

OFFICE LEASING OPPORTUNITIES



# HUB 9850

AT KING GEORGE HUB



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***SITUATED IN THE HEART OF SURREY CITY CENTRE, KING GEORGE HUB IS A LANDMARK MIXED-USE DEVELOPMENT THAT WILL FURTHER TRANSFORM THE RAPIDLY EVOLVING DOWNTOWN CORE OF SURREY – BRITISH COLUMBIA'S SECOND LARGEST CITY.***

At the connection point of one existing and another future rapid transit line, King George Hub has become a vibrant centre of pedestrian activity supported by walkable retail and services, high-quality offices, a growing population of neighbourhood residents, and community gathering spaces.

Directly adjacent to the Expo Line's King George Station and the future rapid transit line to Langley, King George Hub provides over 465,000 of LEED® Gold, transit-oriented office and retail space in multiple phases, as well as approximately 1.2 million SF of residential space.

The first phase (Phase A) of King George Hub encompasses Coast Capital Savings Credit Union's Help Headquarters. HUB 9850 is now ready for occupancy and includes approximately 160,000 SF of modern office space and 100,000 SF of vibrant retail space.



PHASE B  
RESIDENTIAL

HUB  
9850  
AT KING GEORGE HUB

PHASE A  
COAST CAPITAL OFFICE

KING GEORGE STATION

## HIGHLIGHTS

- Directly adjacent to the King George SkyTrain Station - only 40 minutes to Vancouver by car and SkyTrain
- In a vibrant community and growing city having shops, restaurants and offices as your neighbours
- Exceptional design by MCM Architects and outstanding views
- Developed by award-winning PCI Developments
- Ideally positioned in Surrey's City Centre district, bounded by King George Boulevard, Fraser Highway and East Whalley Boulevard
- Population of over 530,000 adding approximately 800 new residents per month
- Strategically located directly between U.S. border to the South and Fraser River to the North

## TENANTS

### PHASE A RETAILERS

- Coast Capital (Branch/HQ)
- Chopped Leaf
- A&W
- Tim Hortons

- Presotea
- Save-on-Foods
- Starbucks
- Jollibee

### PHASE C RETAILER

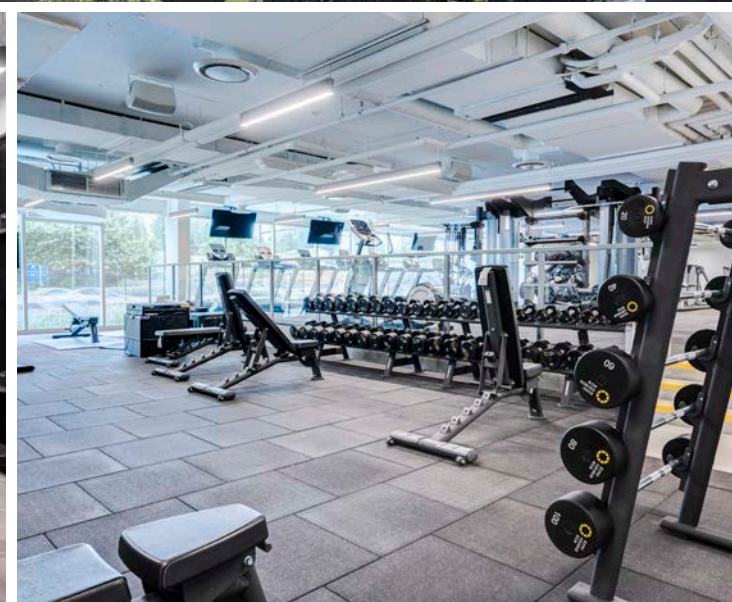
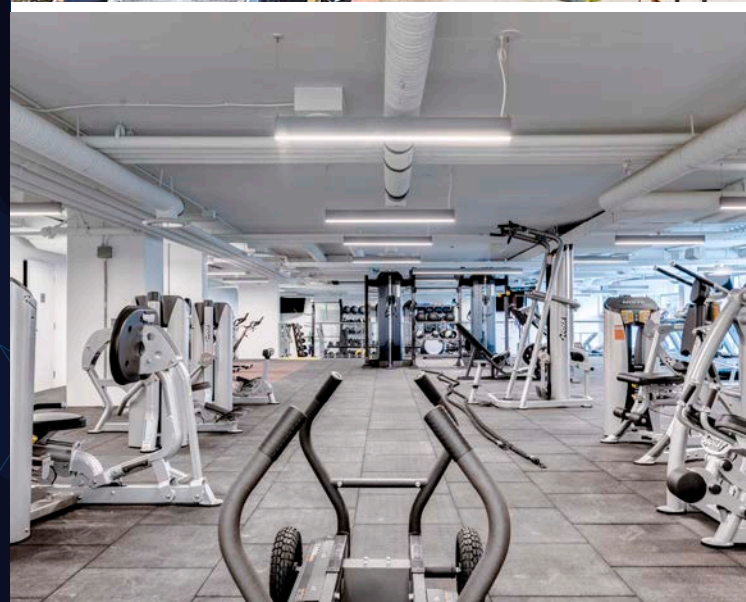
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### PHASE B RETAILERS

