

NOW SELLING

CITY CENTRE

4

**PREMIUM OFFICE
& RETAIL UNITS**

FOR SALE OR LEASE



CITY CENTRE 4

a new way to INNOVATE

City Centre 4 is the latest and largest phase of Surrey City Centre's Health & Technology DISTRICT which currently totals over 1/2 million SF of AAA office and retail space. Existing companies include a large number of professional, health, academic and technology based organizations and professionals that are focused on innovation and BC's emerging technology economy. This rapidly growing, high-profile community is home to a network of researchers, entrepreneurs, multinational and start-up companies, and some of the most advanced digital health, wellness, technology, and clinical service organizations.

Located in the vibrant Health & Technology District and immediately adjacent to one of Canada's busiest hospitals, your business has a unique opportunity to become part of this rapidly growing innovation ecosystem which will soon total over 850,000 SF. Specifically, City Centre 4 offers:

- 354,468 SF of AAA office and retail space
- State-of-the-art amenities, including end-of-trip and fitness facilities, and a common boardroom
- Total of 1,887 parking stalls across four buildings – accessible through secure underground parking
- Common rooftop terrace with stunning views
- Numerous retail outlets and restaurants
- Signage options available
- Units from 659 SF and up
- Estimated completion: Q4 2025
- Within a six minute walk of King George SkyTrain station




an industry-leading community


City Centre 4 is perfectly positioned in the heart of the Surrey City Centre and located in the vibrant Health & Technology District. Immediately adjacent to one of Canada's busiest hospitals and next to the newest UBC and Simon Fraser University campuses, as well as nearby to a variety of amenities including multiple hospitality and retail outlets.

A highly accessible and central location, the City Centre District is only minutes from King George Hub Skytrain Station and the Fraser Highway – King George intersection, allowing easy access to multiple transit options.


transit score

 80

bike score

 70

walk score

 66

amenities

SERVICES/ LANDMARKS

- 1 Central City Shopping Centre
- 2 Surrey Library
- 3 SFU
- 4 Holland Park
- 5 Surrey City Hall
- 6 UBC

RETAIL

- 1 Safeway
- 2 London Drugs
- 3 Save-on-Foods
- 4 Canadian Tire
- 5 Staples

FOOD & DRINK

- 1 White Spot
- ★ 2 CC1 + CC2
- 3 Tim Hortons
- 4 Central City Brewing
- 5 Browns Social House

BANKS & RETAIL HUB

- ★ 1 King George Hub
- 2 CIBC
- 3 TD Bank
- 4 RBC
- 5 BMO

- Freshii
- Captain's Oven Pizza
- Quesada
- Subway
- Hub Liquor Store
- Starbucks
- Minh Sandwiches
- Presotea
- Save-on Foods
- Coast Capital Savings
- Panago Pizza
- Subway
- Chopped Leaf
- A&W
- Tim Horton's
- Reux
- Waffle House
- Fresh Healthy
- Pho 68



The \$70 million land investment by UBC is another indicator of Surrey's rising prominence in the region...

Mayor of Surrey

empowerment through education

UBC recently confirmed the acquisition of a three-acre property at 9770 King George Boulevard in Surrey.

The complex, located near Surrey Memorial Hospital, will expand and improve access to post-secondary education in the rapidly growing South Fraser sub-region of Metro Vancouver, enhancing the attractiveness of the City of Surrey.

location

The future campus is located directly adjacent to the King George SkyTrain Station, the Health & Technology District and Surrey Memorial Hospital.

The overall project scope is still in preliminary planning phases however this massive commitment to Surrey City Centre will further enhance the vibrant Health & Technology District.



HEALTH-AND-TECHNOLOGY
DISTRICT
AN INNOVATION ECOSYSTEM



+10,000
students



135,000^{SF}
property



\$70^{MILLION}
land investment

city centre overview

Immerse your business in this rapidly growing, high-profile community, home to a network of academics, entrepreneurs, multinational and start-up companies, and some of the most advanced digital health, wellness, technology, and clinical service organizations.





a modern and innovative building



OFFICE SPACE

- 23 stories of AAA office space
- 8 elevators
- Floor plates ranging from 13,366-21,331 SF
- Office units from 659 SF and up
- LEED GOLD (Pending)
- Wired Score (Pending)
- Typical clear ceiling heights 11'-3" (Floors 2-17)
- 5 floors of dedicated wet lab space with clear ceiling height of 14' 8" (floors 19-22) and 14' 5" (floor 23)



