

Royal Centre

1055 WEST GEORGIA STREET
VANCOUVER, BC

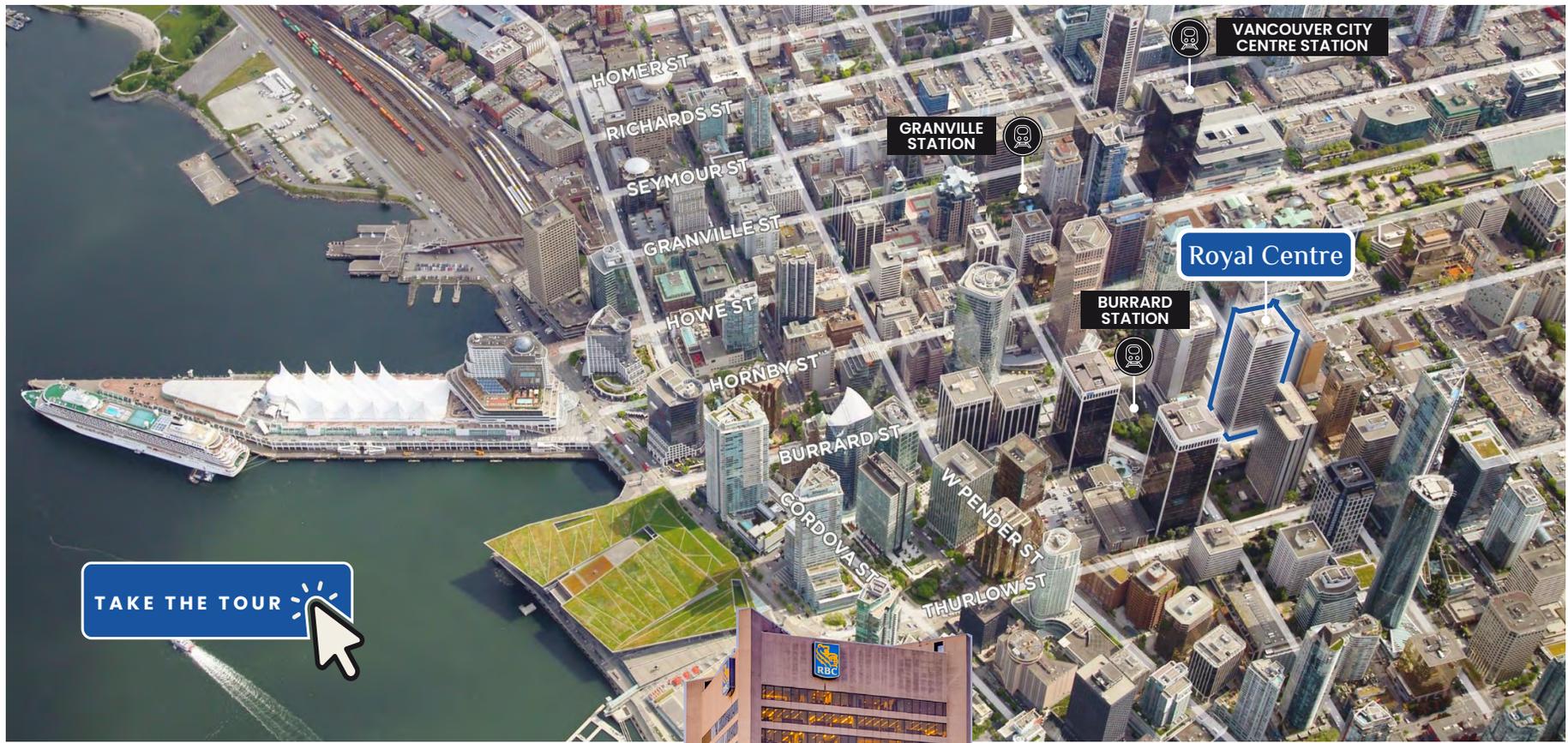
RARE FURNISHED
HIGH-BANK FULL FLOOR
OFFERING

25TH FLOOR – 14,689 SF



TAKE THE TOUR





Property Highlights

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 464,000 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.

