

CITY CENTRE

4

PREMIUM OFFICE
& RETAIL UNITS

FOR SALE





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, retail and hospitality space
- Units from 659 SF and up
- State-of-the-art amenities, including end-of-trip and fitness facilities
- Estimated completion: Q4 2025
- Total of 1,887 parking stalls across four buildings – accessible through secure underground parking
- Within a six minute walk of King George SkyTrain station
- LEED GOLD (Pending)
- Numerous retail outlets and restaurants
- Wired Score certified
- Signage options available

an industry-leading community



City Centre 4 is perfectly positioned in the heart of Surrey City Centre, within the vibrant Health & Technology District. Adjacent to one of Canada's busiest hospitals and just steps from the newest UBC and Simon Fraser University campuses, the area is surrounded by a wide range of amenities, including hospitality, retail, and fitness offerings. The new Hilton Homewood Suites hotel, occupying floors 17 through 25, will offer convenient accommodations for visitors and professionals in the area.

This highly accessible and central location is only minutes from the King George SkyTrain Station and the Fraser Highway, providing seamless access to key transit routes throughout the region.

Adding to the area's growing energy is the planned Surrey Entertainment District — a 10,000-seat arena and multi-purpose venue that will bring major sports, music, and cultural events to the city—further reinforcing City Centre 4 as a growing hub for work, learning, and life.

SERVICES/ LANDMARKS

- Central City Shopping Centre
- Surrey Library
- SFU
- Holland Park
- Surrey City Hall
- UBC

FOOD & DRINK

- White Spot
- Tim Hortons
- Central City Brewing
- Browns Social House

CC1 + CC2

- Freshii
- Captain's Oven Pizza
- Quesada
- Subway

RETAIL

- Safeway
- London Drugs
- Save-on-Foods
- Canadian Tire
- Staples

BANKS

- CIBC
- TD Bank
- RBC
- BMO

KING GEORGE HUB

- Hub Liquor Store
- Starbucks
- Mih Sandwiches
- Presotea
- Save-on-Foods
- Coast Capital Savings
- Pango Pizza
- Subway
- Chopped Leaf
- A&W
- Tim Hortons
- Rex
- Waffle House
- Fresh Healthy
- Pho68



80

transit score



70

bike score



66

walk score

opportunity starts here

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.



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.

The future campus is located directly adjacent to the King George SkyTrain Station, the Health & Technology District and Surrey Memorial Hospital. The project is still in preliminary planning phases however this massive commitment to Surrey City Centre will further enhance the vibrant Health & Technology District.



+10,000
students



135,000sf
property



\$70 MILLION
land investment

a modern & innovative building

AMENITIES

- Secure bike lockers with end of trip facilities
- Easy access for parking bicycles on the main level
- Numerous retail food amenities
- High-end Fitness Facility containing state-of-the-art equipment and gear for even the most rigorous of workouts
- Access to Hotel Lounge and Hotel Amenity Areas

OFFICE SPACE

- Office space from floors 3 to 16
- 8 high-speed elevators
- Floor plates ranging from 13,366 - 21,331 SF
- Office units from 643 SF and up
- LEED GOLD (Pending)
- Wired Score certified
- Typical clear ceiling heights 11'-3"
- Incredible views in all directions





elevate your business in prime retail space

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
- Only 2 retail units remaining. Sizes range from 564 SF to 1,592 SF
- Located within the vibrant Health & Technology District and adjacent to Surrey Memorial Hospital and the new UBC Campus



stacking plan





top benchmark standards

DESIGNED TO ACHIEVE TOP BENCHMARK STANDARDS TO HELP COMPANIES REACH THEIR PEAK POTENTIAL.