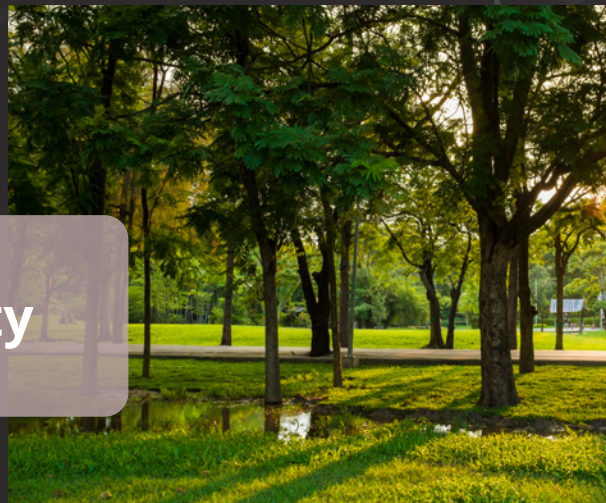
RETAIL SPACE

- Consists of 12,135 SF retail and 8,969 SF restaurant/QSR food, high profile premium strata retail units on 2 levels
- Prominent signage opportunities available
- Select units (units 102, 103, 104 and 205) featuring base building provisions for restaurant uses
- Located within the vibrant Health & Technology District and adjacent to Surrey Memorial Hospital and the new UBC Campus

amenities

- Numerous retail, wellness and restaurants on site
- Large 6th Floor amenity area including:
 - » state-of-the-art fitness facility and yoga room
 - » Change rooms with private showers and lockers
 - » Common boardroom
 - » Rooftop terrace with breathtaking city and North Shore mountain views
- Multiple secured bike rooms with end-of-trip facilities on the main floor
- Secure video enterphone access system

flex time for top productivity





availability

Don't miss this opportunity to purchase office space in one of the most innovative and unique districts in the Lower Mainland. Grow equity in real estate while focusing on your business goals in space that meets your business needs.

LEVEL 22-23	OFFICE/WET LAB	13,366 SF
LEVEL 6-21	OFFICE	14,101 SF
LEVEL 5	OFFICE	21,340 SF
LEVEL 4	OFFICE	21,331 SF
LEVEL 3	OFFICE	20,903 SF
LEVEL 2	RETAIL	19,296 SF
LEVEL 1	RETAIL	19,250 SF
TOTAL		354,468 SF



benefits of ownership

WHY OWNING IS A SMART BUSINESS DECISION

- 1** build equity
Build equity by paying down your principal
- 2** long term value
Bring long term value to your capital investments by writing off mortgage interest expenses
- 3** low interest rates
Low interest rates help ensure monthly payments are consistent
- 4** control your property
Avoid annual rent escalations, and have a say in your operating expenses and management fees.
- 5** diversify your portfolio
The choice is yours to occupy, lease or sell your property

project team



Lark Group

Lark Group has been successfully building and developing projects for over 45 years. Based in Surrey, BC, Lark is a local, reputable, well-established, privately-owned development, construction and property management firm. Lark develops and constructs facilities that are exciting, built with quality, profitable, and respectful of the community and environment. Our development portfolio includes a wide range of office, mixed-use, residential, health, institutional, light industrial, and recreational projects. Lark is also the largest developer of medical and care buildings in the Lower Mainland

Larkgroup.com



Colliers

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 67 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners and investors. For more than 25 years, their experienced leadership with significant insider ownership has delivered compound annual investment returns of almost 20% for shareholders. With annualized revenues of \$3.0 billion (\$3.3 billion including affiliates) and \$40 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

Collierscanada.ca



ICT Group

Co-founded by the Delesalle and Dayhu Groups, ICT is a collaboration that leverages its combined experience, expertise, and reputation in the development and construction of each project. With Integrity as a core value, each project is managed to ensure a risk mitigated approach, complimented by high environmental standards, community involvement and alignment with our strategic partners.

Imaginingcommunitiestogetherh.com/projects/



Sittings

Whether project leasing, strata pre-sales, or representing tenants, Sittings Realty work in partnership with all of our clients throughout the complete process. We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

Sittings.ca



CITY CENTRE 4

TENANT SIGN

9674 137 STREET

TENANT SIGN

TENANT SIGN

TENANT SIGN

Office Inquiries:

JASON TEAHEN

Personal Real Estate Corporation
604 661 0847
jason.teahen@colliers.com

ROB CHASMAR

Personal Real Estate Corporation
604 661 0822
rob.chasmar@colliers.com

Retail Inquiries:

DAVID KNIGHT

Personal Real Estate Corporation
604 416 5581
david@sitings.ca

KIRA LIU

604 416 5585
kira@sitings.ca



COLLIERS INTERNATIONAL
200 Granville Street, 19th Fl
Vancouver, BC V6C 2R6
604 681 4111



SITINGS REALTY LTD.
650 W Georgia Street, Suite 1595
Vancouver, BC V6B 4N8

citycentredistrict.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International 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. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International 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. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. Sept 7, 2023

