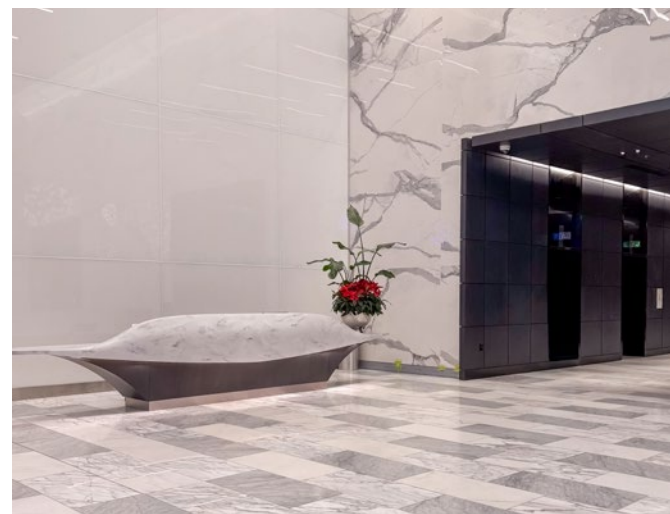
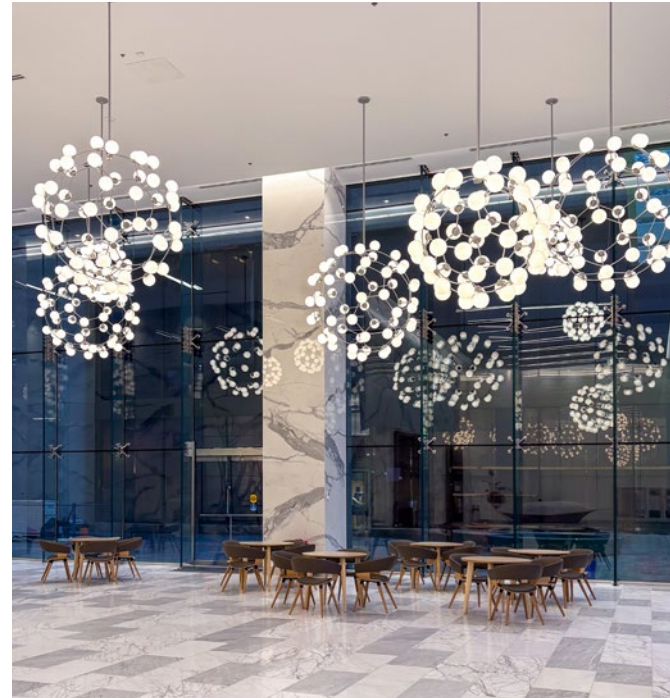


**AVISON
YOUNG**

For Sublease

Suite 970 - 1055 West Georgia Street
Vancouver, BC



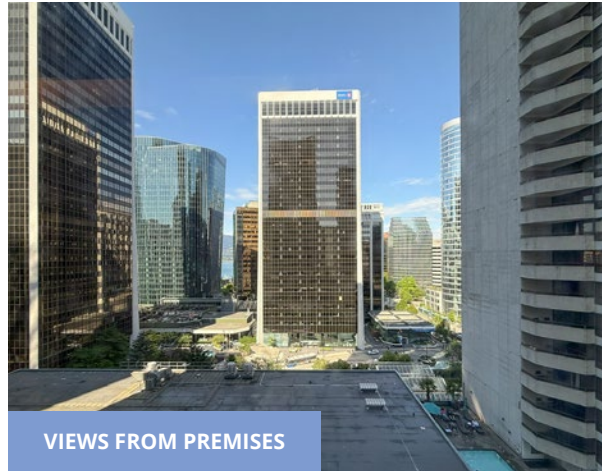
2,448 sf move-in-ready furnished
office space designed for flexibility
and convenience

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com
*Glenn Gardner Personal Real Estate Corporation

Jonathan Hallett, Associate
604 757 1203
jonathan.hallett@avisonyoung.com

Office space for sublease

Suite 970 - 1055 West Georgia Street
Vancouver, BC



VIEWS FROM PREMISES

PROPERTY DETAILS

SIZE
2,448 sf

AVAILABLE
Immediately

FURNITURE
Available







SUBLEASE EXPIRY
October 30, 2031

ADDITIONAL RENT
\$27.68 psf (2026 est.)