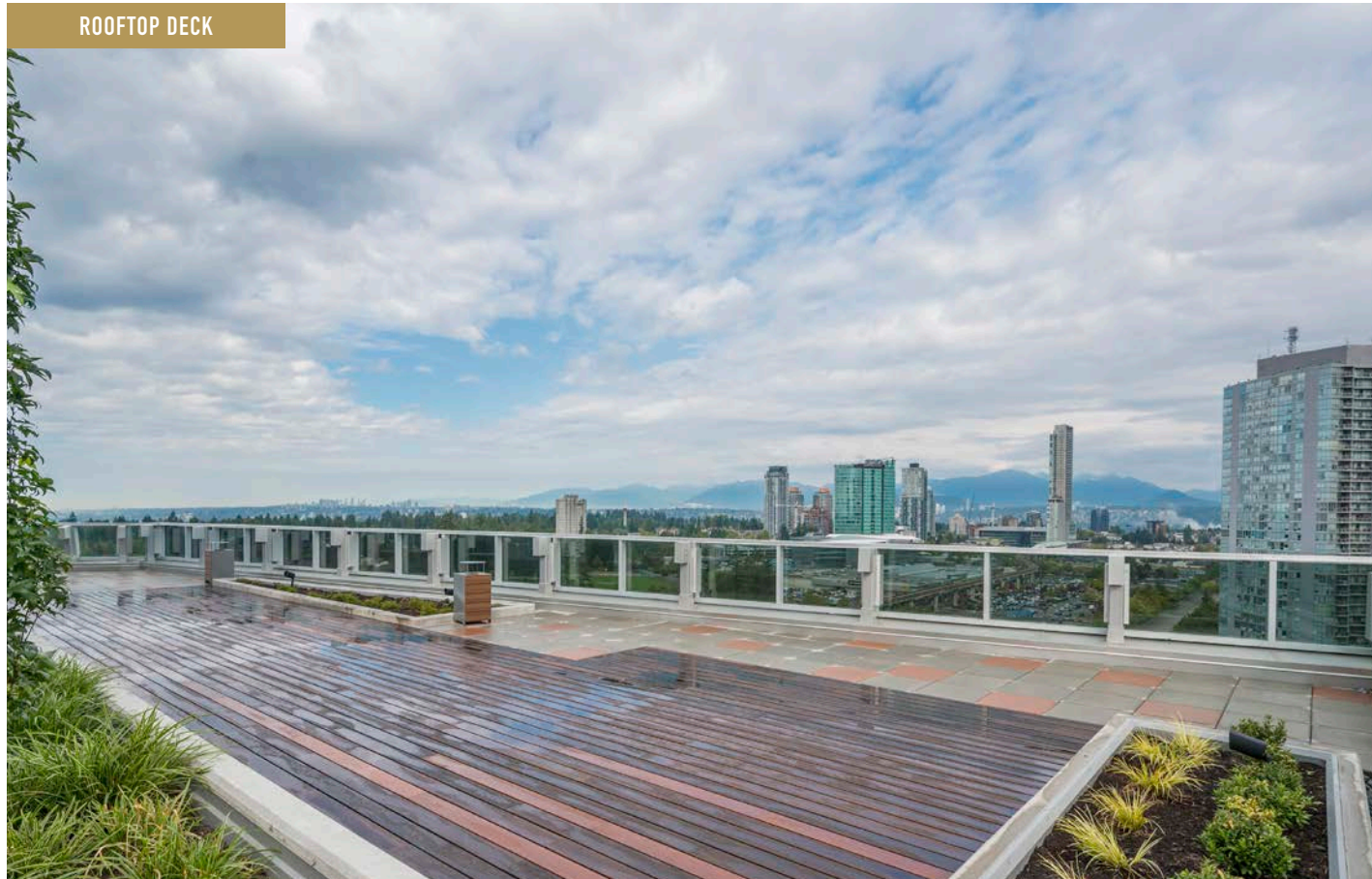
- Westland Insurance
- Hub Liquor Store
- King George Station Dental
- Panago Pizza
- Subway
- Rexall
- Synergy Rehabilitation
- Reux
- Waffle House
- Fresh Healthy Café
- Minh Sandwiches

