



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 has been completed and includes a patio. Located on the fifth floor, it is complete with televisions and soft seating, kitchen area and large boardroom facility. The lounge is 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



Boardroom

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 and Suite 510, 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	SIZE	AVAILABILITY	COMMENTS	FLOOR PLANS	
88	6,445 s.f.	Immediately	Zoned for education use, 7 classrooms, lounge areas, administrative offices, washrooms and reception.		
400	2,588 s.f.	Immediately	Suite includes 6 private offices, one large boardroom, kitchenette and open space. Can be combined with suite 406.		
406	1,356 s.f.	Immediately	See floor plan.		
415	812 s.f.	Immediately	This suite features one large office or meeting area, server/storage space, open work area, and direct access to private balcony		
503	1,356 s.f.	Immediately	Robson facing unit consisting of two offices and a meeting room with open work area.		
SHOW SUITES	505	2,020 s.f.	Immediately	Two offices, open work area and a large boardroom. SE city views, reception area and storage/telecom room. Adjacent to new tenant lounge.	
	510	2,927 s.f.	Immediately	One office and a meeting room with a vast efficient open work area. New open ceiling concept with LED lighting.	
507	861 s.f.	Immediately	Open plan ready for tenant improvements.		
509	994 s.f.	Immediately	Mostly open plan with one large meeting room/ executive office space.		
701	3,598 s.f.	Immediately	Elevator exposure with views to English Harbour. Efficient open work space with two window offices, kitchenette and copy room.		
705	1,283 s.f.	Immediately	Open plan with attractive improvements.		
708	927 s.f.	Immediately	Improved with 4 private offices, kitchen, and reception area.		

BASIC RENT: Contact Listing Agents

ADDITIONAL RENT (2025): \$21.70 psf/pa

SHOW SUITE: SUITE 505

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

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SHOW SUITE: SUITE 510

 [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 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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