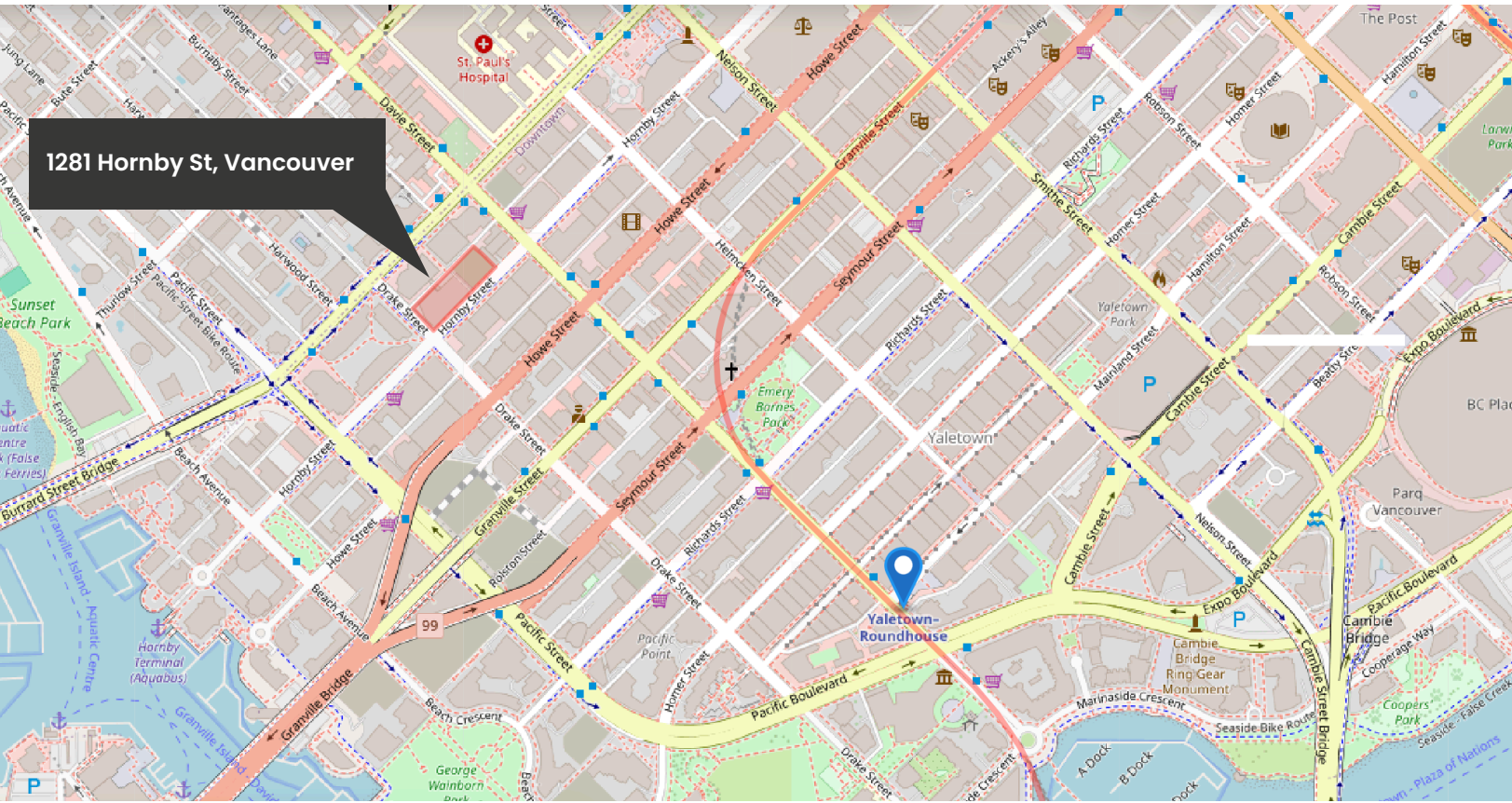
IvyShihRealty@gmail.com





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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

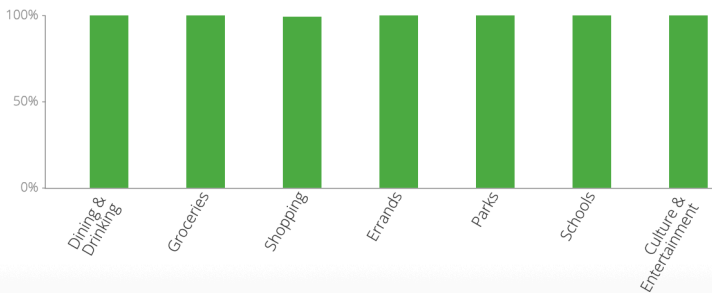
World-class public transportation

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.

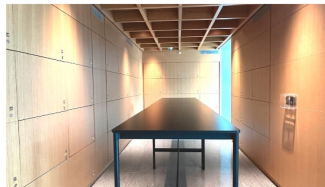
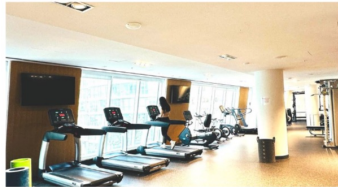


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Club One Amenity

**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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