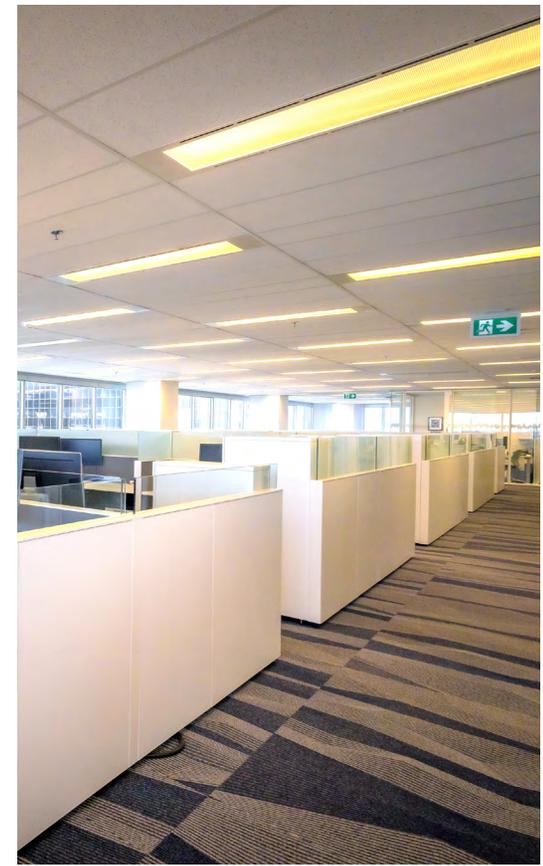
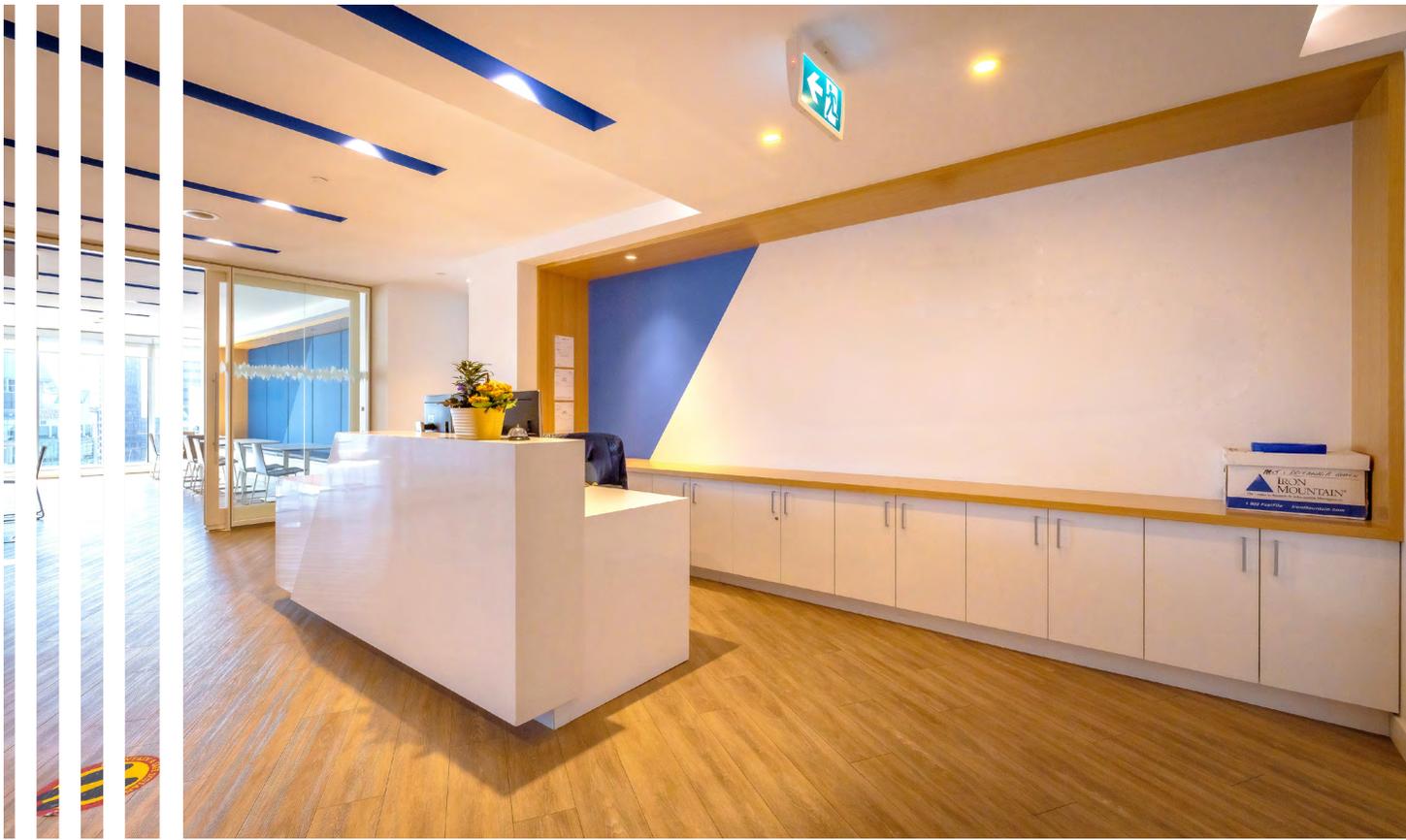
Lobby and ground plane are currently undergoing major renovations that will be complete Q1 2026, set to deliver Royal Centre as Downtown Vancouver's preeminent lobby complete with restaurant and coffee amenities.

