

**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
**Devin Ringham Personal Real Estate Corporation*

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

COMMITMENT TO SUSTAINABILITY



LEED Gold Certified



BOMA BEST GOLD
2020 BOMA Net Zero Challenge
Award Winner



WiredScore
PLATINUM
Wired Score Platinum








OPERATING COSTS AND TAXES
\$26.21 psf per annum, net (2025 estimate)

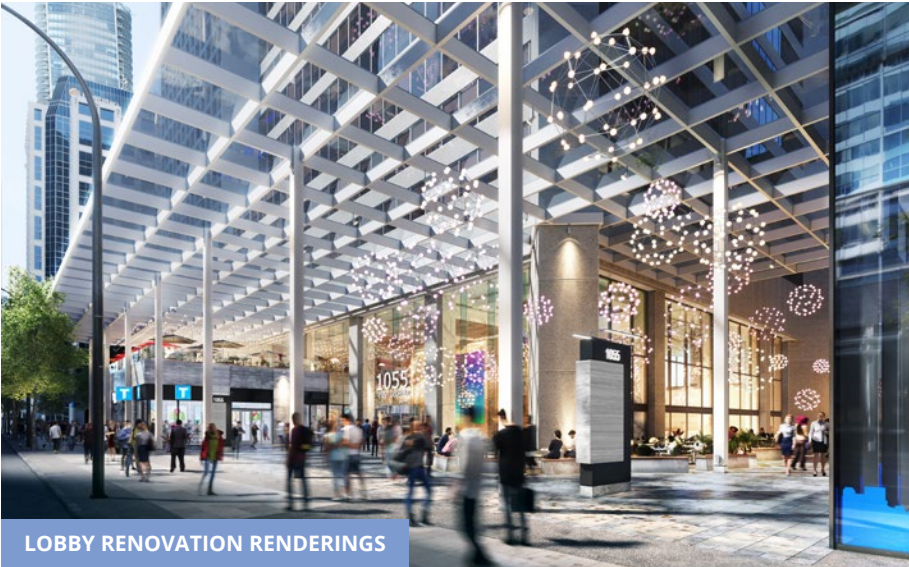
ASKING NET RENT
Please contact listing agents

About Royal Centre

Royal Centre is an A Class 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. Connected to Burrard SkyTrain Station and Hyatt Regency hotel via underground concourse .The complex houses the BC head office of the Royal Bank of Canada (RBC), which is the largest down-town banking centre in Vancouver.

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 free exclusive use for tenants
-  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
-  Connected to Burrard Skytrain Station via underground concourse