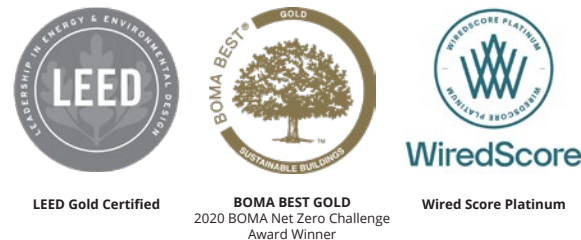
ASKING RATE
Contact listing agents

PROPERTY HIGHLIGHTS

Located at the crossroads of business, convenience and culture in downtown Vancouver, Royal Centre is a premier class A office building in the heart of the city's financial core. Rising 36 storeys and offering over 435,000 square feet of office space, the complex is directly connected to Burrard SkyTrain Station and the Hyatt Regency via a secure underground concourse.

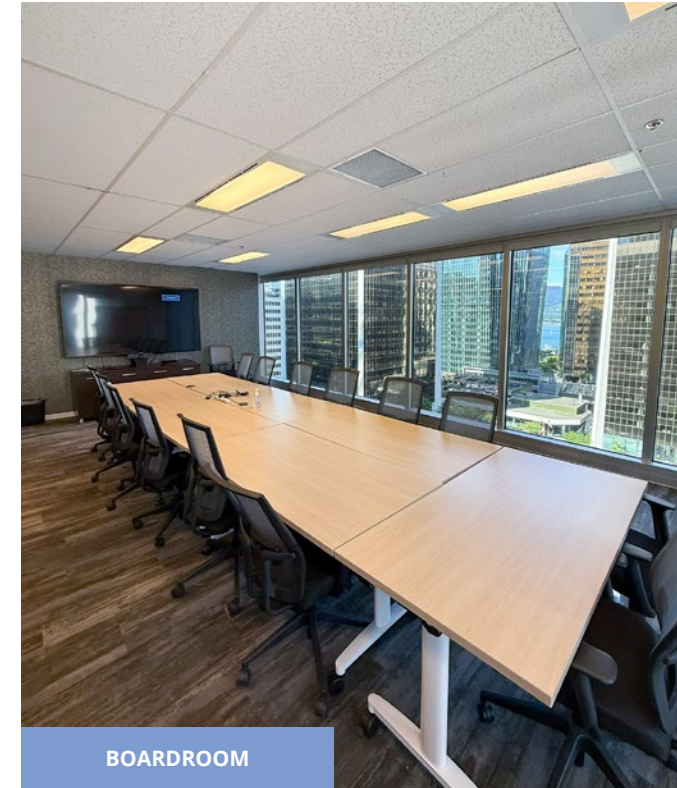
-  On-site management and 24/7 security
-  Exciting range of restaurants, shops, retail amenities and services on two floors of retail
-  Royal Centre fitness centre offers free exclusive use for tenants
-  Large food court with ample seating and 11 food providers throughout the premises
-  Underground parking for 688 vehicles in a three-level facility
-  End-of-trip shower facilities

COMMITMENT TO SUSTAINABILITY



SUITE HIGHLIGHTS

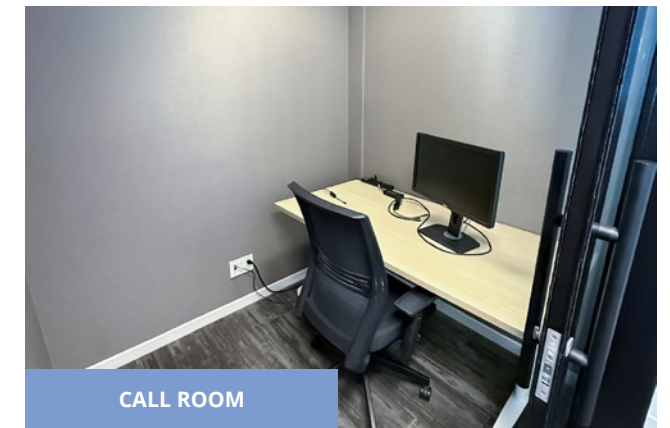
-  One (1) boardroom
-  One (1) call room
-  Storage
-  Server closet
-  Kitchenette
-  Open area with 20 workstations
-  City views



