



ROYAL CENTRE IS CURRENTLY UNDERGOING A  
MAJOR TRANSFORMATION

FOR LEASE | SPECIALTY CAFÉ OPPORTUNITY

# ROYAL CENTRE

1055 W Georgia Street, Vancouver, BC



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# PROJECT SUMMARY

Royal Centre, one of Vancouver's most iconic office buildings, is undergoing a two-year, multi-million dollar renovation transformation that will accommodate a high-profile upper tier casual restaurant. In addition, opportunity exists for a specialty café.

The project includes a 37-level office tower and a bi-level mall. It is connected to the Burrard SkyTrain Station, one of the busiest stations on the Expo Line, and provides access to the Hyatt Regency Hotel.

- The new lobby and plaza area will feature state-of-the-art structural glass walls and a sleek and modern facade
- Brand-new two-level restaurant and a large exterior patio overlooking West Georgia Street
- A new café will be a focal point in the expanded lobby
- Greater accessibility to the bi-level mall and Burrard SkyTrain Station
- Interior mall remerchandising is also underway



# DETAILS

⌘ Available:  
Specialty Café: 1,235 SF plus lobby and exterior seating

⌘ Ceiling Heights: Approx. 20-24 feet

⌘ Base Rent: Please Contact Listing Agents

⌘ Additional Rent: Please Contact Listing Agents

⌘ Parking: 688 stalls are located in a three-level underground parking facility. Such parking facility services the hotel, office and retail components of the project.

⌘ Estimated Completion: Q4 2025

# CONTACT

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# PROJECT TENANTS



FIELD & SOCIAL

RCDG | ROYAL CENTRE  
DENTAL GROUP

# DEMOGRAPHICS

DRIVE TIME	5 MIN	7 MIN	12 MIN
2024 Population	139,203	211,799	453,380
2029 Populations Projections	155,285	233,984	496,037
2024 Average HH Income	\$118,606	\$120,423	\$133,901
2024 Daytime Population	242,206	348,808	574,815



# LOCATION

Royal Centre is ideally located for successful retailing. At the northwest corner of Burrard and West Georgia Streets, the project stands on the edge of Vancouver's bustling shopping and financial district offering convenient access to shoppers, office workers, tourists and commuters.

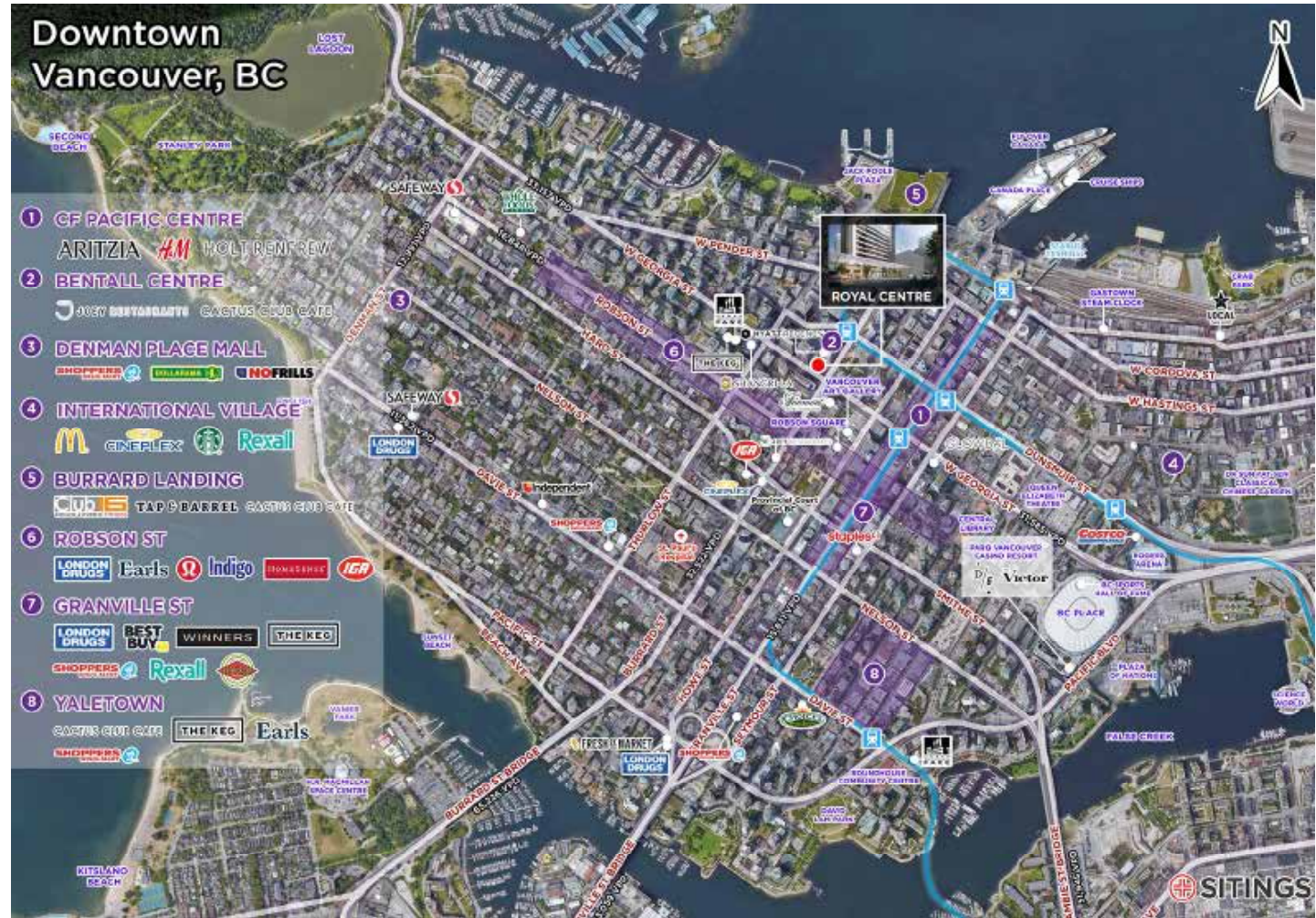
World renowned Robson Street, featuring many popular shopping and dining experiences, is two blocks to the South.

