



ROYAL CENTRE (RE)ENVISIONED

TRANSFORMING ONE OF VANCOUVER'S MOST ICONIC OFFICE BUILDINGS INTO A PREMIER URBAN HUB WITH HIGH PROFILE RESTAURANT AND SPECIALITY CAFÉ OPPORTUNITIES

1055 W Georgia St, Vancouver, BC

RETAIL LEASING BROCHURE



SHELDON SCOTT
Personal Real Estate Corporation
604.416.5582
sheldon@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Royal Centre, one of Vancouver's most iconic office buildings, is undergoing a two-year, multi-million dollar renovation to transform the podium to offer a high-profile restaurant, specialty café and a more contemporary lobby and plaza.

The project is a 37-level office tower and two-levels of retail. It is connected to the Burrard SkyTrain Station that is one of the busiest SkyTrain stations and has direct 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
- New café to be a focal point in the expanded lobby
- Greater accessibility to interior retail and Burrard SkyTrain Station
- Interior mall remerchandising is underway



FUTURE
PREMIER
URBAN HUB

DETAILS

✦ Available:

✦ Restaurant:

Ground Level: 6,200 SF plus patio

Upper Level: 2,800 SF plus 4,400 SF patio

Total: 9,000 SF

✦ Specialty Café: 1,600 SF plus lobby and exterior seating

✦ Ceiling Heights:

✦ Restaurant: Approx. 14 feet

✦ Specialty Café: Approx. 20-24 feet

✦ Base Rent: Contact Listing Agent

✦ Additional Rent: Contact Listing Agent

✦ Parking: 688 stalls are located in a three-level underground parking facility, for use by hotel, office and retail

✦ Estimated Completion: Q4 2025

PROJECT TENANTS



DEMOGRAPHICS

DRIVE TIME	5 MIN	7 MIN	12 MIN
2023 Population	128,520	196,705	427,676
2028 Populations Projections	141,666	213,418	462,385
2023 Average HH Income	\$113,310	\$115,329	\$125,959
2023 Daytime Popilation	244,530	353,087	563,707

CONTACT

SHELDON SCOTT

Personal Real Estate Corporation
Sitings Realty Ltd

604.416.5582
sheldon@sitings.ca

KAYLA MORROW

Senior Associate
Sitings Realty Ltd

604.416.5584
kayla@sitings.ca

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.

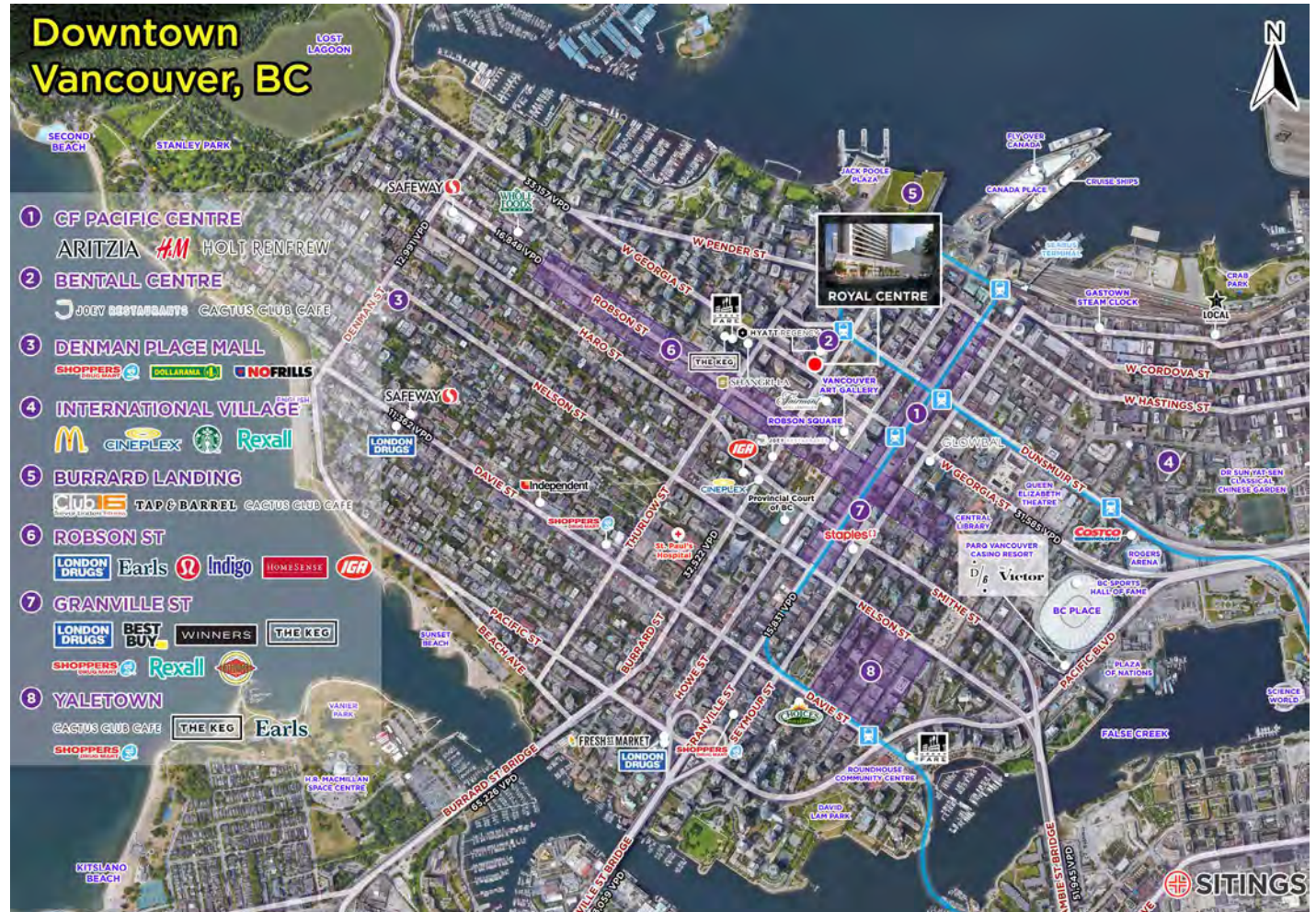
World renowned Robson Street, featuring many popular shopping and dining experiences, is two blocks to the South.

