

**AVISON
YOUNG**

For Lease

ROYAL CENTRE
1055 W GEORGIA
STREET

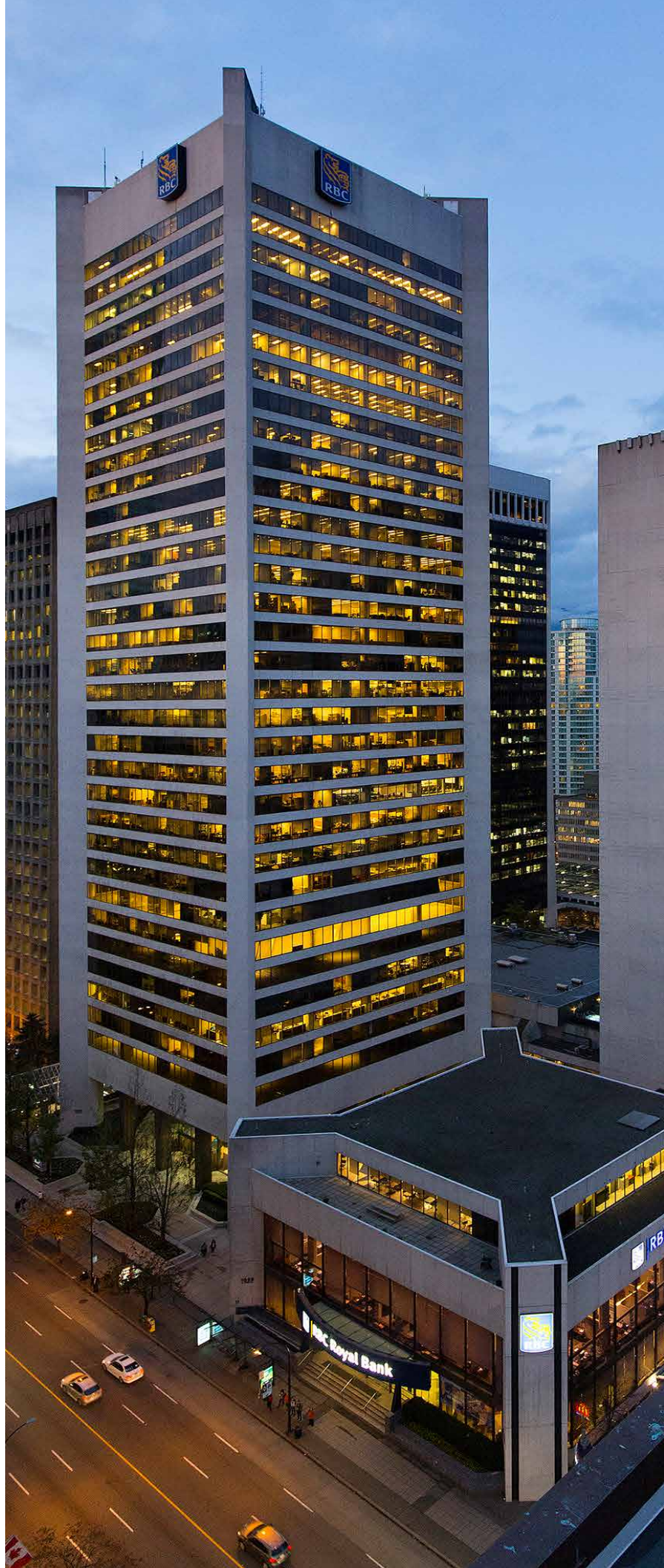
Vancouver, BC

Avison Young is pleased to present the opportunity to lease office space in a class A, downtown tower boasting an unparalleled location in the centre of Vancouver's financial core.

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Royal Centre


1055 W Georgia Street
Vancouver, BC

Building amenities

 On-site management and 24/7 security

 Exciting range of restaurants, shops, retail amenities and services on two floors of retail

 Royal Centre fitness centre

 Large food court with over 14 food providers and ample seating

 Underground parking for 688 vehicles in a three-level facility

 End-of-trip facilities

 **99** **Walker's paradise**
Daily errands do not require a car

 **86** **Bike score**
Biking is convenient for most trips

 **100** **Transit score**
World class public transportation

About Royal Centre

Royal Centre is a class A office and retail development located in the central business district of downtown Vancouver. The complex comprises 36 storeys and 435,000 square feet of office space and is connected to the Vancouver Hyatt Regency Hotel. The complex houses the BC head office of the Royal Bank of Canada (RBC), which is the largest downtown banking centre in Vancouver.

Commitment to sustainability

- LEED Gold Certified
- BOMA BEST GOLD
- 2020 BOMA Net Zero Challenge Award Winner
- Wired Score Platinum

Property details

Suite #	Total (sf)	Availability	Description
710	3,019	Immediately	Kitchen, 12 offices, reception area and boardroom
2010	5,299	Immediately	Elevator exposure, boardroom and abundant offices. North shore and water views
2255	1,079	June 2021	Small suite with open reception area and 2 offices
2250	3,179	November 2021	Mid-size suite with built-out office space
2270	4,535	July 2023	Mid-size suite with built-out office space
2275	5,524	November 2021	Mainly open plan with a large staff lounge
2300 (full floor)	14,431	November 2021	Built out full floor, fantastic water and north shore views, can provide this in base building condition

Operating costs and taxes

\$23.56 psf per annum, net (2021 estimate)

Asking net rent

Please contact listing agents.





Amenities

- | | | |
|-----------------------|-----------------------------------|---------------------|
| 1. RBC | 5. BMO | 9. JOEY Bentall One |
| 2. 49th Parallel Cafe | 6. Hy's Steakhouse & Cocktail Bar | 10. Urban Fare |
| 3. Starbucks | 7. Cactus Club Cafe | 11. The Keg |
| 4. CIBC | 8. Shoppers Drug Mart | 12. BC Liquor Store |

Contact us for more information

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