Royal Centre - 25th Floor



PREMISES OVERVIEW:

- 25th floor: 14,689 SF
- **Sublease Term:** March 2028
- **Base Rent:** Contact Listing Agents
- **Additional Rent:** \$26.21 PSF/PA (2025 estimate)
(lower than 2024 figure)
- **Furniture:** Negotiable
- **Parking:** 1 stall per 1,000 SF



Opportunity Highlights



Amazing 360° outlooks from the 25th floor



Upgrade floor common lobby



Improvements in excellent condition, recently renovated



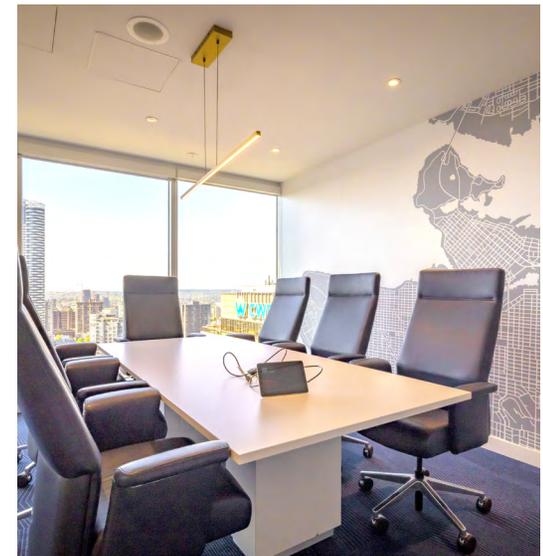
Formal reception with premium millwork



Floor-to-ceiling glazing for abundant natural light and new LED lighting



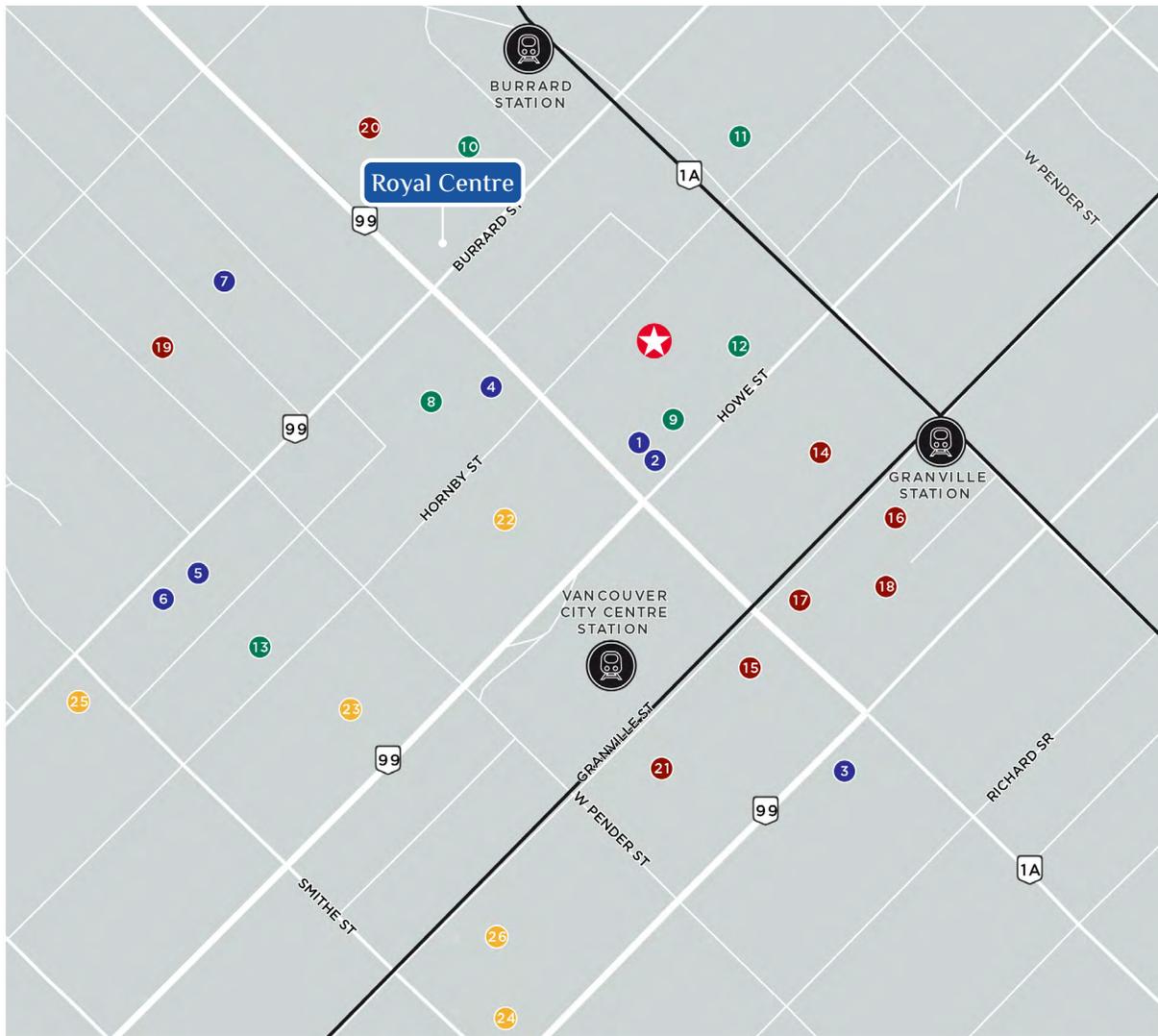
Efficient layout with attractive balance of open plan desking, office, breakout rooms, boardrooms and kitchen/lounge space



