



the future downtown of greater vancouver

Surrey is the fastest growing city in British Columbia. Matched by one of the most dynamic job environments in the nation, Surrey is a magnet for head offices and regional headquarters.

Rapid growth, a strong economy, and major investments in transportation and infrastructure upgrades, Surrey has been ranked the best place to invest four years in a row.



innovation boulevard

Surrey City Centre is currently experiencing a resurgence of development as the Surrey SFU Campus, City Centre Library, and Chuck Bailey Recreation Centre, have become the centerpieces for a lively city centre.

Future development in this area will include the advancement of Surrey's 'Innovation Boulevard', which is the network of health institutions, universities, and technology companies, concentrated within the square mile between Simon Fraser University and Surrey Memorial Hospital.

Current plans for Innovation Boulevard include:

- The campuses of four post-secondary education institutions (SFU, UBC, Kwantlen Polytechnic, and BCIT)
- Multiple health research facilities (including the NeuroTech Lab, Health Tech Connex, and Digital Health Hub)
- BC's largest health care facilities (Surrey Memorial Hospital, Quibble Creek Health and Pheonix Transition Housing Centre, and Timber Creek Specialized Acute Mental Health Facility).

The long-term goals of this comprehensive civic plan are to improve local health care infrastructure, support a growing health care technology and services industry in Surrey, and attract and nurture future talent in these industries.





*the largest
urban
community in
Surrey*

The Park Place Community, encompassing the Park Place Towers, Park Avenue Towers and other future developments, is set to become the largest urban community in Surrey. With its own commercial plaza of a multitude of retailers for quick and simple conveniences, including Starbucks coming in Summer 2014, the Park Place Community is poised to transform Surrey's skyline.





podium level

Unit SL 699
Unit SL 701 to SL 704

Lease Rates
From \$20 / sq. ft. per annum triple net

Additional Rent (2014 Estimate)
\$11 / sq. ft
Available immediately

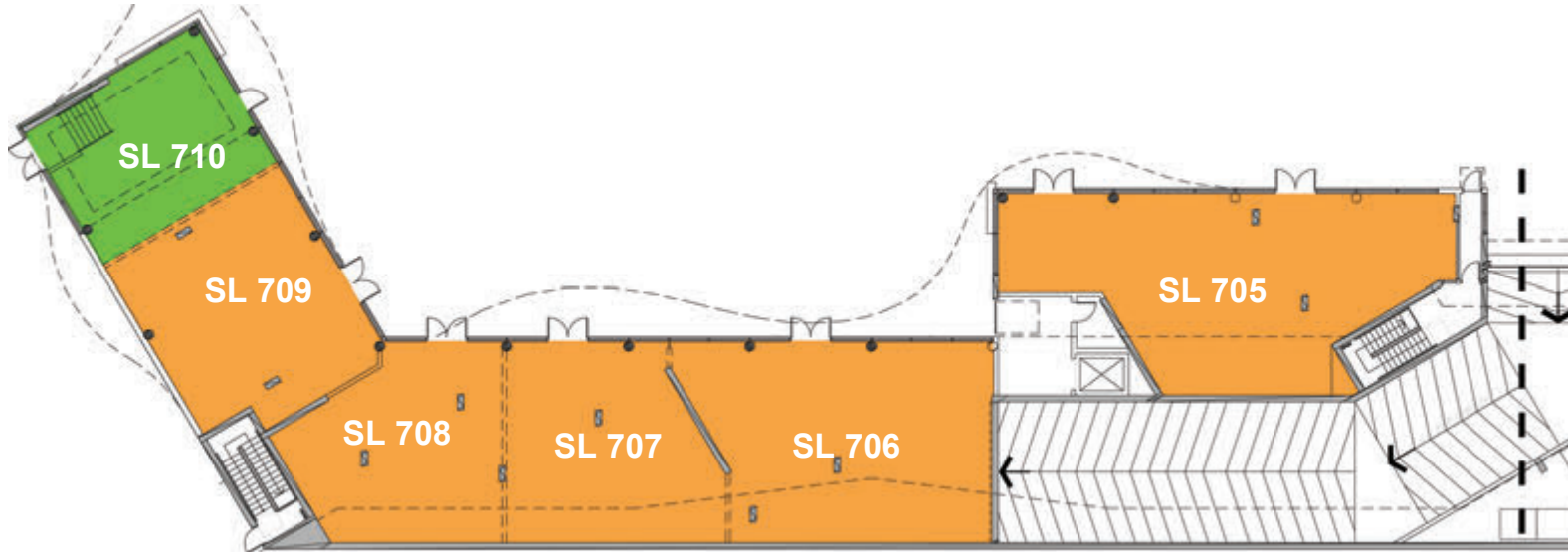
(Units can be demised or taken as one
contiguous space of up to 10,900 sq. ft.)

RATES	
Ground Floor Units	Ground Floor Rental
SL 699	1,460 Square feet
SL 700	1,362 Square feet
SL 701	3,873 Square feet
SL 702	2,162 Square feet
SL 703	3,866 Square feet
SL 704	2,462 Square feet

Service Uses:

- dentist
- medical walk-in clinic
- bank
- insurance
- convenience store
- hair salon
- spa
- full service restaurant

King George Boulevard



Courtyard



RATES		
Lower Ground Floor Units	Approx. Size	Area Rental Rate
SL 705	1,850 Square feet	\$25.00 psf

Lease Rates
From \$25 / sq. ft. per annum triple net

Additional Rent (2014 Estimate) : \$11/sq. ft.

Available immediately

Service Uses:

- quick service restaurant
- convenience store
- cellular store

courtyard
lower ground floor

