
**AVISON
YOUNG**

For Lease

Royal Centre
1055 West 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.

Justin Omichinski*, Principal
604 646 8387
justin.omichinski@avisonyoung.com
**Justin Omichinski Personal Real Estate Corporation*

Devin Ringham*, Principal
604 647 5098
devin.ringham@avisonyoung.com

Anna Robinson, Associate
604 647 1342
anna.robinson@avisonyoung.com



Royal Centre

1055 West 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

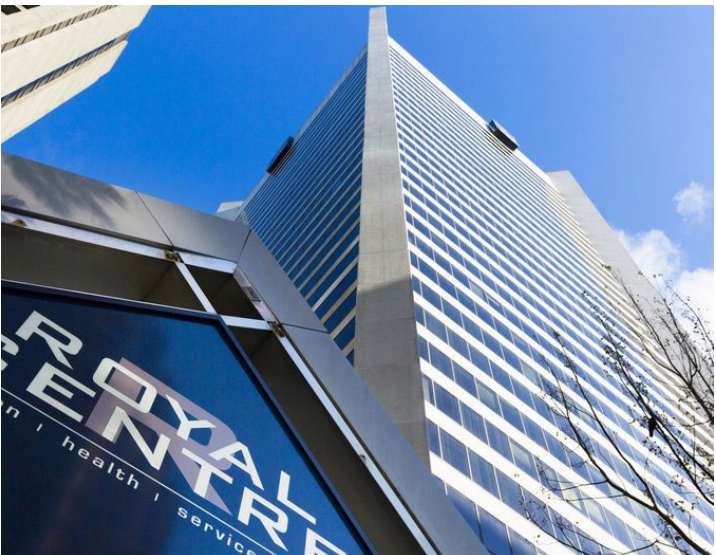
- LEED Gold Certified
- BOMA BEST GOLD
- 2020 BOMA Net Zero Challenge Award Winner
- Wired Score Platinum

Property details

Suite #	Total (sf)	Availability	Description
710	3,019	Immediately	Kitchen, 12 offices, reception area and boardroom
950	3,910	Immediately	Reception area, 2 boardrooms, 6 private offices, open workstations, kitchen, server room, and storage room
965	2,365	Jul 1, 2023	Elevator exposure, 5 offices, boardroom, production studio, server room, kitchenette and open area. Can be made contiguous with suite 950
1820	6,733	Apr 1, 2023	Suite 1820 and the 19th floor are currently built out with office improvements and connected via an internal staircase. The Landlord is willing to bring this space back to base building ready for tenant improvements. The 19th floor boasts impressive water and mountain views.
19th floor	14,339	Apr 1, 2023	
2010	5,299	Immediately	Elevator exposure, boardroom and abundant offices. North shore and water views

Operating costs and taxes
\$23.60 psf per annum, net (2022 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

Justin Omichinski*, Principal
604 646 8387
justin.omichinski@avisonyoung.com

**Justin Omichinski Personal Real Estate Corporation*

Anna Robinson, Associate
604 647 1342
anna.robinson@avisonyoung.com

Devin Ringham*, Principal
604 647 5098
devin.ringham@avisonyoung.com

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.com

© 2023 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young")