



Ivy Shih
Personal Real Estate Corporation
www.ryshih.com



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

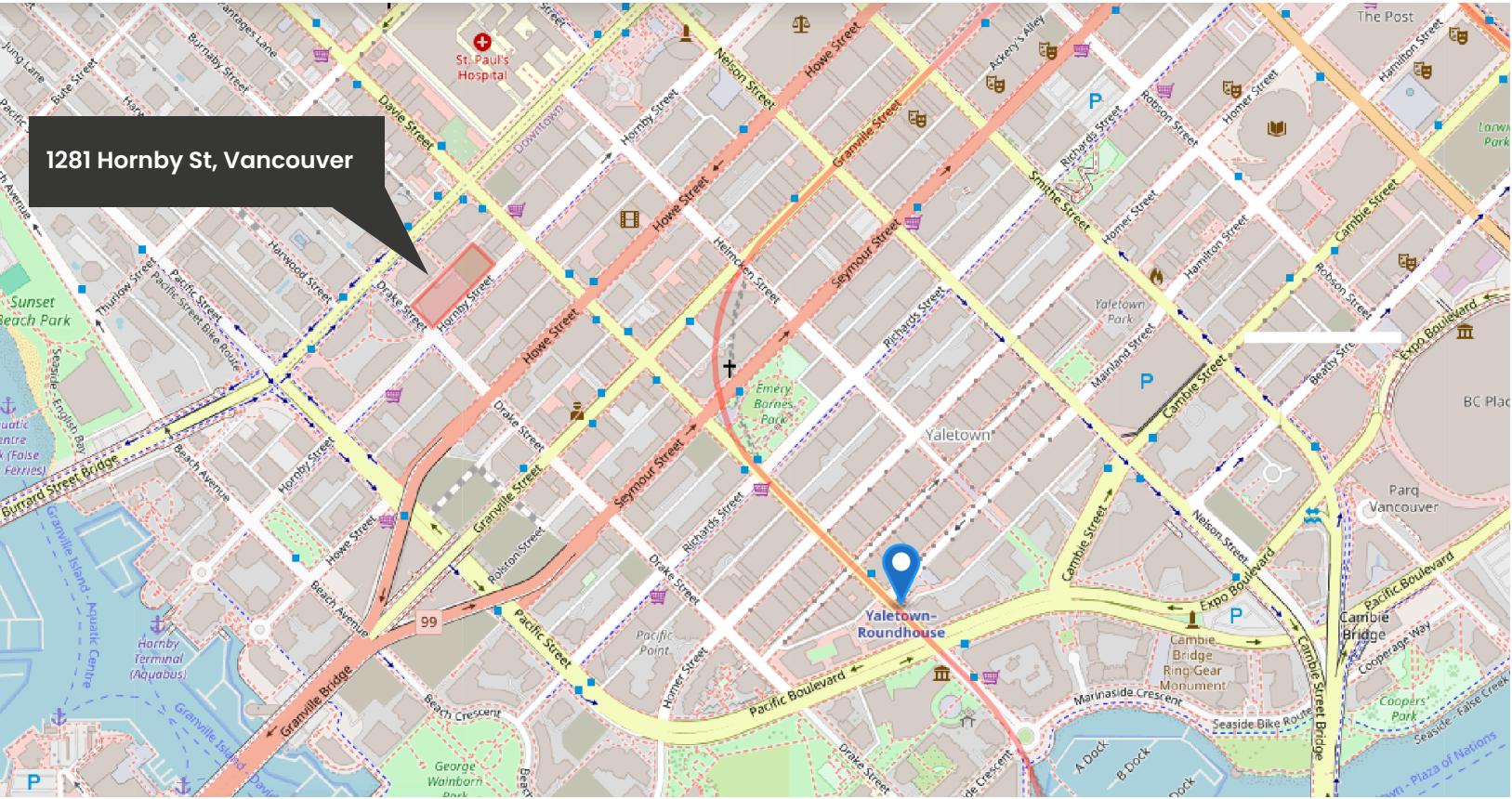
Parking 1 stall

BOOK NOW

778-862-3630

IvyShihRealty@gmail.com





1281 HORNBY ST Vancouver, V6Z 1W2



Walker's Paradise

Daily errands do not require a car



Rider's Paradise

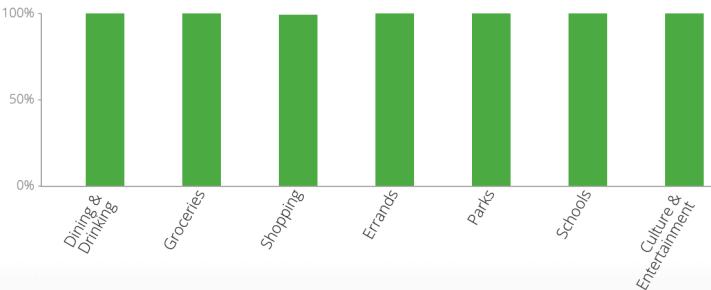
World-class public transportation



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.



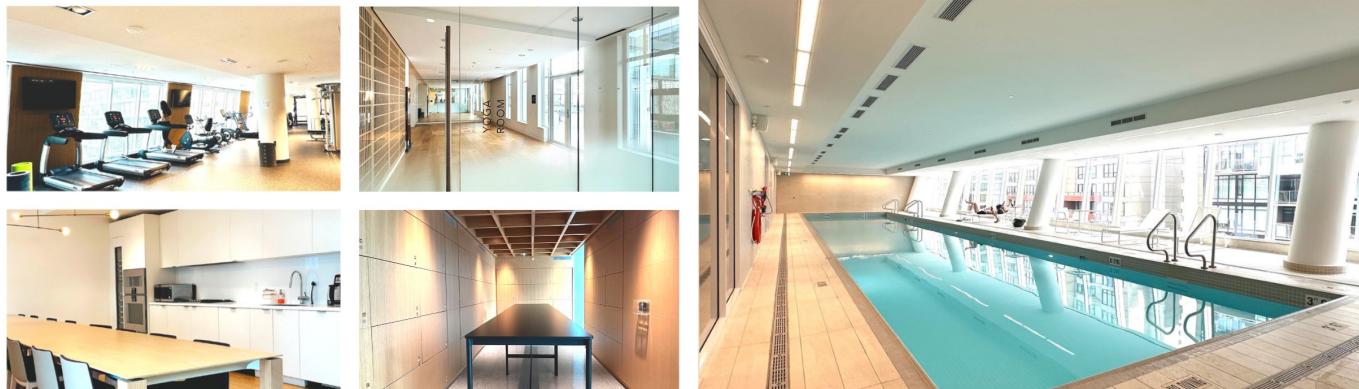
WALKABILITY & TRANSPORTATION

- Yaletown-Roundhouse Skytran 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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