

# RETAIL FOR LEASE

ROYAL CENTRE | 1055 WEST GEORGIA STREET  
VANCOUVER, BRITISH COLUMBIA



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**CBRE**

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## ROYAL CENTRE

1055 WEST GEORGIA STREET

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### LOCATION OVERVIEW

Located on the north west corner of West Georgia and Burrard Streets, Vancouver's busiest intersection, Royal Centre is conveniently situated within the business and retail amenities of downtown Vancouver. Royal Centre is a Class A office building located in the prime Central Business District of downtown Vancouver. This 589,000 square foot, 37-storey building is adjacent to the Vancouver Hyatt Regency Hotel. It is also one of the largest office buildings in the Central Business District.

There are two underground levels of retail stores in the Royal Centre complex with direct access to the Burrard SkyTrain station.

Royal Centre tenants include Rexall Drug Store, Staples Business Depot, Starbucks, Cookies by George, Tim Hortons, ICBC, Poke Time, Victoria Chinese Restaurant, Mayfair News and the new Loyal Medical Clinic along with food court tenants:

- Subway
- Taco Time
- Rice N' Spice
- Camay Wok
- Family Gourmet Deli
- Momo Sushi
- Noble Grill
- Bubble Waffle Cafe
- Teriyaki Experience
- Le Viet Cuisine
- Salad Loop

Zoning: DD\*



\* Tenant is responsible for verifying permissible uses as per the zoning

# FOR LEASE

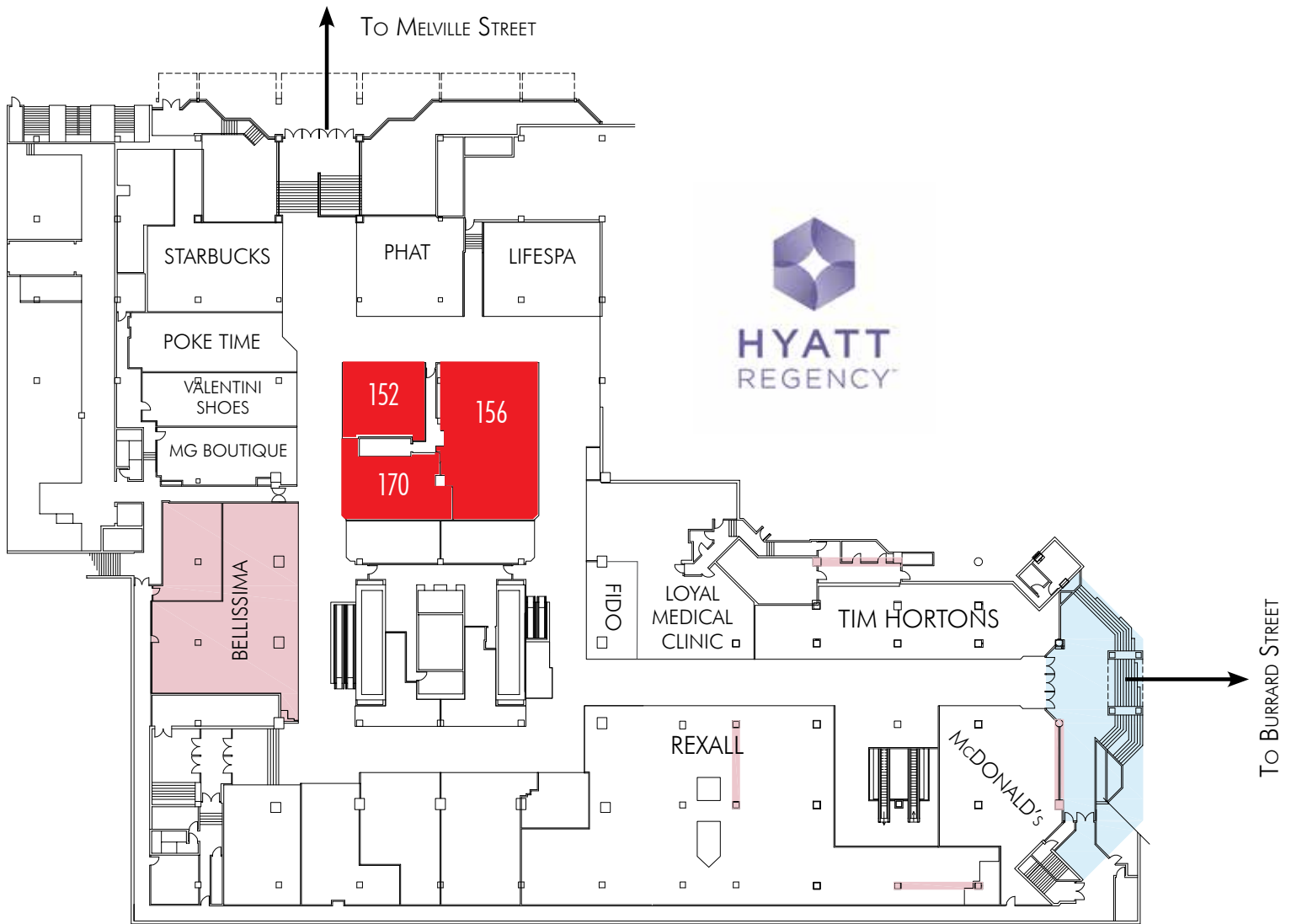
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## FLOOR PLAN