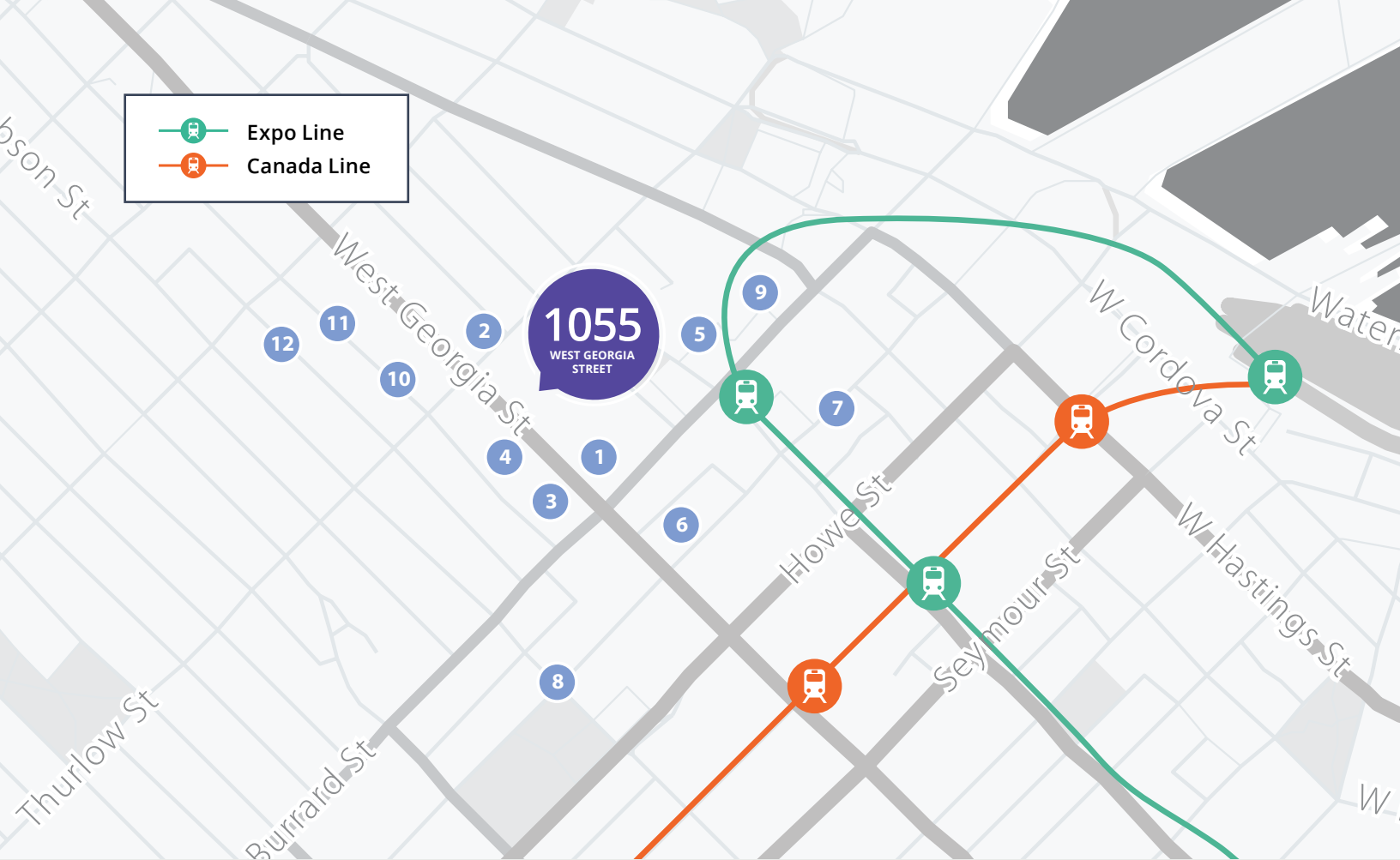
LOBBY RENOVATION RENDERINGS

Property details

Suite #	Total (sf)	Available	Description
700	5,702	Immediately	Reception area, 10 window offices, large kitchen, print/storage rooms, 6 interior offices, meeting room, open work area
710	3,019	Immediately	Unimproved premises in shell condition ready for tenant improvements
950	3,910	Immediately	Suite includes 6 private offices, 1 boardroom, kitchen, storage and open areas with North facing views. Show suite now complete!
1820	6,733	Immediately	Suite 1820 and the 19th floor are in shell condition with new ceiling grid and LED lights and connected via an internal staircase. The 19th floor boasts impressive water and mountain views
1900	14,339	Immediately	
2020	3,085	Immediately	Suite includes open work stations, server/storage room, and boardroom
2050	3,555	December 1 2025	Suite includes 7 offices, meeting rooms and boardrooms with elevator access
2740	2,984	October 1 2025	Suite includes boardroom, reception, print/storage rooms, and approximately 17 offices
2800	14,737	November 1 2026	Consists of approximately 20 private offices, 2 meeting rooms, break room, printer rooms, reception, and lunch room



LOBBY RENOVATION RENDERINGS



 **99** Walk Score
"Walker's Paradise"

 **100** Transit Score
"Rider's Paradise"

 **86** Bike Score
"Very Bikable"

Nearby 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 for more information

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

avisonyoung.ca

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MANAGED
COMPANIES**
Platinum member