

NAICommercial

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 4th 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
4th Floor

Available Area
4,483 SF

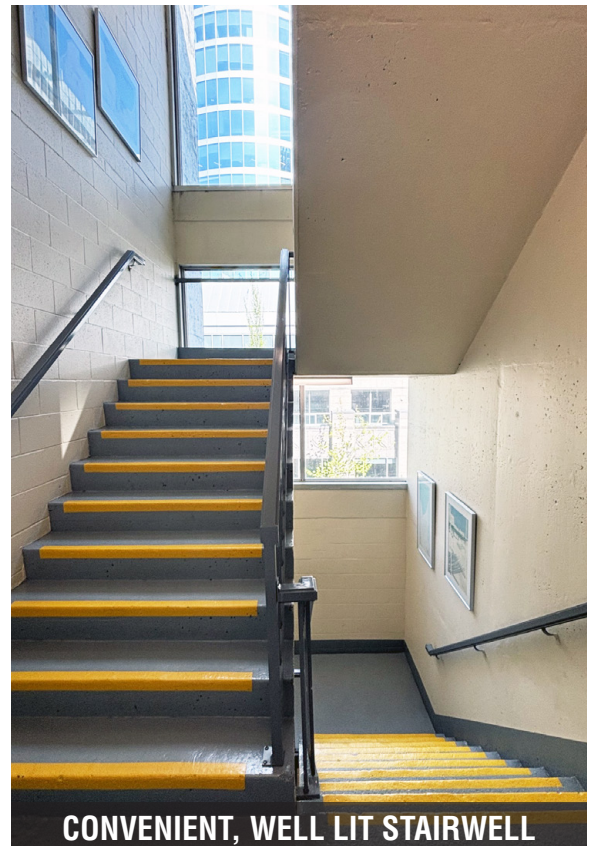
Net Asking Rent
\$28.00/SF

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

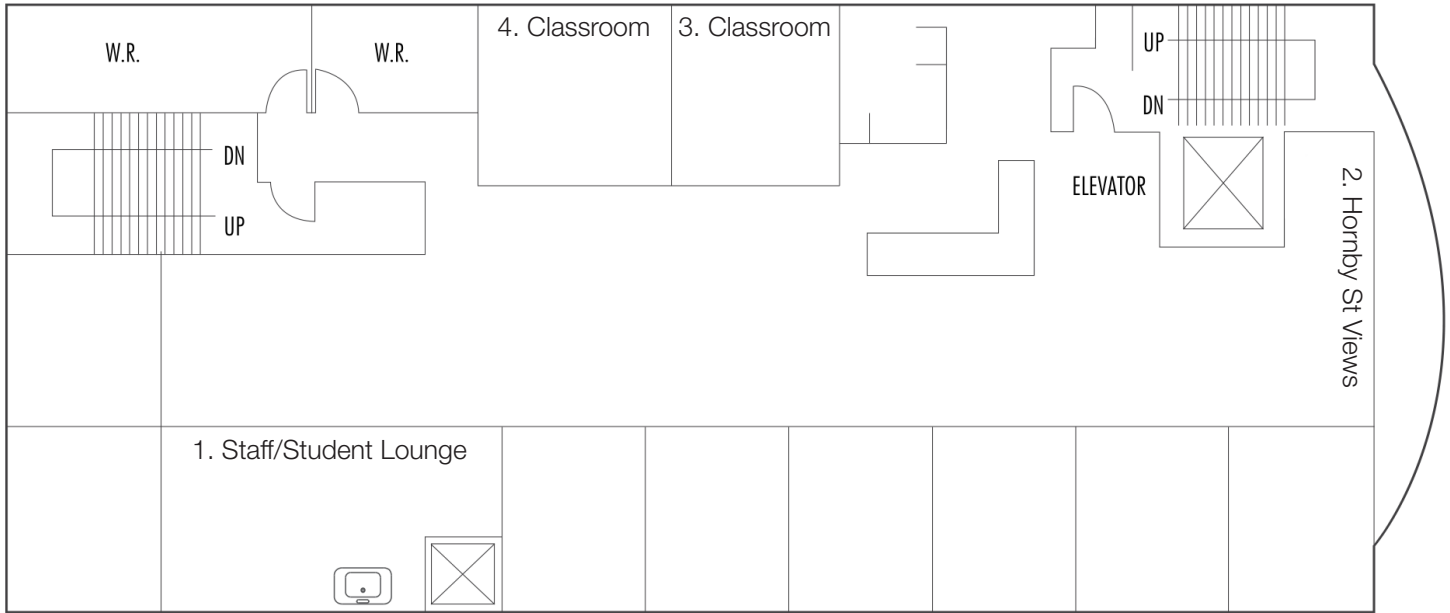
Availability
Immediate



INTERNATIONAL FOOD COURT



CONVENIENT, WELL LIT STAIRWELL



**Floor Plan Not Exactly As Shown*





WITHIN WALKING DISTANCE

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

98
WALKER'S
PARADISE



100
RIDER'S
PARADISE



80
VERY
BIKEABLE



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