Fitwel[®]
Viral Response
Certified

Amenities

- 24,000 SF terrace with sports courts, yoga circle and seating
- State-of-the-art Fitness Centre
- Showers and locker rooms
- Tech-enabled conference and meeting rooms
- Secure bike lockers
- Tenant mobile app
- EV charging
- Proximity to CF Pacific Centre



DINING

1. HAWKSWORTH
2. BEL CAFÉ
3. GLOWBAL
4. NOTCH 8
5. JOEY
6. ITALIAN KITCHEN
7. BLACK + BLUE

HOTEL

8. FAIRMONT HOTEL VANCOUVER
9. ROSEWOOD HOTEL
10. HYATT REGENCY
11. HOTEL LE SOLEIL
12. METROPOLITAN HOTEL
13. WEDGEWOOD HOTEL & SPA
14. CF PACIFIC LOUNGE

RETAIL

15. LONDON DRUGS
16. WINNERS
17. HUDSON'S BAY
18. SHOPPERS DRUG MART
19. INDIGO
20. STAPLES
21. BEST BUY

ENTERTAINMENT

22. VANCOUVER ART GALLERY
23. ROBSON SQUARE
24. ORPHEUM THEATRE
25. SCOTIABANK THEATRE
26. COMMODORE BALLROOM

Royal Centre - 25th Floor

Royal Centre (Re)Envisioning

The (re)envisioning of Royal Centre is an ambitious journey that will rejuvenate part of the Downtown core. The Royal Centre Redevelopment stands as a transformative endeavor set to breathe new life into the heart of downtown Vancouver. A multi-million-dollar project completing Q1 2026, this initiative promises to redefine the cityscape with its ambitious vision.

Central to the re-envisioning is the creation of a state-of-the-art lobby. The introduction of a striking pavilion will serve as a focal point, adding architectural elegance to the urban landscape. Enhancing connectivity, the project includes improved access to transit, acknowledging the evolving needs of the community.

Moreover, the redevelopment aims to tantalize the city's culinary scene with the addition of a new restaurant, creating a vibrant hub for both locals and visitors alike. The Royal Centre Redevelopment not only signifies a physical transformation but also symbolizes a commitment to fostering a dynamic and thriving urban core in Vancouver.



