



Artist Impression



FOR LEASE

13688 – 100th Ave
Surrey







13688 100TH Ave Surrey



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THE FACTS

Park Place Commercial:

- **Over 25,000 sq ft. of prime open retail space, divisible into small units**
- Parking available above and below ground
- High ceilings and open layout
- Steps from King George SkyTrain Station
- Estimated Completion Fall 2011

ACCESSIBLE • CENTRAL • PROMISING = THE IDEAL RETAIL LOCATION

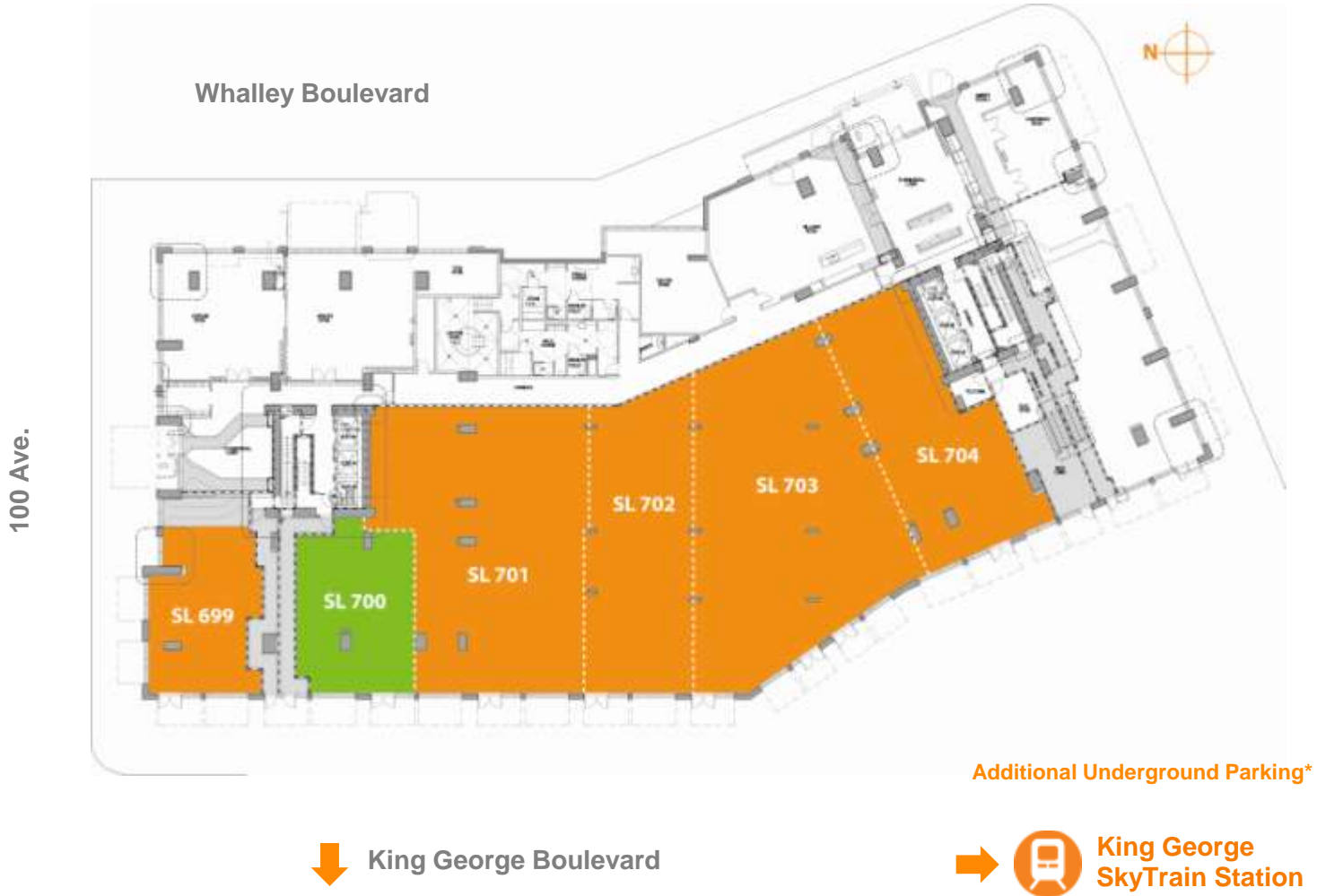
Offering a variety of significant community amenities and features, North Surrey is taking shape to be a regional centre for the Lower Mainland

