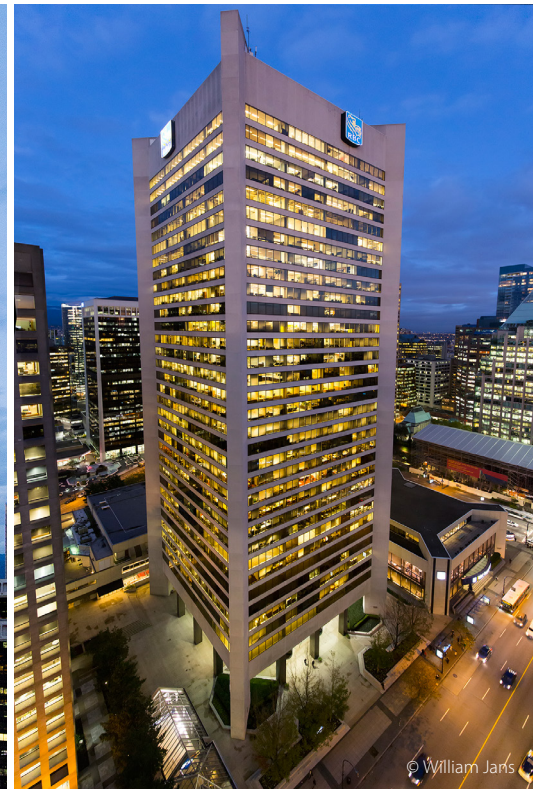
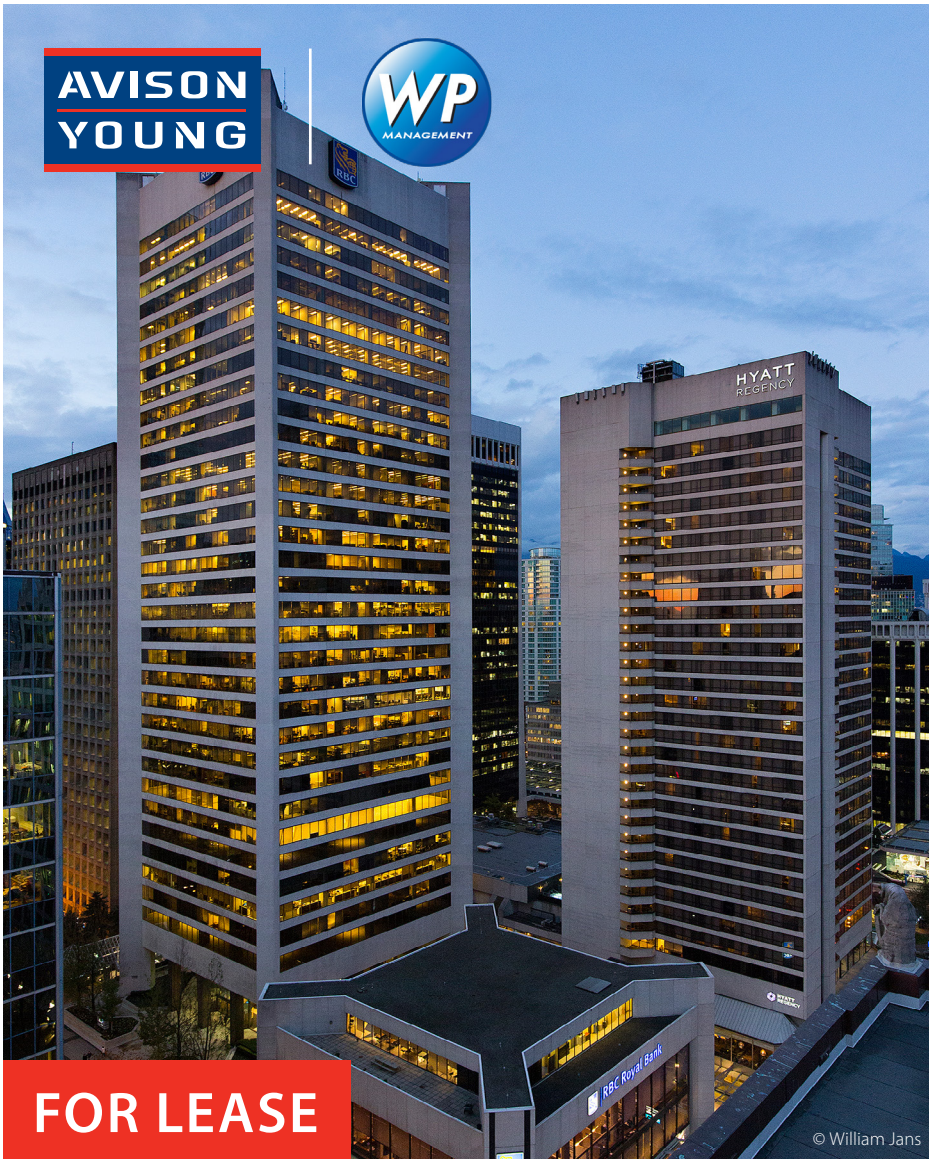