### OFFICE TENANTS

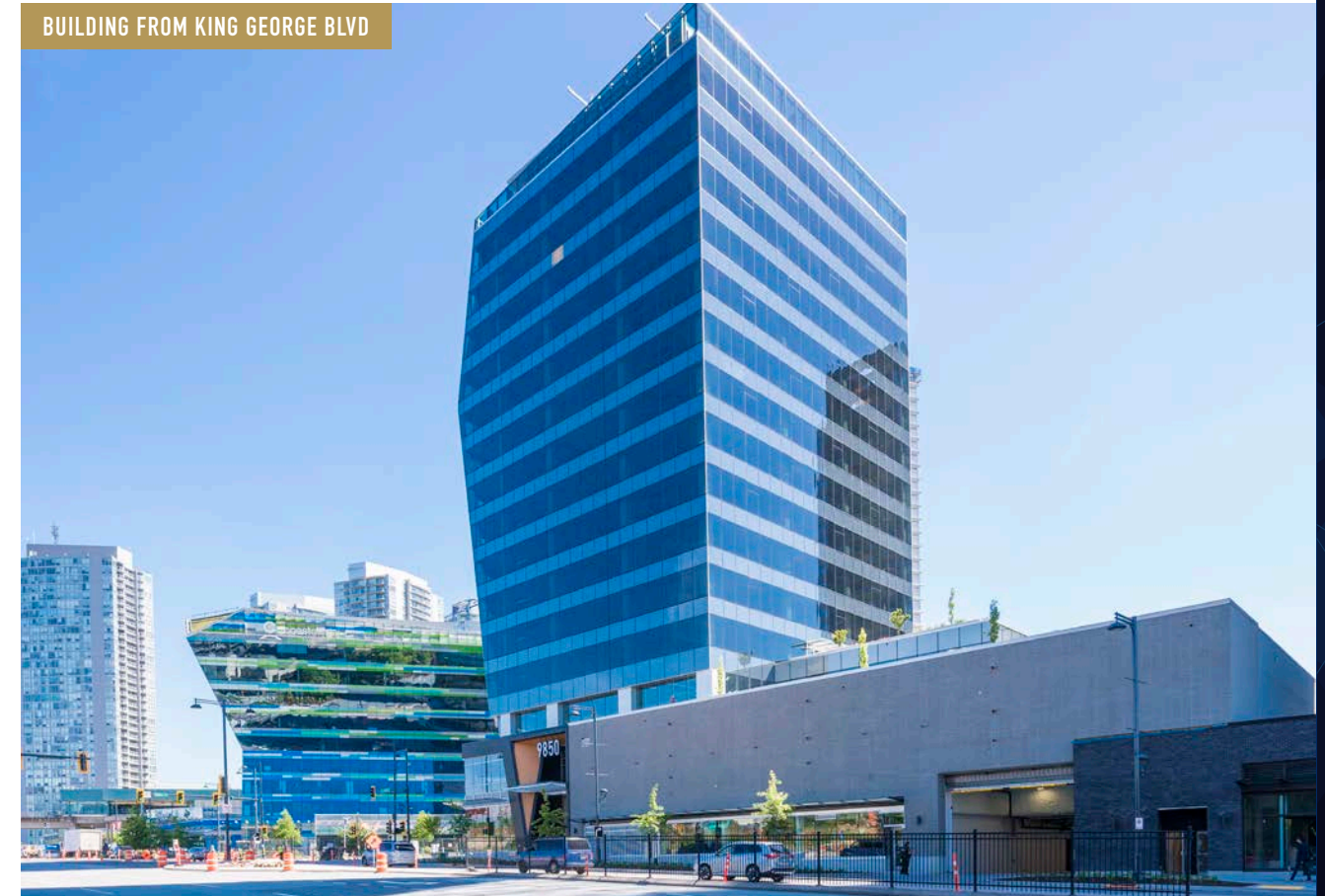
- Coast Capital Savings Credit Union
- Kids and Company Daycare
- Urban Systems
- Province of BC
- Federal Government of Canada
- Spaces
- SPI Logistics
- Westland Insurance