1. Connected and Accessible to Everything – Steps away from the SkyTrain station, and minutes away to City of Vancouver and other municipalities via SkyTrain.
2. Central City Shopping & Office Tower – 1 Million sq. ft. of office space and big box retailers such as Best Buy, Future Shop, Sport Mart, Zellers, Winners, The Brick and more. This area has become the central hub of Surrey.
3. SFU Surrey Campus – This 320,000 sq. ft. campus is home to over 4000 students.
4. Additional large-scale facilities and infrastructure are planned for the next decade to bring the neighborhood to an even more robust level.
5. The three residential towers in Infinity One and Park Place will have over 1000 residences. Proposed future residential developments include over additional 1000 residences to bring further demand for commercial services in the area.
6. Close proximity to Surrey Memorial Hospital, new RCMP Headquarter, City Hall relocation.

Site Map

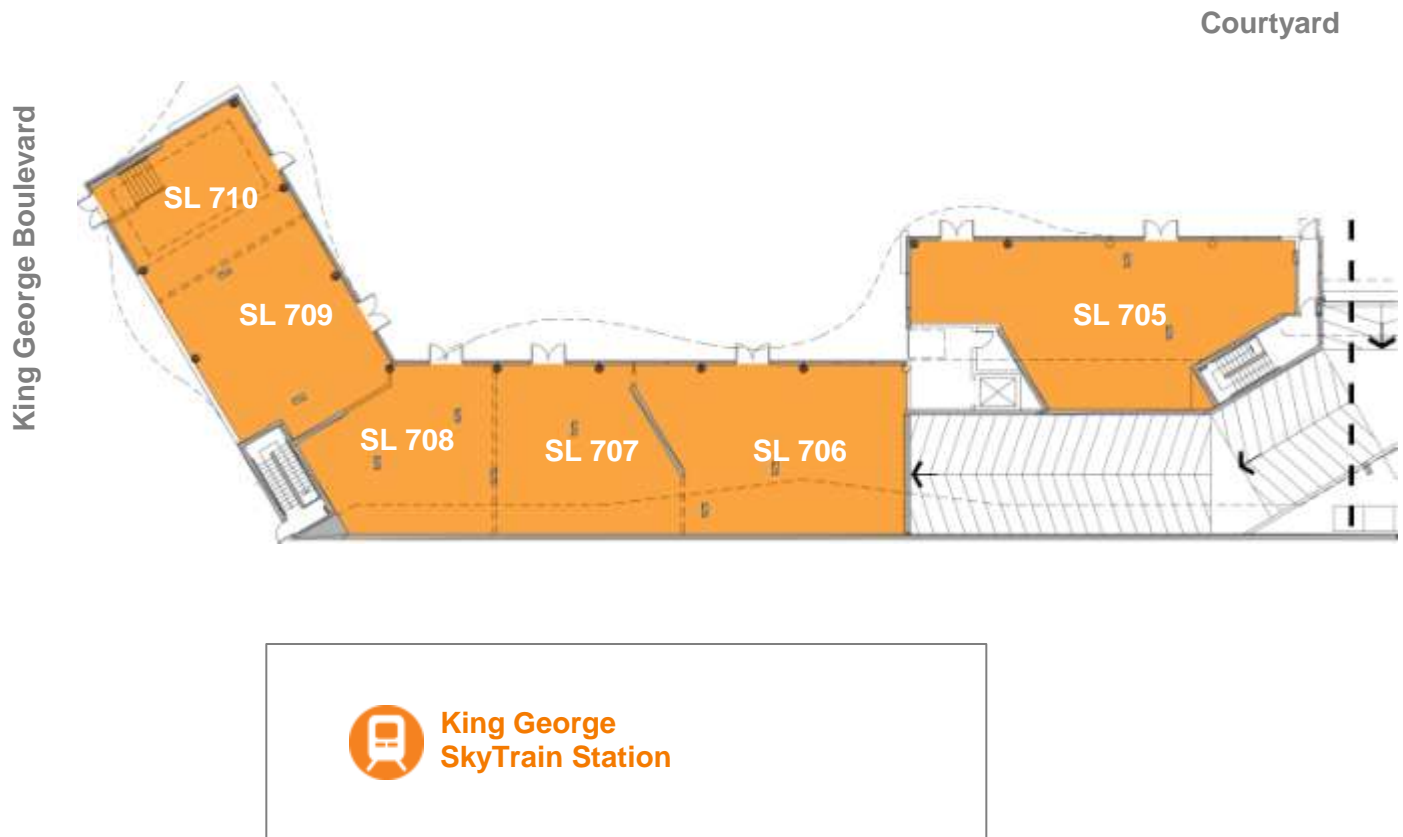


Ground Floor



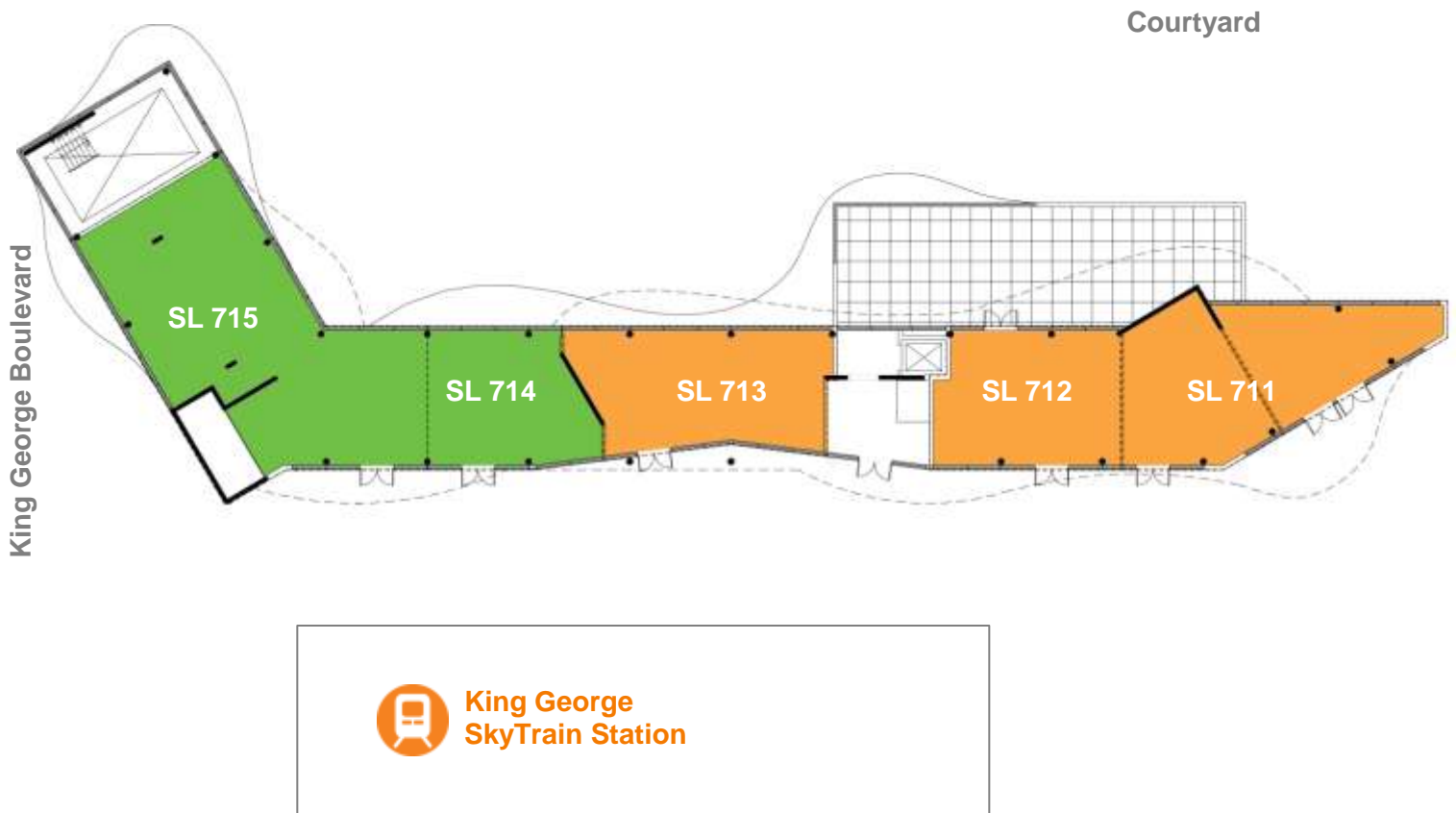
RATES		
Ground Floor Units	Ground Floor Rental	Area Rental Rate
SL 699	1,460 Square feet	\$ 22.00 psf
SL 700	1,362 Square feet	LEASED
SL 701	3,873 Square feet	\$19.00 psf
SL 702	2,162 Square feet	\$19.00 psf
SL 703	3,866 Square feet	\$19.00 psf
SL 704	2,462 Square feet	\$19.00 psf
CAM & TAXES : TBD		Combined square footage of SL 700 to SL 704 is 13,730 Square feet