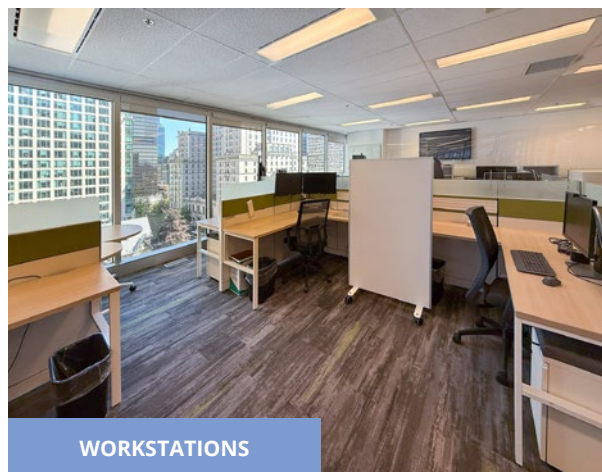
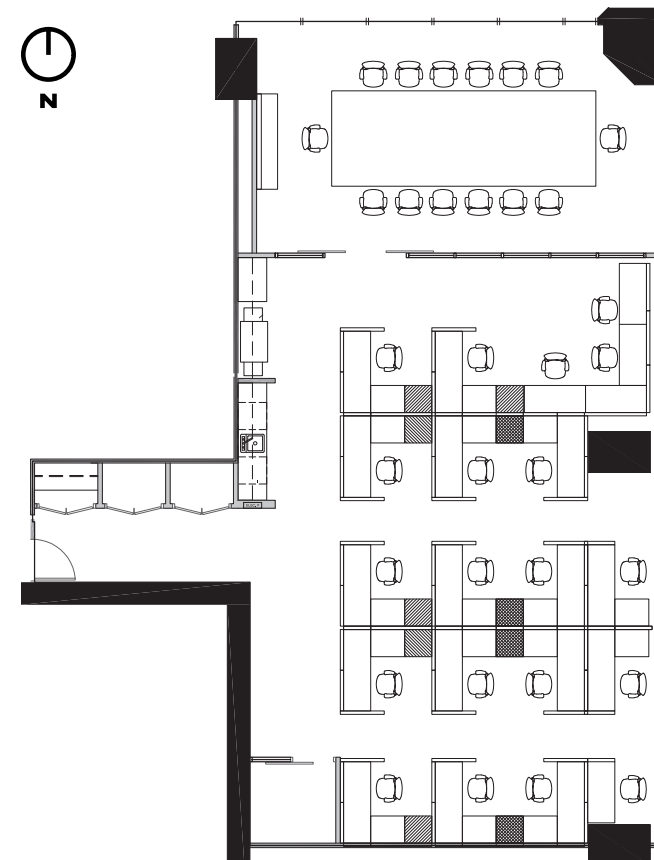
BOARDROOM