ROOFTOP DECK



BUILDING FROM KING GEORGE BLVD



## PROJECT OVERVIEW

### HUB 9850 | NOW LEASING

Hub 9850 has approximately 160,000 SF of office space and 100,000 SF of retail space which is slated for completion in 2021. Phase B also includes two residential towers totalling 738 homes.

### PHASE A | COMPLETED

Office – 160,000 SF  
Retail – 25,000 SF

### PHASE C | COMING SOON

Residential – 371 Units

## BUILDING DESIGN & FEATURES

- LEED® Gold designation
- WiredScore Gold certification
- 9' clear ceiling heights
- Windows are energy efficient tinted dual pane low "E" operable with solar reflective roller shade window coverings
- HVAC designed to suit open plan layout to provide flexibility in accommodating future layout revisions
- HVAC - Each floor will be zoned to maximize efficiency within specific rooms (meeting rooms, server rooms, etc.) which will be served by separate fan coils
- Lobby finishes consistent with that of an A class office building
- Comprehensive building security systems in place including security card accessible
- Secured bicycle storage area in parkade
- State of the art fitness facility equipped with separate male and female locker/shower facilities with access to plaza
- Common roof top deck and amenity area with incredible views

## AVAILABILITY

### HUB 9850 - OFFICE

#### Net Rent:

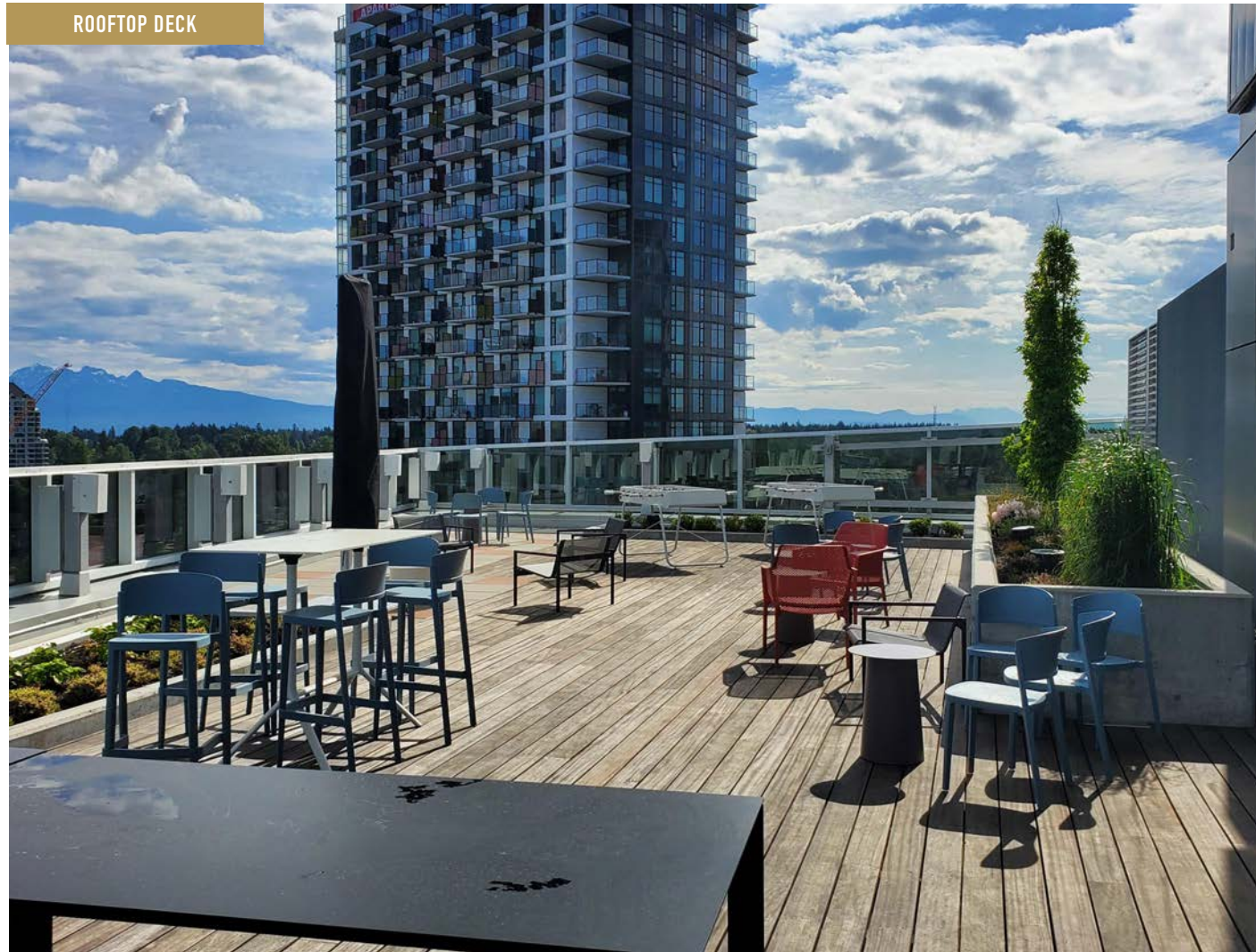
Contact listing agents

#### Additional Rent:

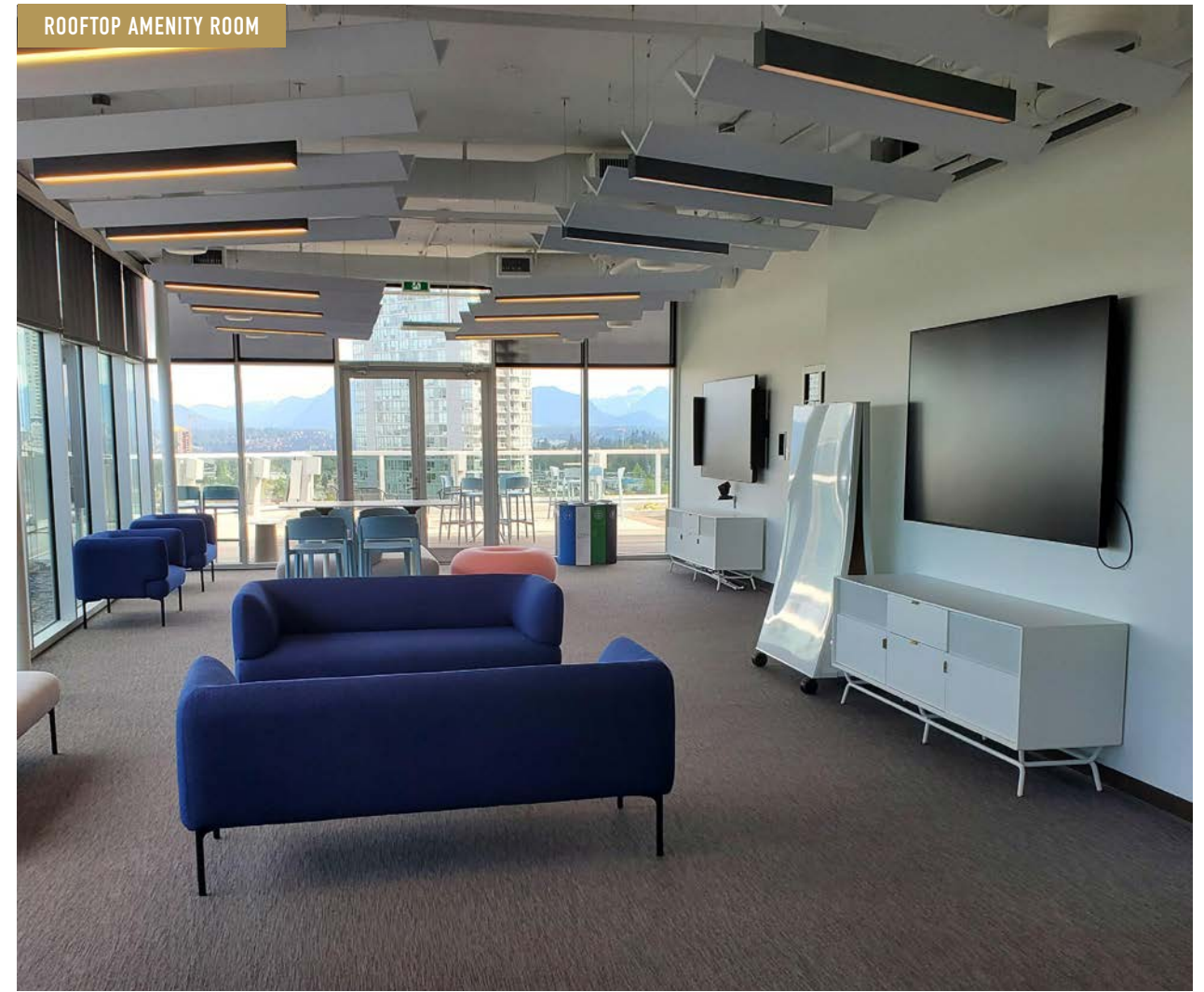
\$19.22 (est. 2023)