### UPPER RETAIL



# FOR LEASE

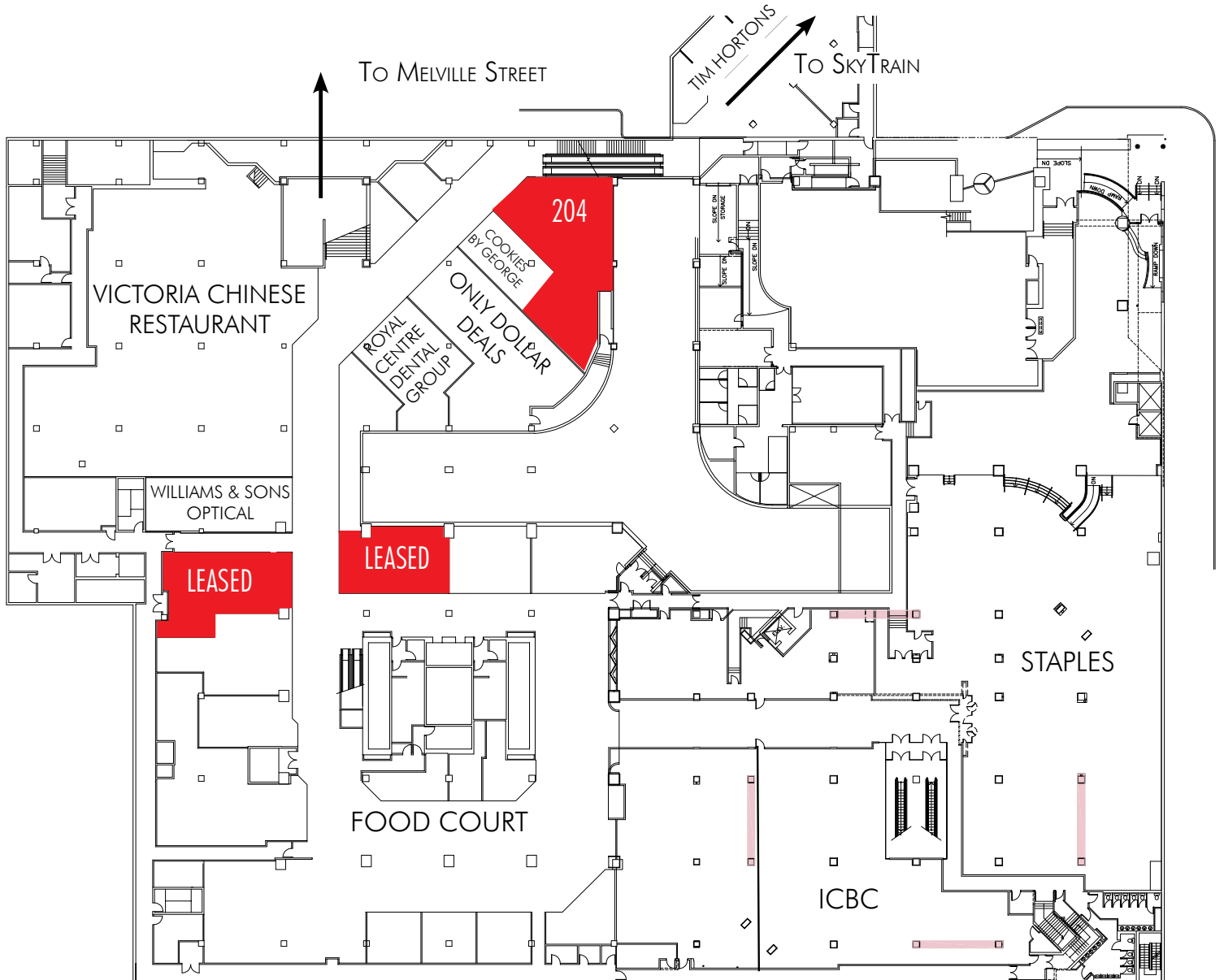
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## FLOOR PLAN

### LOWER RETAIL





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## PROPERTY OVERVIEW



UNIT	152
AVAILABLE SPACE	810 sq. ft.
LEASE RATE	\$40.00 per sq. ft.
ADDITIONAL RENT	\$32.31 per sq. ft. (estimate)
AVAILABILITY	Immediately

The available unit is located on the Upper Level of the retail complex.



UNIT	156
AVAILABLE SPACE	1,936 sq. ft.
LEASE RATE	\$35.00 per sq. ft.
ADDITIONAL RENT	\$32.31 per sq. ft. (estimate)
AVAILABILITY	Immediately

The available unit is located on the Upper Level of the retail complex.



UNIT	170
AVAILABLE SPACE	903 sq. ft.
LEASE RATE	\$30.00 per sq. ft.
ADDITIONAL RENT	\$32.31 per sq. ft. (estimate)
AVAILABILITY	Immediately

The available unit is located on the Upper Level of the retail complex.