Vancouver's luxury retail district, hosting a variety of international retailers, begins directly across the street and extends to Alberni Street.

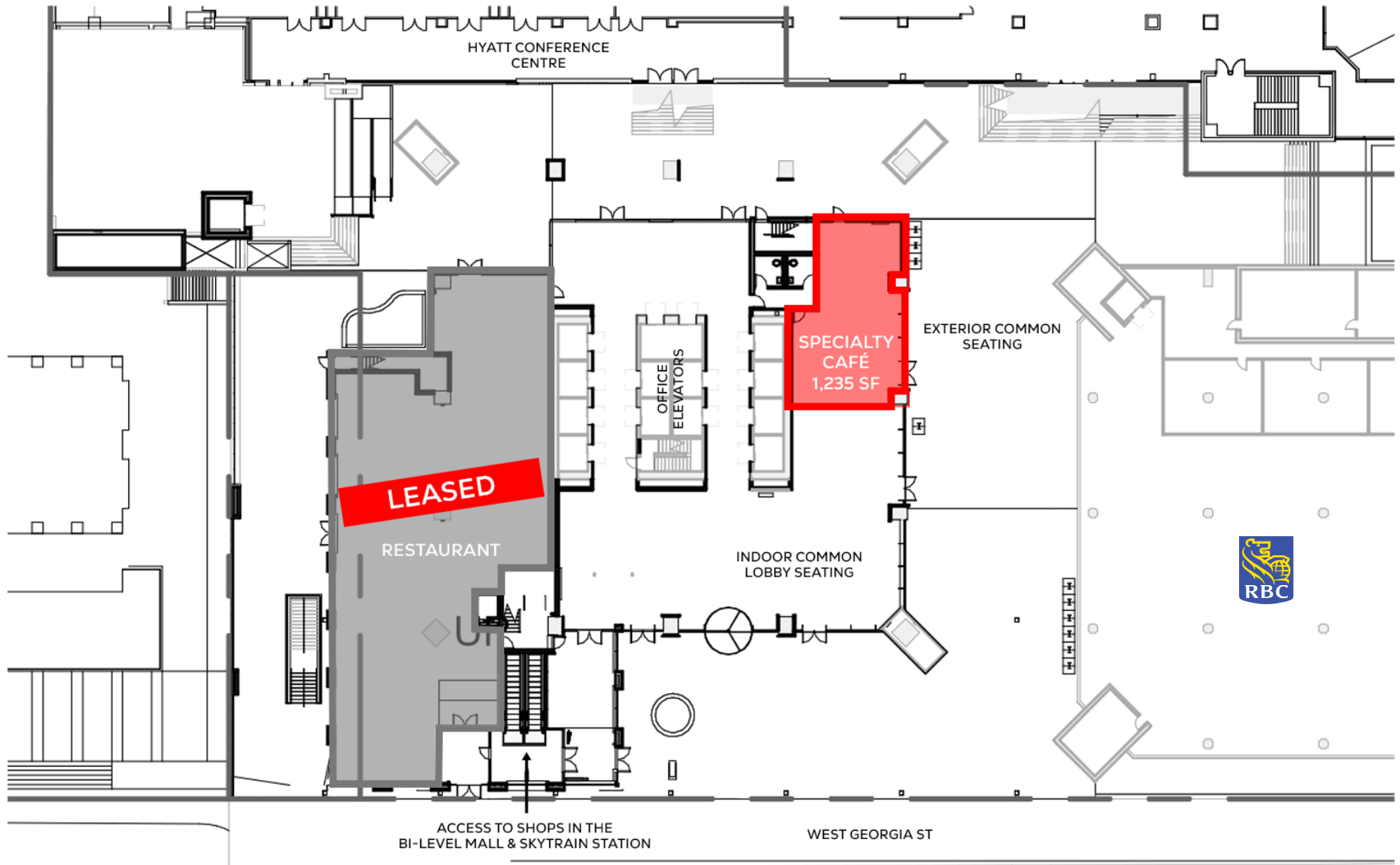
Several major hotels are in close proximity including the Hyatt Regency, Hotel Vancouver, Wedgewood Hotel, and the Sutton Place Hotel.

Being a 589,000 SF mixed-use development, Royal Centre generates significant day time traffic unto itself.

Royal Centre is home to a diverse array of tenants, including various businesses, retail outlets, and service providers. It caters to a large trade area and contributes to the vibrant professional environment of the complex.



# SITE PLAN - GROUND LEVEL





# RENDERING

## ROYAL CENTRE'S NEW OFFICE LOBBY



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