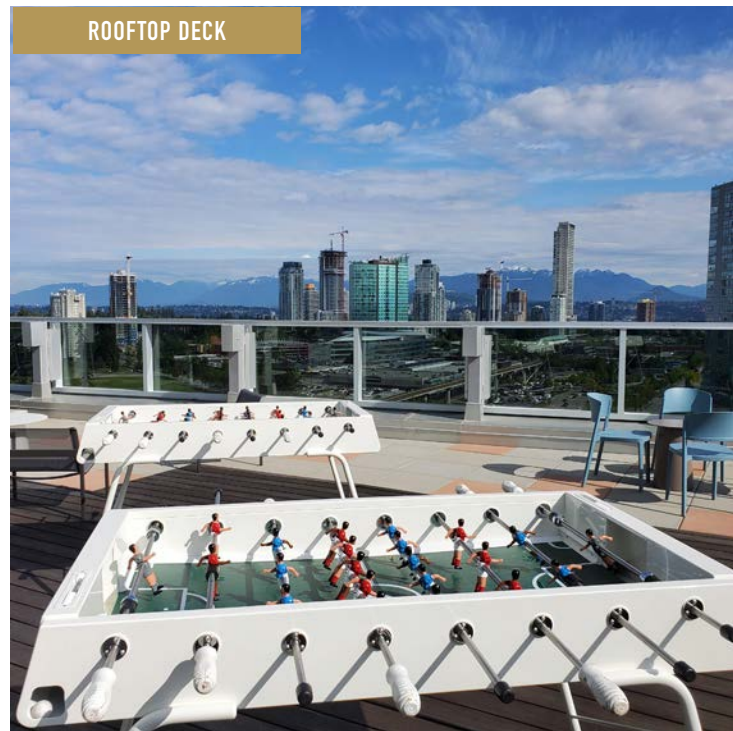
ROOFTOP DECK



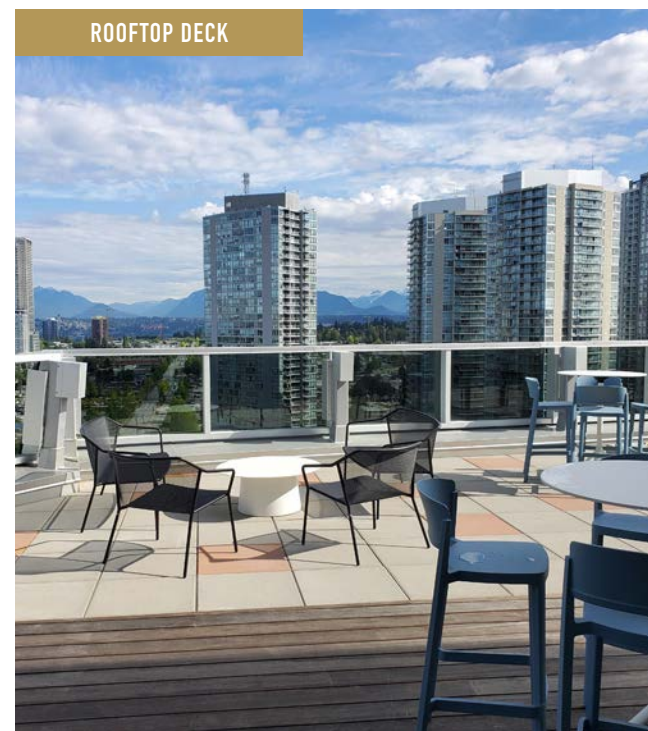
ROOFTOP AMENITY ROOM



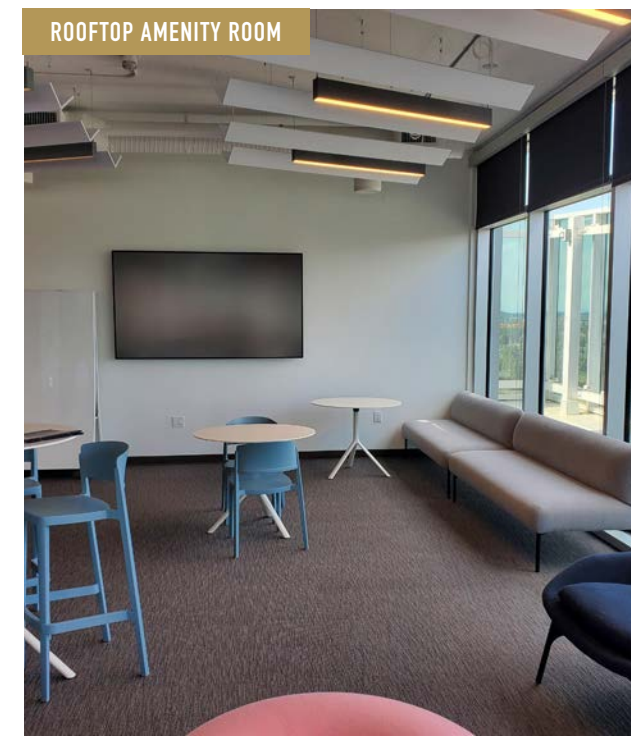
ROOFTOP DECK



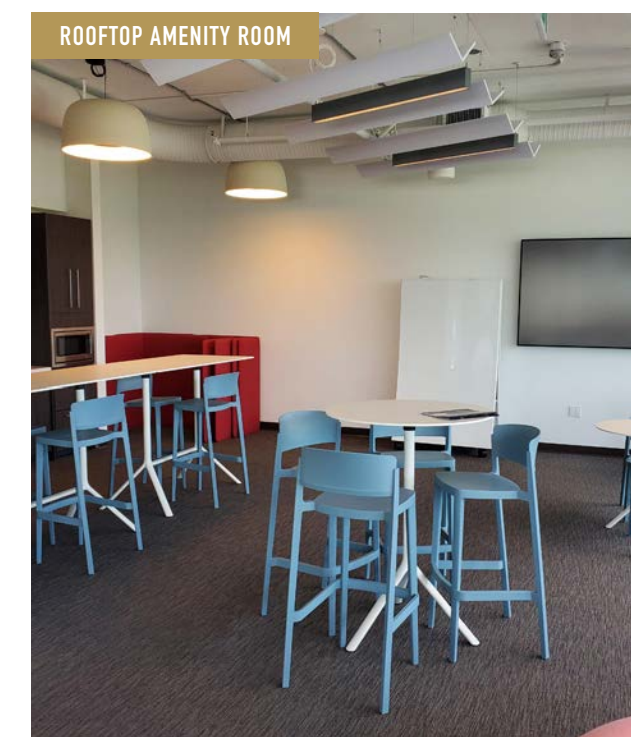
ROOFTOP DECK



ROOFTOP AMENITY ROOM



ROOFTOP AMENITY ROOM



# LOCATION

1. Port Mann Bridge
2. Fraser River
3. TD Bank
4. Safeway
5. London Drugs
6. Save-on-Foods
7. Canadian Tire
8. Surrey Central Library
9. Surrey City Hall
10. Simon Fraser University
11. Central City Brewing
12. Central City Shopping Centre
13. Holland Park
14. Scotia Bank
15. RBC
16. White Spot
17. BMO
18. CIBC
19. Staples
20. Starbucks
21. Coast Capital Savings
22. Tim Horton's
23. A&W
24. Pita Pit
25. Fresh Slice



**81** WALKABLE SCORE

**86** TRANSIT SCORE

**98** BIKE SCORE



## THE NEXT GREAT COSMOPOLITAN CENTRE

King George Hub is surrounded by everything you need. It's in the heart of Surrey City Centre, a thriving community with a vision as a transformative, connected and creative urban neighbourhood for residents and businesses alike. Groceries, cafés and eateries, along with modern amenities, daily services and places to work—it's all just an elevator ride away.