**AVISON
YOUNG**



FOR LEASE

ROYAL CENTRE

1055 WEST GEORGIA STREET

VANCOUVER, BC



Partnership. Performance.

OPPORTUNITY

Premium 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 WEST GEORGIA STREET

VANCOUVER, BC



Property Details

Year Built/Renovated

1973/2001, 2008, 2014 & 2015

- ✓ New, double-pane windows
- ✓ *Destination Dispatch* elevator system helps to optimise usage and minimize stops

Class

A

Total Office Area

435,000 sf

Typical Floor Plate

Low Rise (floors 4–20): 14,400 sf

High Rise (floors 21–36): 14,800 sf

21 is the first stop in the hi-rise elevators

Elevators (*Destination Dispatch*)

- 6 low rise
- 6 high rise
- 2 servicing retail and parkade levels

Parking

1 stall per 1,100 sf—688 stalls

\$275/month for a random stall

\$400/month for a reserved stall

Secure bicycle locker cage

Storage

Variety of locker sizes

Security

Card-key access system

24-hour manned security

Public Transport

Direct tunnel access to the Burrard Street

SkyTrain station

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.

The retail promenade has two levels and offers an excellent range of restaurants, shops and services including Starbucks, Staples, Rexall Pharmacy, Tim Hortons and McDonald's.

Unparalleled Location

The property is located on the northwest corner of West Georgia Street and Burrard Street—one of the most recognized intersections in Vancouver. The Royal Centre features excellent exposure to West Georgia Street and Burrard Street—two principal commuter routes bisecting downtown Vancouver, providing connections to Vancouver's north shore via Lion's Gate Bridge and south via the Burrard Street Bridge.

Tenants at Royal Centre benefit from its location at the epicentre of both Vancouver's financial and primary urban shopping districts.



© William Jans



Amenities

- ✓ On-site management and 24/7 security
- ✓ Underground parking for 688 vehicles in a three-level facility
- ✓ Easy access to Alberni Street restaurants and Robson Street shopping
- ✓ Exciting range of restaurants, shops, retail amenities and services on two floors of retail within the complex
- ✓ Retailers include Starbucks, Staples, Rexall Pharmacy, McDonald's, Tim Hortons
- ✓ Large food court with over 14 food providers and ample seating
- ✓ Surrounded by hotels including Fairmont Hotel Vancouver, Shangri-La and Hyatt Regency
- ✓ End-of-trip facilities

Sustainability

Royal Centre achieved a LEED® Gold certification from the Canada Green Building Council (CaGBC) demonstrating its progressive environmental stance.

Warrington PCI Management

WPM is a Vancouver-based company with over 30 years of experience providing real estate services focused on property management, leasing, strata management and asset management.

WPM manages a portfolio in excess of five-million square feet of office, retail, industrial, residential and marine properties throughout BC.

WPM's values are founded on the principle of establishing professional relationships with their tenants based on mutual trust and respect.





STANLEY PARK BURRARD INLET ROBSON STREET BURRARD STREET BURRARD SKYTRAIN GEORGIA STREET

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