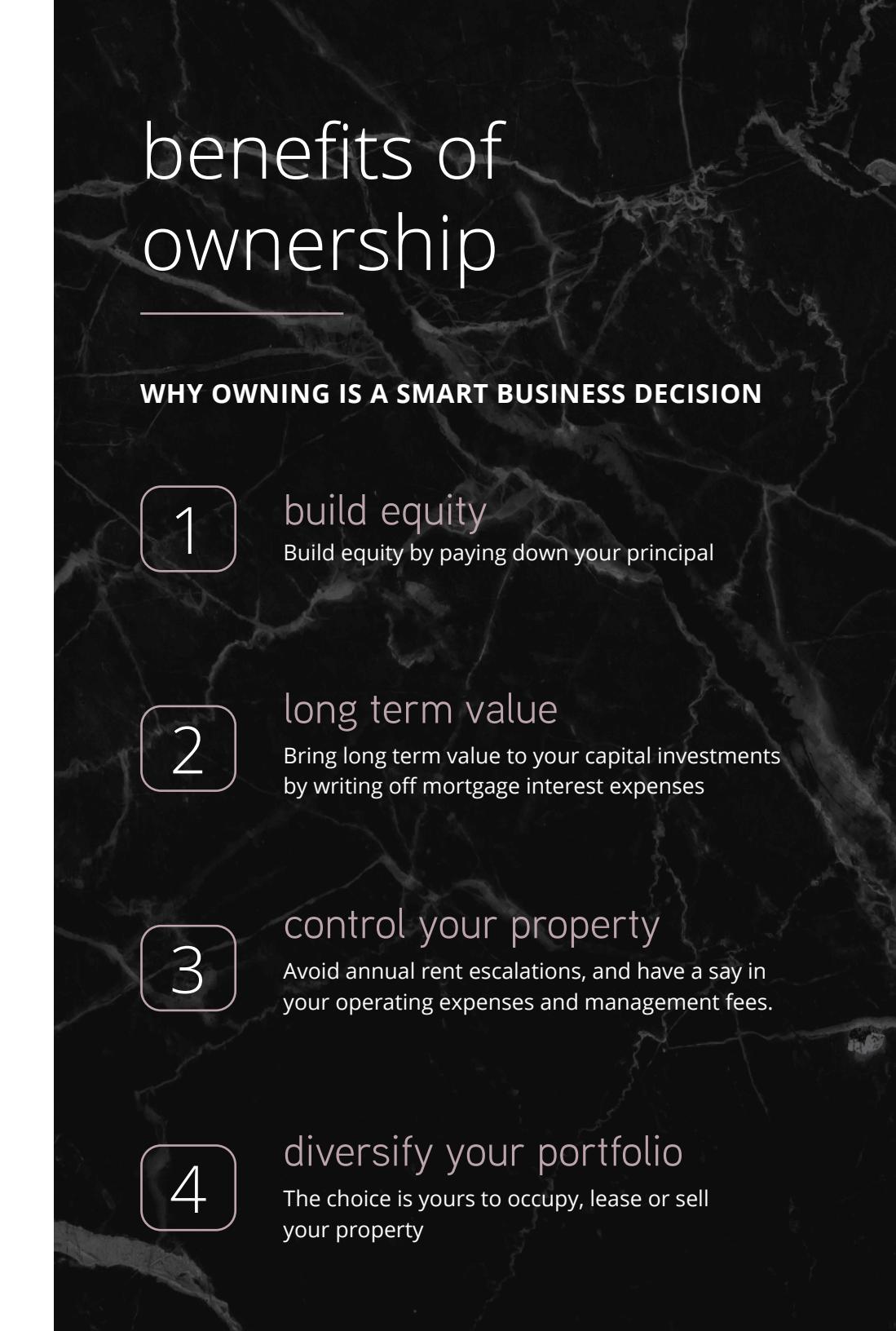
LEED

Targeting LEED Gold certification with the highest standards of green building design, construction, operations, and performance – from highly efficient power and heating systems to clean building materials. Good health for our people, and our planet.



WIREDSCORE

WiredScore Certified, the leading international system of standards for awarding technologically advanced buildings with the highest levels of digital infrastructure and connectivity.



benefits of ownership

WHY OWNING IS A SMART BUSINESS DECISION

1 build equity

Build equity by paying down our principal

2 long term value

Bring long term value to your capital investments by writing off mortgage interest expenses

3 control your property

Avoid annual rent escalations, and have a say in your operating expenses and management fees.

4 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



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, complemented by high environmental standards, community involvement and alignment with our strategic partners.

Imaginingcommunitiestogetherh.com/projects/



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



SITINGS

Whether project leasing, strata pre-sales, or representing tenants, SITINGS 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.

SITINGS.ca

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

ARUN HEED

Personal Real Estate Corporation

604 692 1147

arun.heed@colliers.com

Retail Inquiries:

DAVID KNIGHT

Personal Real Estate Corporation

604 416 5581

david@sitings.ca

Colliers

COLLIERS

1067 West Cordova Street, 11th Fl
Vancouver, BC V6C 1C7
604 681 4111

 **SITINGS**

SITINGS REALTY LTD.

650 W Georgia Street, Suite 1595
Vancouver, BC V6B 4N8

citycentredistrict.com

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LARK
GROUP
DEVELOP BUILD MANAGE