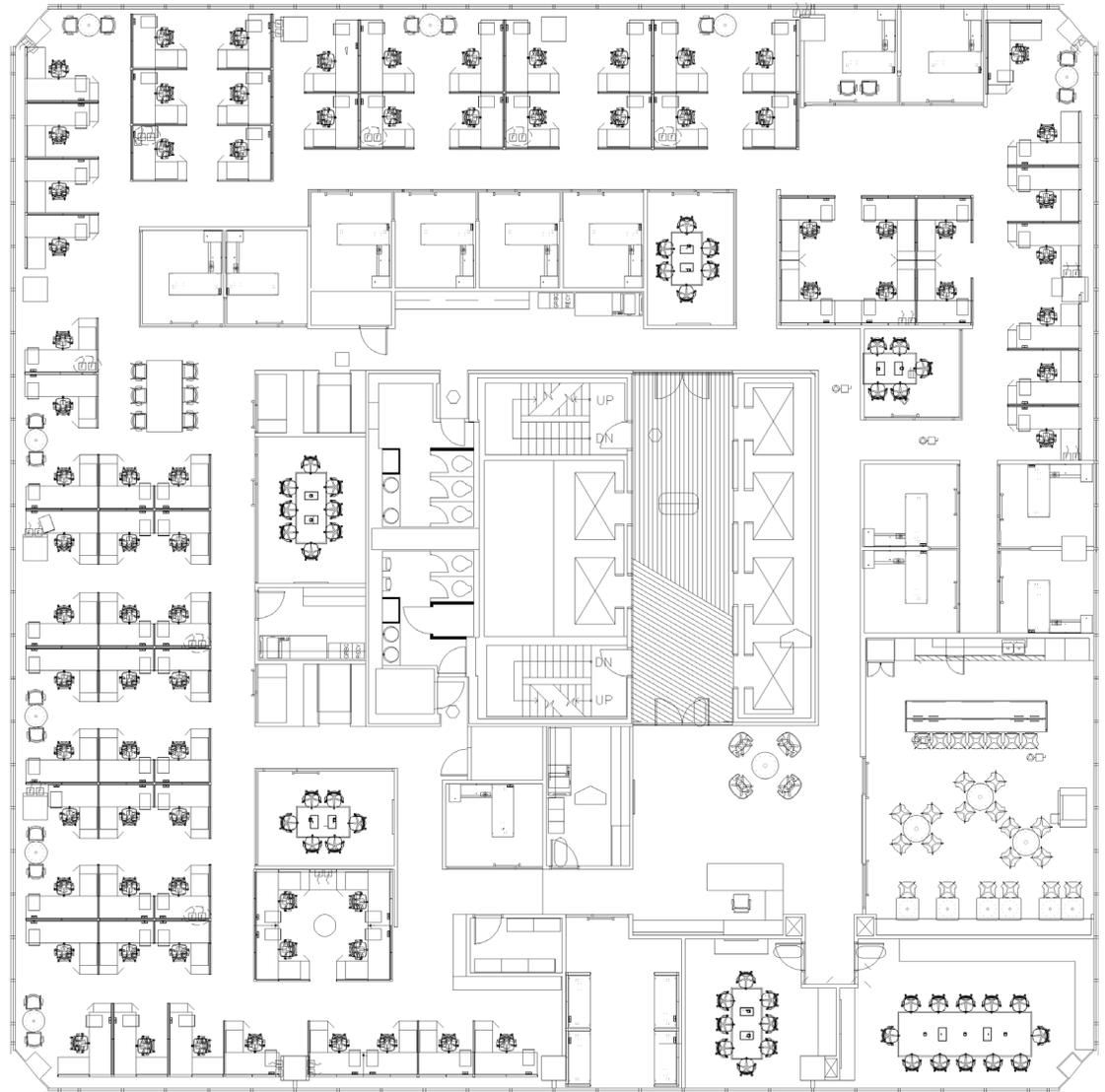
Royal Centre - 25th Floor

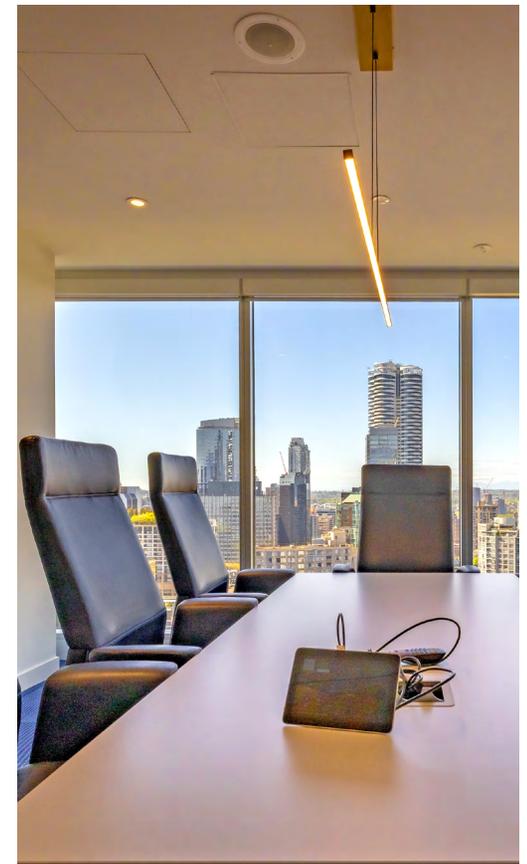
25TH FLOOR - 14,689 SF

74 Open Plan Desks

13 Offices

7 Breakout/Boardrooms





Royal Centre - 25th Floor



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For More Information, Please Contact:

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