



An Enhanced Experience
Landlord Turn-Key Opportunities



ELEVEN - FIFTY - FIVE

1155 ROBSON STREET

FOR LEASE

LOCATED IN THE AMENITY-RICH ROBSON CORRIDOR OF VANCOUVER'S CDB

Robson Street has a rich history in Vancouver dating back to the late 1800's and has undergone several transitions throughout the decades, but it has always remained a centre for commerce and social gathering. Robson Street has endless amenities ranging from coffee shops, hotels, banks and more. It is steps from the fine dining restaurants and Shangri-La on Alberni Street. Additionally, Eleven-Fifty-Five is minutes from Burrard Skytrain Station and several bus lines.

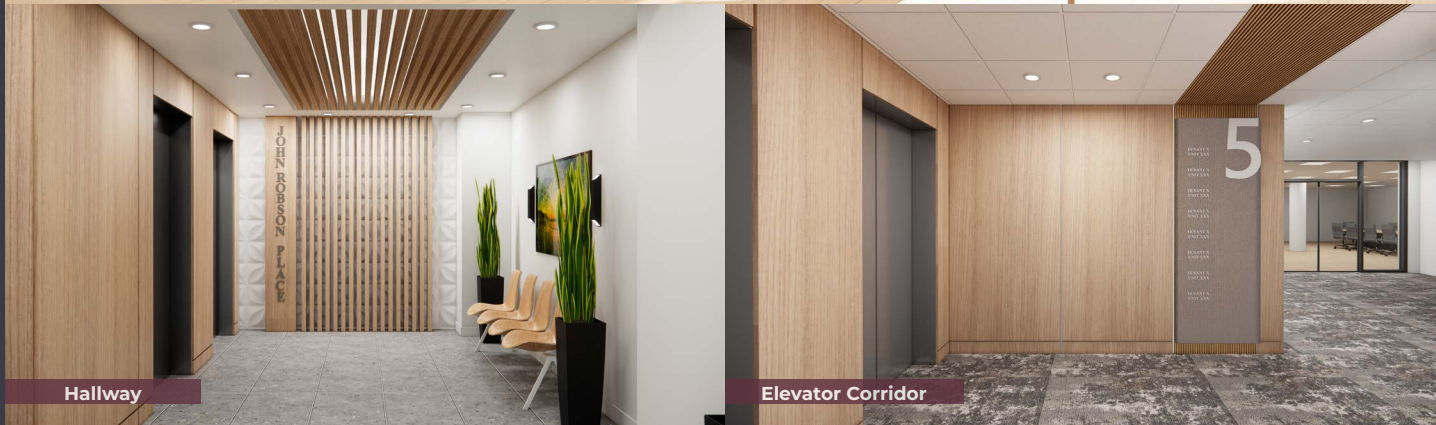
New tenant amenity lounge & boardroom facility

The 2,500 square foot amenity and boardroom facility is currently under construction and includes a patio. Located on the fifth floor, it will be complete with televisions and soft seating, kitchen area and large boardroom facility. The lounge will be accessible by tenant's 24/7 and is available to book on a first come first serve basis through property management.

NEW TENANT LOUNGE [LINK TO FLOOR PLAN](#)



Tenant Lounge



Hallway

Elevator Corridor

BUILDING UPGRADES UNDERWAY AT ELEVEN-FIFTY-FIVE

New Elevator Corridors

Each floor is undergoing a complete redesign, from the elevator facades and flooring to new lighting, the common lobbies will inhabit a modern and bright feel.

New Washrooms

Washroom upgrades are underway, with an emphasis on a clean and modern design. Lobbies will inhabit a modern and bright feel.

Lobby Improvements

While the existing lobby is quite presentable, extra measures are being taken to create a consistent feel throughout the newly modernized building.







Turn-Key Opportunities and Show-Suite

Beginning with Suite 505, modernized units will be complete with new ceiling tile and light fixtures.

Branding Opportunity

For a tenancy equal or greater to 20,000 SF, crown signage can be made available offering a dramatic increase to a company's profile and brand.

BUILDING AMENITIES

-  BIKE STORAGE
-  TENANT LOUNGE
-  COMMON BOARDROOM
-  EXTENSIVE BUILDING UPGRADES UNDERWAY
-  PROFESSIONALLY MANAGED
-  LANDLORD TURN-KEY AVAILABLE



AVAILABLE SUITES

SUITE	SF	AVAILABILITY	COMMENTS	FLOORPLANS	
88	6,445 SF	Immediately	Zoned for education use, 7 classrooms, lounge areas, administrative offices, washrooms and reception.		
400	2,588 SF	Immediately	Suite includes 6 private offices, one large boardroom, kitchenette and open space. Can be combined with suite 406.		
406	1,356 SF	Immediately	See floor plan.		
SHOW SUITES	505	2,020 SF	Immediately	Two offices, open work area and a large boardroom. SE city views, reception area and storage/telecom room. Adjacement to new tenant lounge.	
	510	2,927 SF	Immediately	One office and a meeting room with a vast efficient open work area. New open ceiling concept with LED lighting.	
701	3,598 SF	Immediately	Elevator exposure with views to English Harbour. Efficient open work space with two window offices, kitchenette and copy room.		
705	1,283 SF	Immediately	Open plan with attractive improvements.		

BASIC RENT: Contact Listing Agents

ADDITIONAL RENT (2024): \$20.19 psf/pa

SHOW SUITES

SUITE 505 [LINK TO FLOOR PLAN](#)

This fifth floor premises will consist of new flooring, ceiling and lighting as is complimented by the new amenity lounge and boardroom on the same floor. The layout consists of three offices, a boardroom and lots of open work area.

- New open ceiling and LED lighting
- New flooring and millwork
- Paint
- Adjacent to the new tenant lounge

SUITE 510 [LINK TO FLOOR PLAN](#)

Newly improved show-suite, consisting of one office, a meeting room and vast efficient open work area. The premises borders the newly completed tenant lounge which connects it like no other.

- New open ceiling with LED lighting
- New flooring and millwork
- New paint
- Borders the new tenant lounge



ACCESSIBILITY



TRANSIT SCORE

99



WALK SCORE

97



BIKE SCORE

100



jll.com

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ELEVEN - FIFTY - FIVE

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