King George Hub gets its name because it's a vital transit hub located at King George SkyTrain station and multiple bus routes making it effortless to travel anywhere in the region. Plans for this area include a transit line to Langley, which makes King George Hub one of the most significant transit sites in Metro Vancouver.

## PROJECT TEAM



**PCI DEVELOPMENTS**  
DEVELOPER

PCI Developments is an award-winning Vancouver-based real estate developer with a reputation for creating distinctive and thriving mixed-use communities that enhance the urban environment. Specializing in mixed-use projects in emerging communities, PCI continues to be a trusted leader in defining Vancouver's urban landscape.



**Musson  
Cattell  
Mackey  
Partnership**

**MUSSON CATTELL MACKEY PARTNERSHIP**  
ARCHITECT

MCM is an established architectural practice based in Vancouver, British Columbia. Their BC portfolio includes projects in commercial, retail, residential, resort, institutional, health care, research, and hospitality industries. With a fundamental commitment to design excellence, MCM's extensive experience with commercial and residential developments throughout Metro Vancouver ensures they are able to create effective spaces and environments that enhance the way people live, shop and do business.



**LEDOR CONSTRUCTION LIMITED**  
GENERAL CONTRACTOR

Ledcor Construction Limited is part of the Ledcor Group of Companies, one of the largest privately-held multi-disciplined construction companies in Canada. Growing on 65 years of experience, Ledcor provides project and construction management, pre-construction, general construction and design-build services across the Lower Mainland. Significant City of Surrey projects include Guildford Town Centre Redevelopment, School District #36 Education & Conference Centre and Surrey City Hall Expansion and Renovation.

### SPACE

Square kilometres. Making Surrey the largest city in Metro Vancouver by area.

317

### TRANSIT

Minutes to downtown. From one of four SkyTrain Stations.

40

### PEOPLE

By 2041, one in five Metro Vancouver residents will live in Surrey.

20%

### EDUCATION

Elementary schools, secondary schools and post-secondary close by.

134

### PARKS

With everything from second-growth forest to sports fields, playgrounds and walking paths.

40

### JOB

The number of new jobs Surrey is expected to attract over the next 10 yrs.

40K

### RECREATION

Community recreation facilities. Including pools, arenas, seniors facilities and more.

35

### NATURE

The expanse of stunning nature trails that weave through Surrey parks.

100 KM

### DIVERSITY

The percentage of Surrey residents that speak more than one language.

46%



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**KINGGEORGEHUB.COM**

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