



Building Information

Building Size:	56,114 sf
# of Floors:	9
Surface Transit Route:	Yes
Year Built:	1985
# of Passenger Elevators:	2
Total Parking:	32

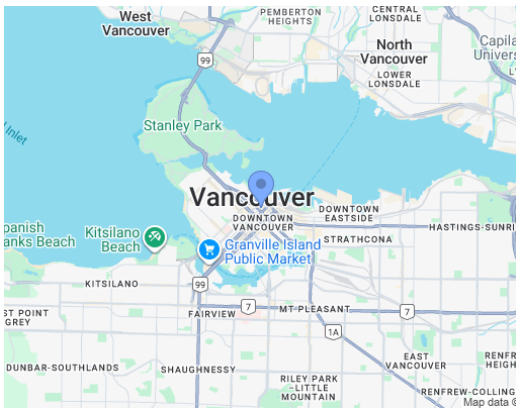
580 Hornby Street

580 Hornby St, Vancouver, British Columbia V6C 2E7



Building Description

Located in heart of downtown Vancouver, within two blocks of SkyTrain and all major transit routes. One block east of Pacific Centre Mall, close to major hotels and restaurants.



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General	Year Built 1985	Energy Star Certified	BOMA Sustainable Gold
	Building Class B		Building Zoned Commercial
Tenant Cost	Utilities \$ 1.70 /sf	Operating Costs \$ 12.01 /sf	Realty Tax \$ 6.33 /sf
	Total Additional Rent \$ 21.23 /sf		
Building Size	Number of Floor(s) 9	Typical Low Rise Floor 6,400 sf	Total Office Space 53,398 sf
	Total Retail Space 2,716 sf	Total Space 56,114 sf	Available Office Space 3,186 sf
	Total Available Space 3,186 sf		Largest Contiguous Available 1,493 sf
Construction	HVAC Description Typical floors has individual floor fans complete with 6 internal and 6 perimeter variable air volume boxes.		
	Fibre Optic Capability Yes	Emergency Generator Yes	
Elevators	Number of Mid Rise Elevator(s) 2		
Safety & Access	Fire Detection System Yes		Sprinkler System Yes
Parking	Surface Stall(s) 8	Below Ground Stall(s) 24	Total Parking Stalls 32
	Surface Stall Ratio 1 / 4,060 sf		Below Ground Ratio 1 / 4,060 sf
Public Transport	Surface Transit Route Yes		