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

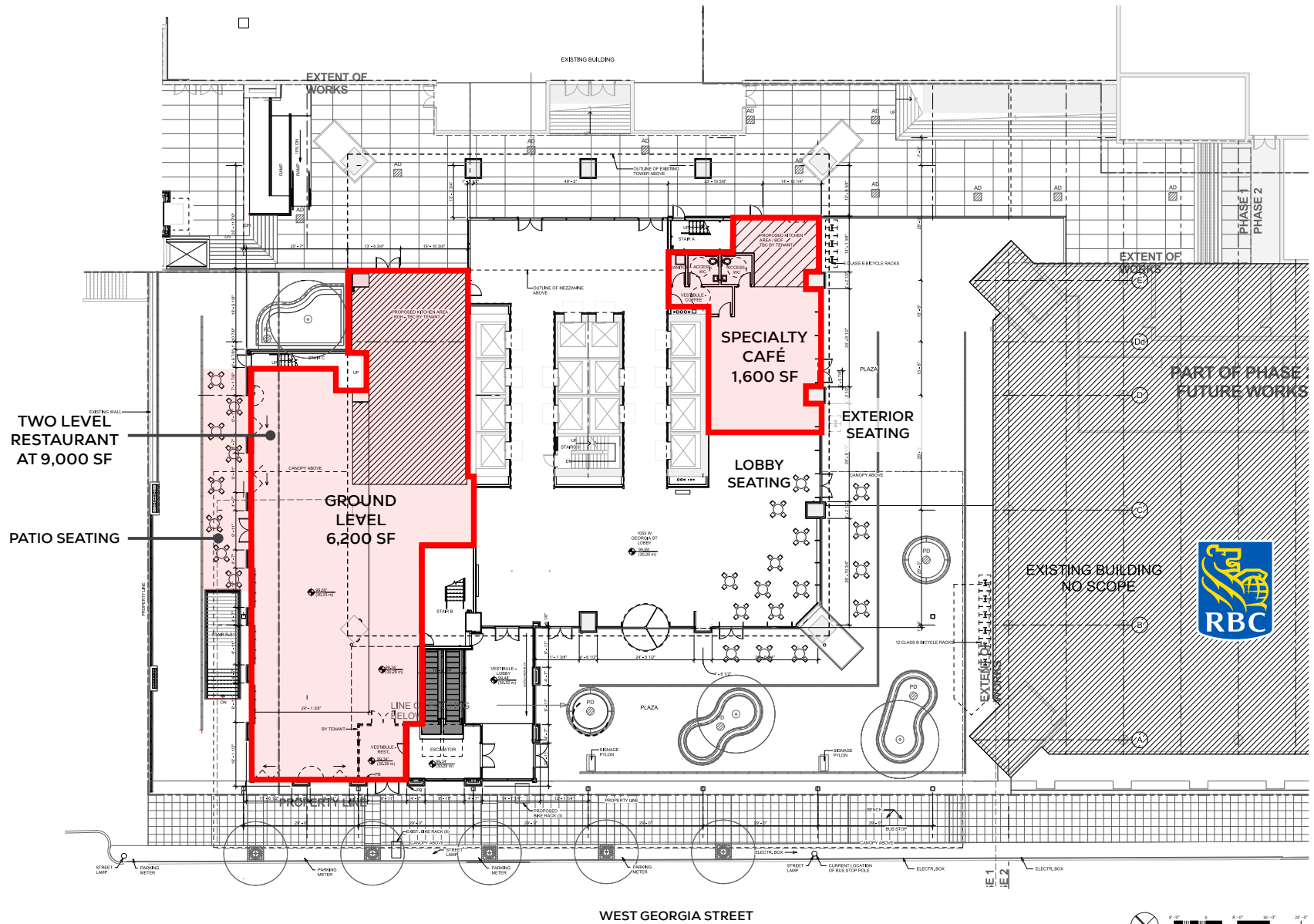
Several major hotels are in proximity including the Hyatt Regency, Hotel Vancouver and the Shangri La Vancouver.

