

**NAI Commercial**

4,483 SF



530 Hornby Street | Vancouver, BC

## CLASSROOM PREMISES FOR LEASE

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# 530 Hornby Street

Vancouver, BC

## Location

530 Hornby Street is located in the heart of downtown Vancouver, one and a half blocks from the Burrard SkyTrain Station, and also a short walk from the Granville Street Canada Line.

## Premises

The 4<sup>th</sup> floor is fully improved, and consists of multiple classrooms (of varying sizes), a staff (or student) lounge, reception area, open area seating, and administration space. The Premises also has a men's and women's washroom.

## Building Features

- ▶ Building Signage is available.
- ▶ International Food Court offering variety of international cuisine, and renovated seating area.
- ▶ Air Conditioned.
- ▶ Elevator serviced.
- ▶ Well lit, internal stairwell.

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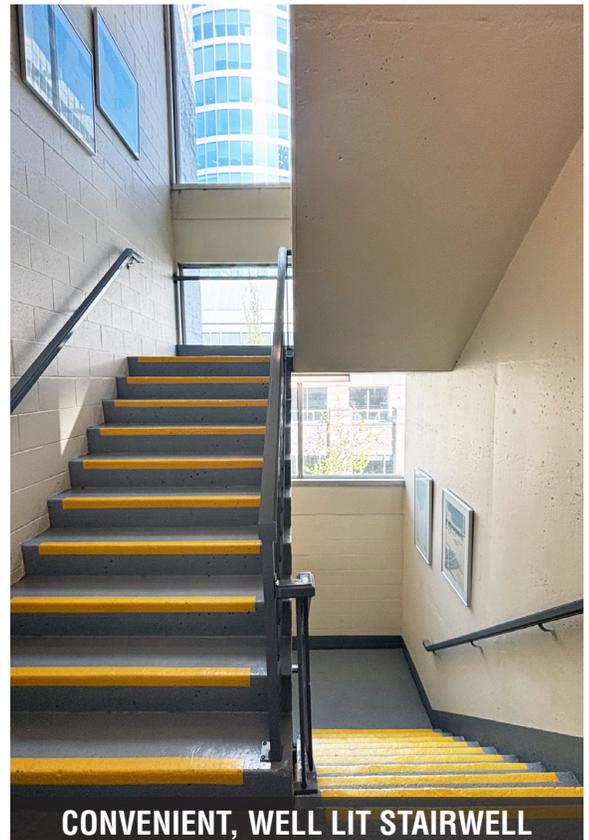
Level  
4<sup>th</sup> Floor

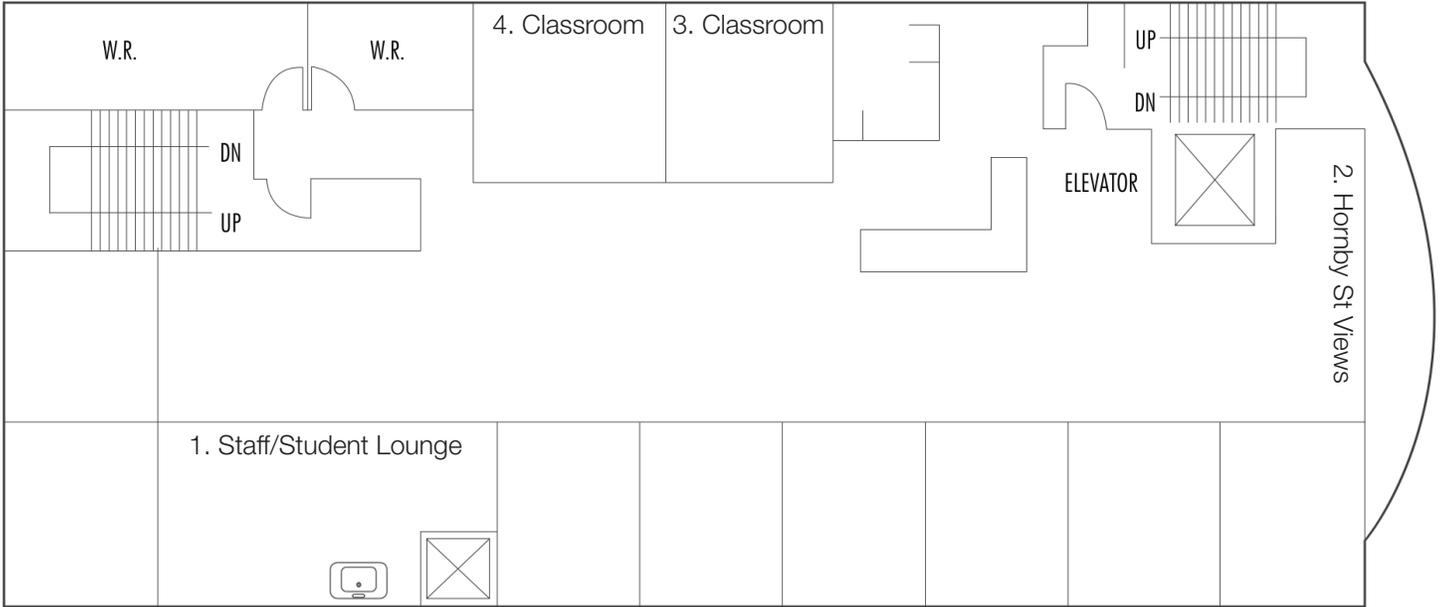
Available Area  
4,483 SF

Net Asking Rent  
\$28.00/SF

Additional Rent  
\$16.50/SF (2025 est.)

Availability  
Immediate





*\*Floor Plan Not Exactly As Shown*





**530  
HORNBY ST**

**BURRARD**

**BURRARD ST**

**HORNBY ST**

**W PENDER ST**

**VANCOUVER  
ART GALLERY**

**VANCOUVER CITY CENTRE**



**WITHIN WALKING DISTANCE**

- ▶ Alouette Bistro
- ▶ Cactus Club Cafe
- ▶ Botanist
- ▶ Hydra Estiatorio
- ▶ Hy's Steakhouse
- ▶ Dahlia
- ▶ The Butcher & Bullock
- ▶ Nightingale
- ▶ JOEY
- ▶ Earls Kitchen + Bar
- ▶ Hawksworth Restaurant
- ▶ Central Restaurant
- ▶ Joe Fortes
- ▶ Black + Blue
- ▶ Coast
- ▶ Miku Restaurant
- ▶ Chambar
- ▶ Din Tai Fung
- ▶ Bacaro
- ▶ Cafe Medina
- ▶ Water St Cafe
- ▶ Steamworks Brewpub
- ▶ Breka Bakery & Cafe
- ▶ JJ Bean Coffee
- ▶ Bellaggio Cafe
- ▶ Take Five Cafe
- ▶ 49<sup>th</sup> Parallel Cafe
- ▶ Starbucks
- ▶ Tim Hortons
- ▶ Pacific Centre
- ▶ Harbour Centre
- ▶ Royal Centre
- ▶ Various Banks

**98**  
**WALKER'S  
PARADISE**

**100**  
**RIDER'S  
PARADISE**

**80**  
**VERY  
BIKEABLE**

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