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UNIT 204  
AVAILABLE SPACE 1,890 sq. ft.  
LEASE RATE \$35.00 per sq. ft.  
ADDITIONAL RENT \$32.31 per sq. ft. (estimate)  
AVAILABILITY Immediately

The available unit is located on the Lower Level of the retail complex.



UNIT 214  
AVAILABLE SPACE 890 sq. ft.  
LEASE RATE \$45.00 per sq. ft.  
AVAILABILITY January 1, 2018

The available unit is located on the Lower Level of the retail complex, adjacent to the food court.



UNIT 244  
AVAILABLE SPACE Main Store - 702 sq. ft.  
Storage - 161 & 270 sq. ft.  
Total - 1,133 sq. ft.  
LEASE RATE Main Store - \$45.00 per sq. ft.  
Storage - \$20.00 per sq. ft.  
AVAILABILITY One months' notice

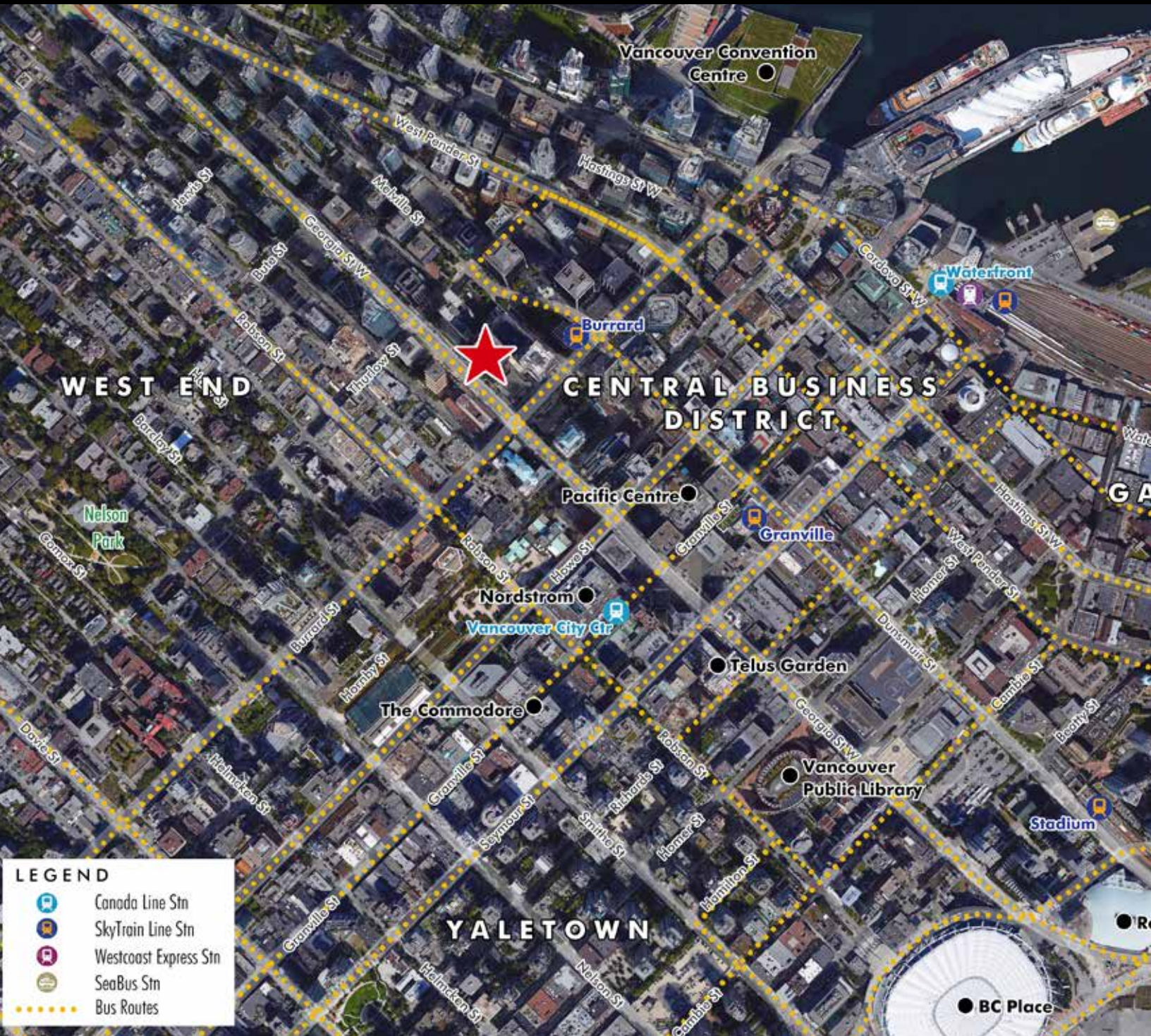
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CBRE Limited | 1021 West Hastings Street | #2500 | Vancouver, BC V6E 0C3 | [www.cbre.ca](http://www.cbre.ca)

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