

4,535 SF SUBLEASE
LONG-TERM OR FLEXIBLE TERM

22ND FLOOR
ROYAL CENTRE - 1055 W. GEORGIA ST
VANCOUVER, BC



4,535 SF: HIGH-BANK, NORTH-FACING,
WELL IMPROVED (OFFICES + OPEN),
ELEVATOR EXPOSURE





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PREMISES OVERVIEW

PREMISES SIZE
22nd Floor - 4,535 SF

BASE RENT
Please contact agents

ADDITIONAL RENT
\$25.21

SUBLEASE EXPIRY
November 29, 2032

FURNITURE
Available

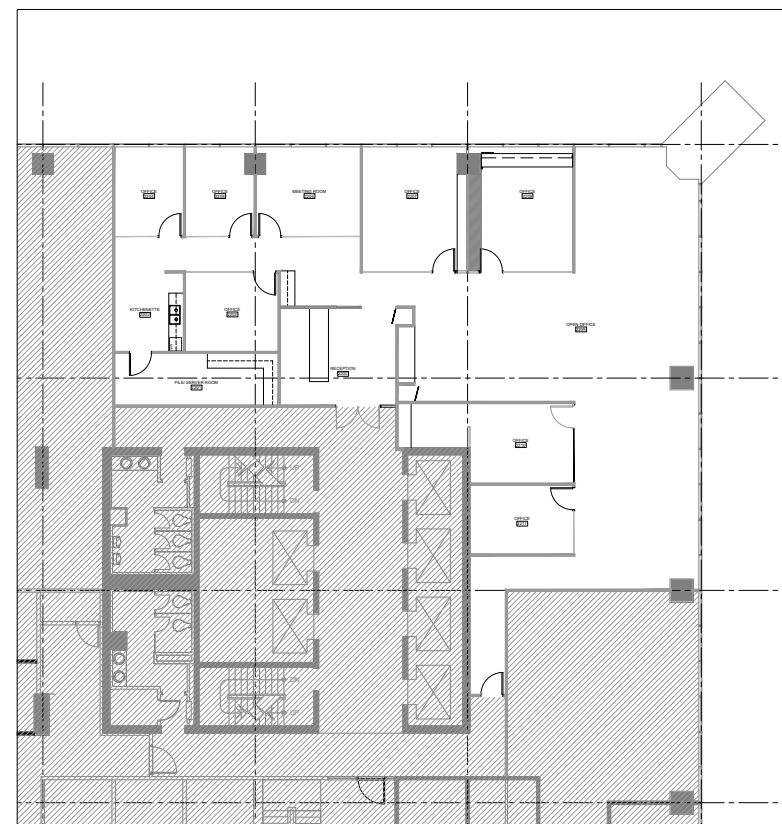
PARKING
1 stall per 1,000 SF

BUILDING OVERVIEW
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 banking centre in Vancouver.

SPACE FEATURES

- Good quality improvements (no furniture)
- Bright, north-facing space with lots of natural light
- Elevator exposure
- Upgraded floor common lobby
- Formal reception with premium millwork
- Efficient layout comprised of 8 offices plus large open plan area, boardroom, kitchenette

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BUILDING AMENITIES



Direct connectivity
to Royal Centre Retail Mall



Large food court with over
14 food providers and ample seating



On-site management and 24/7 security



Underground parking
for 688 vehicles in a three-level facility



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



End-of-trip facilities



Royal Centre fitness centre free exclusive
use for tenants



Connected to Burrard Skytrain Station
via underground concourse

SUSTAINABILITY



LEED
Gold



BOMA Best
Gold



WiredScore
Platinum

Exclusively Listed By

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