Lower Ground Floor (Courtyard)



RATES		
Lower Ground Floor Units	Approx. Size	Area Rental Rate
SL 705	1,850 Square feet	\$25.00 psf
SL 706	1,593 Square feet	\$25.00 psf
SL 707	1,076 Square feet	\$25.00 psf
SL 708	1,041 Square feet	\$25.00 psf
SL 709	1,199 Square feet	\$28.00 psf
SL 710	891 Square feet	\$28.00 psf
CAM & TAXES : TBD		* Additional terrace space not included in this plan

Upper Ground Floor

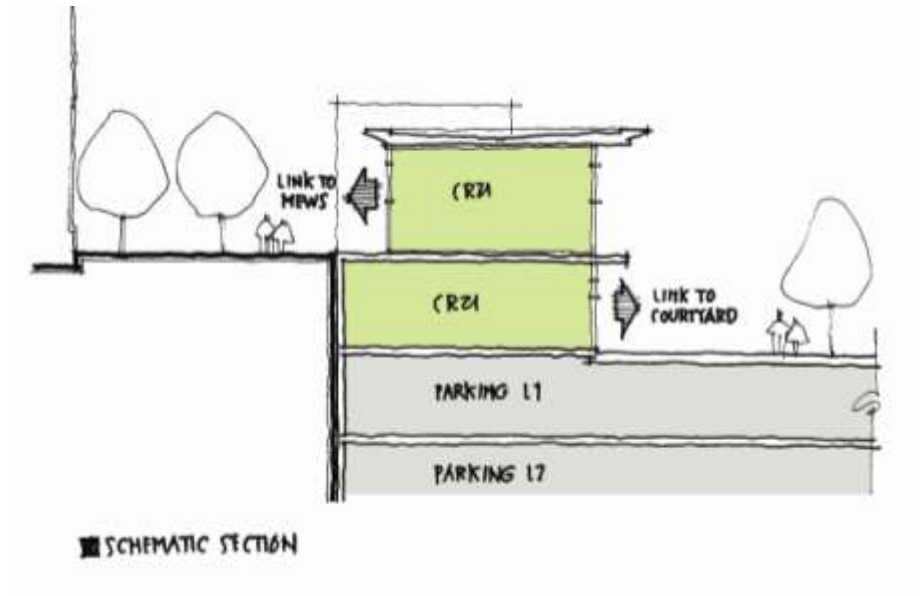


RATES

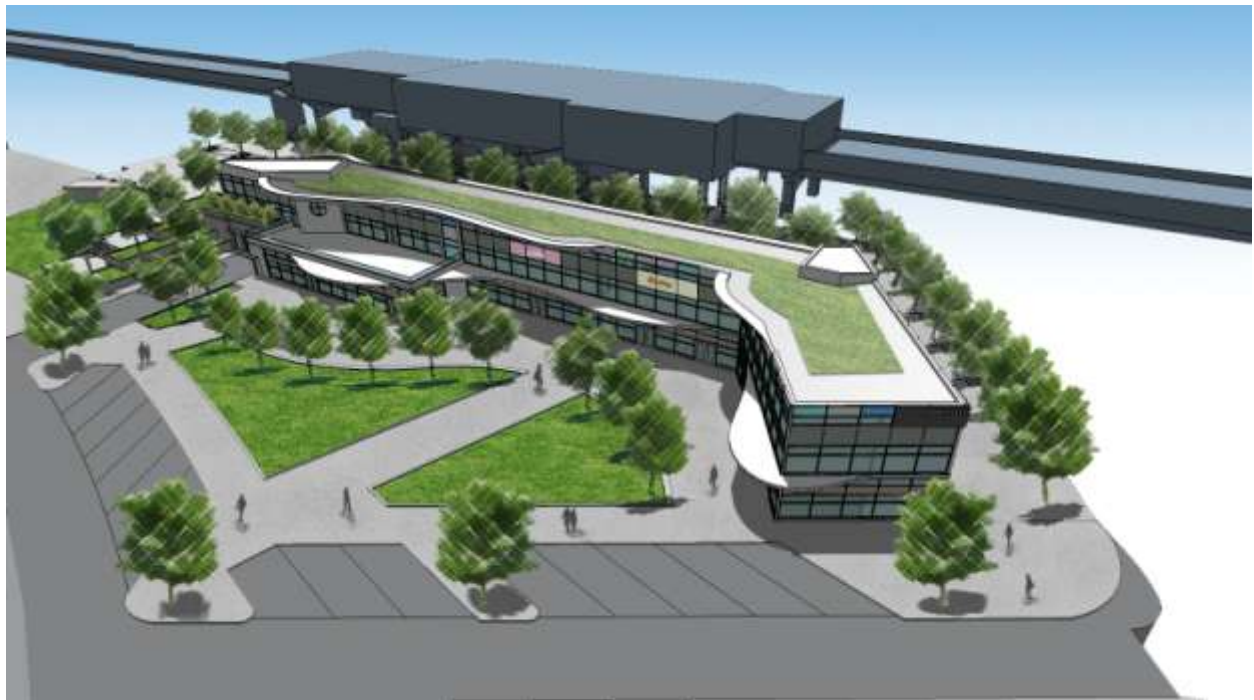
Upper Ground Floor Units	Approx.Size	Area Rental Rate
SL 711	1,447 Square feet *	\$26.00 psf
SL 712	969 Square feet *	\$38.00 psf
SL 713	1,130 Square feet	\$28.00 psf
SL 714	815 Square feet	\$30.00 psf
SL 715	2,237 Square feet	\$28.00 psf

CAM & TAXES : TBD

* Additional terrace space not included in this plan



Artist Impression of Park Place Commercial Space









**Site Landscaping Rendering Plan
(Artist Impression)**



Park Place Site Rendering



Simon Fraser University



Central City



Central City – Anchor Tenants



Park Place - February 2010