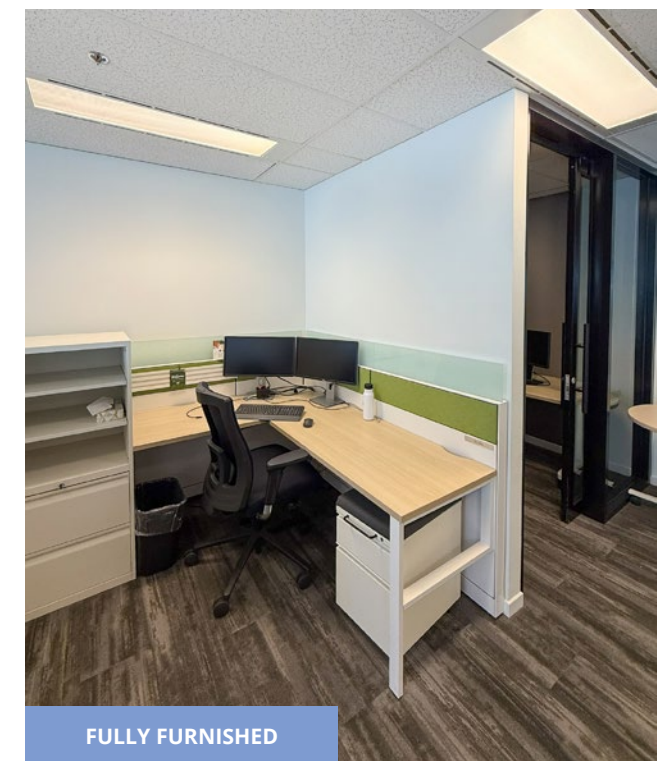
KITCHENETTE



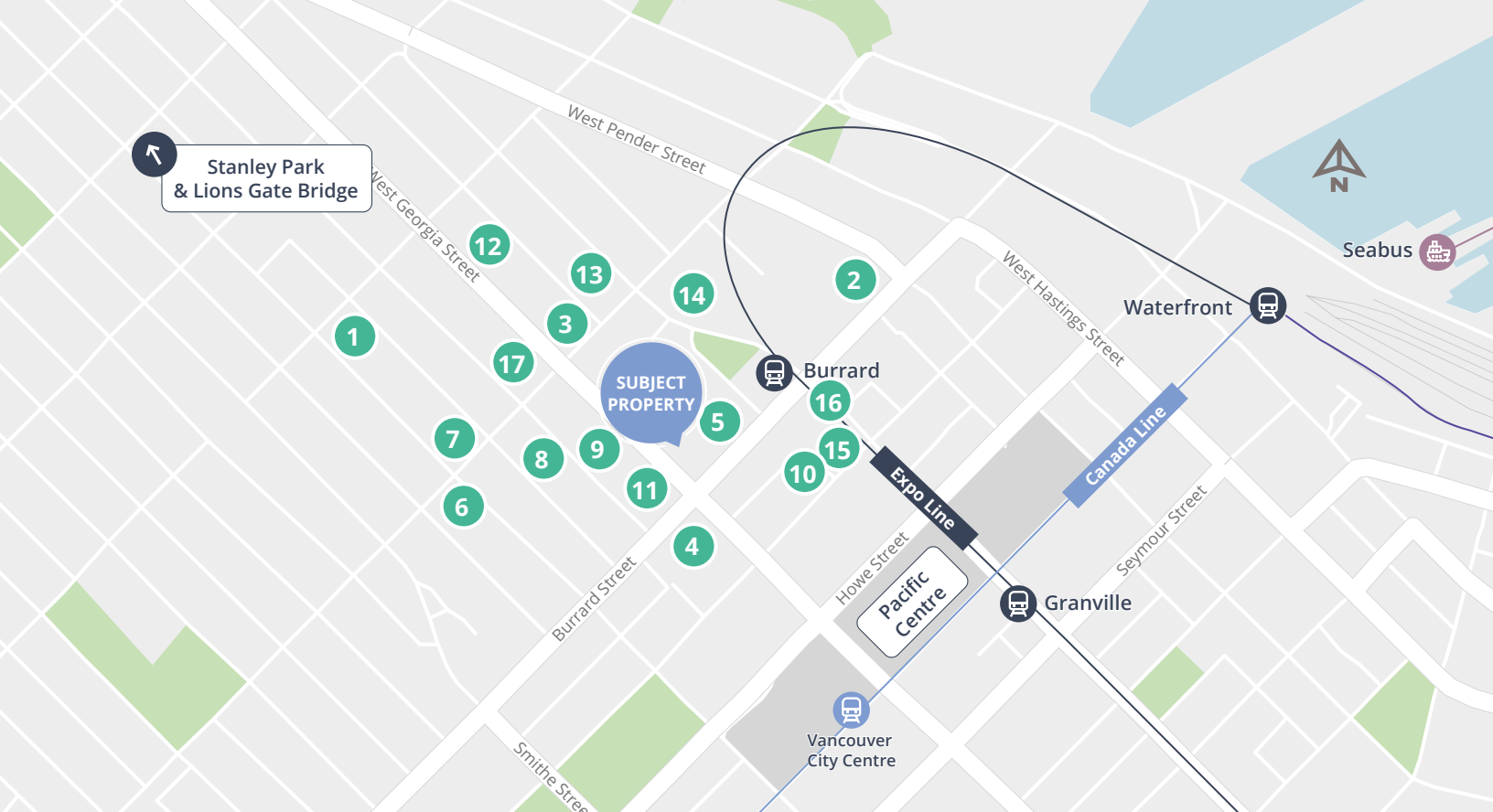
CALL ROOM



WORKSTATIONS



FULLY FURNISHED



LOCATION

Home to the BC head office of the Royal Bank of Canada, Royal Centre anchors Vancouver's largest Downtown banking hub. With seamless transit access, vibrant retail amenities and a prestigious address on West Georgia Street, this landmark destination places your business at the centre of it all.



Nearby amenities

- | | | |
|---|------------------------------------|-----------------------------|
| 1. Earls Kitchen + Bar | 6. Starbucks | 12. Paradox Hotel Vancouver |
| 2. JOEY Bentall One | 7. Joe Fortes Seafood & Chop House | 13. Sushi California |
| 3. 49th Parallel Café & Lucky's Doughnuts | 8. Coast | 14. FUNK. Coffee Bar |
| 4. Fairmont Hotel Vancouver | 9. Thierry Alberni | 15. JJ Bean Coffee Roasters |
| 5. Hyatt Regency | 10. Hy's Steakhouse & Cocktail Bar | 16. Cactus Club Cafe |
| | 11. cafclub. | 17. Carlino Restaurant |

Contact for more information

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**AVISON
YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**
Platinum member