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

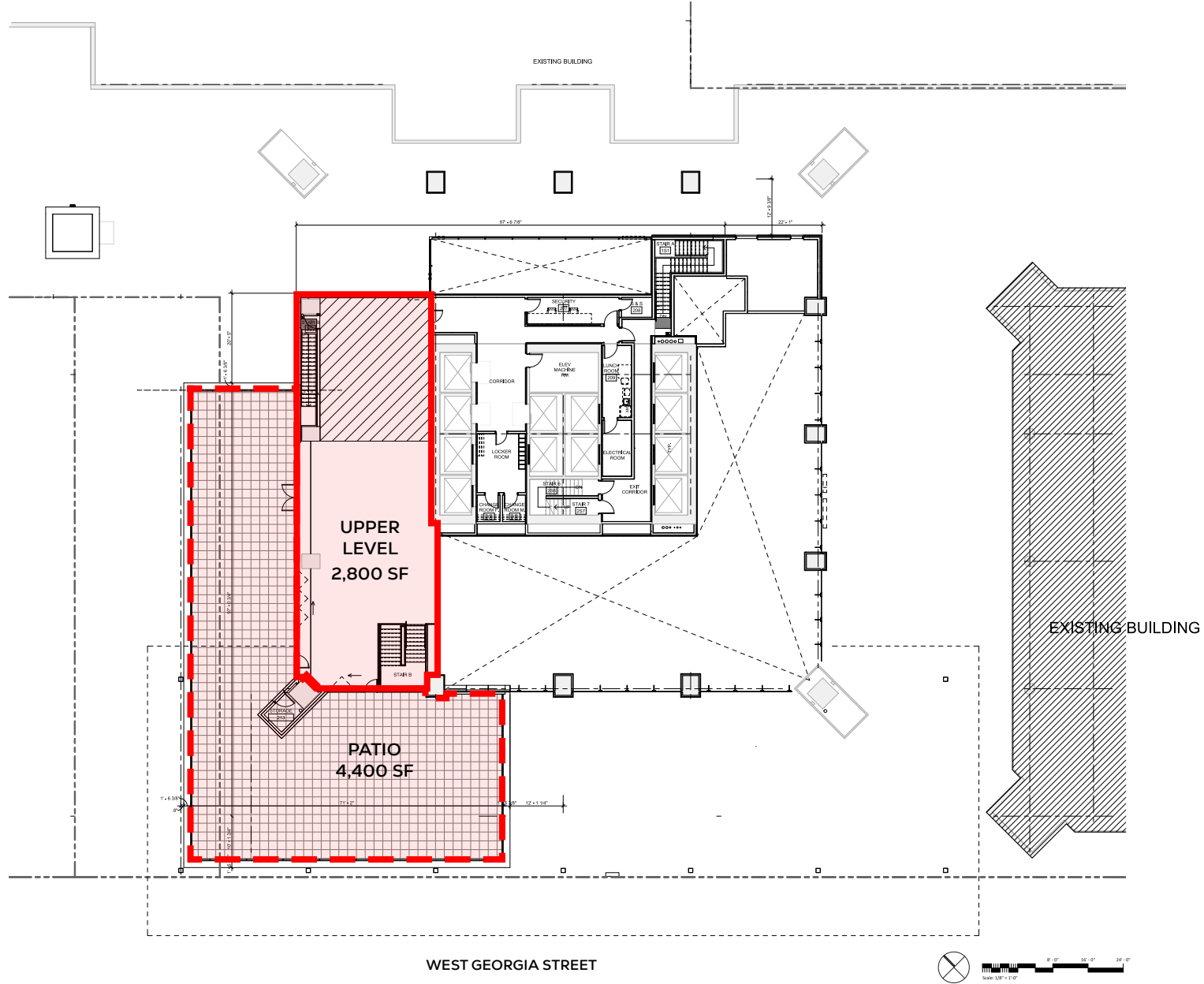
Royal Centre is home to a diverse array of tenants, including various businesses, retail outlets, and service providers, catering to a diverse clientele, all contributing to the vibrant professional environment of the complex.



SITE PLAN - GROUND LEVEL



SITE PLAN - LEVEL 2



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

RENDERINGS - LOBBY

