



PREMIUM OFFICE UNITS FOR SALE  
GROUND FLOOR RETAIL AVAILABLE FOR LEASE  
10767 Whalley Boulevard, Surrey BC

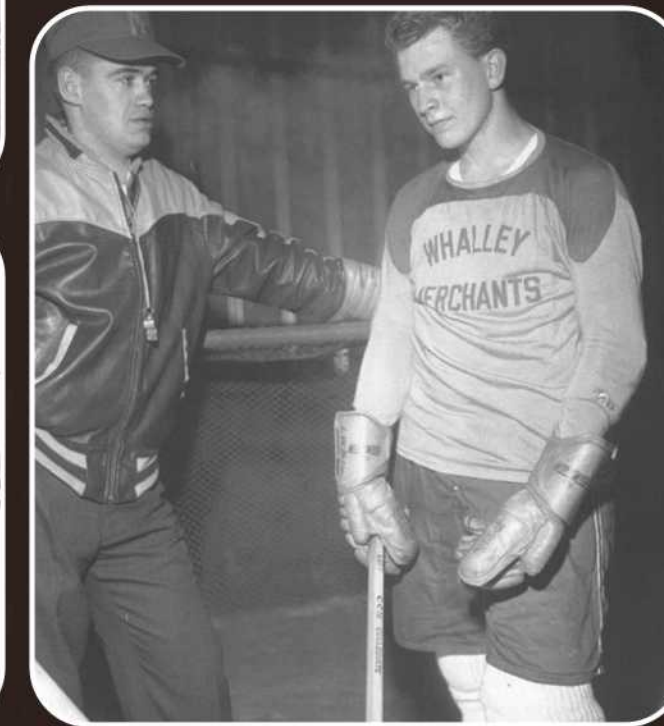
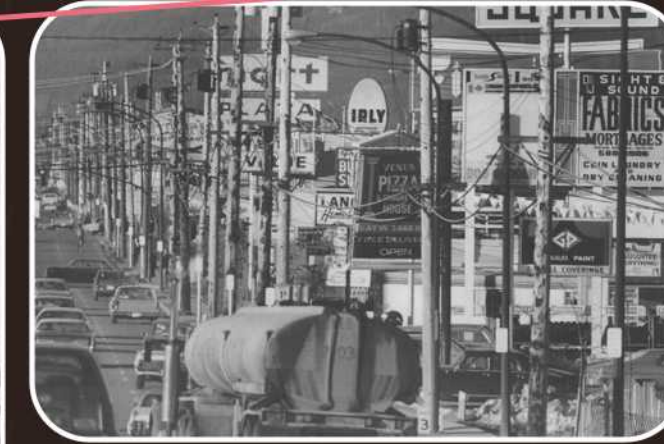


# INTRODUCING FLAMINGO BLOCK

**Rooted in history,  
Inspired by progress.**

Envision your business at Flamingo Block, located at 10767 Whalley Boulevard in Surrey, BC. The brand new six-storey mixed-use office and retail building encompasses Phase 1 of Flamingo Block, Surrey's newest live, work, shop, and play development. Comprising of three residential towers, dedicated office and retail space, as well as amenity space, Flamingo Block creates a vibrant micro-hub within a community that is shaped by a proud history and has an eye on the future.

Located in the heart of the rapidly growing Whalley District, your business has a unique opportunity to be a part of something greater.



## Phase 1 Commercial Highlights

- ❑ Outdoor amenity space
- ❑ Dedicated bicycle parking & storage
- ❑ 100% EV ready parking for office and 50% of commercial stalls will have chargers
- ❑ Signage options available
- ❑ 90 commercial parking stalls and 29 visitor stalls
- ❑ Semi-private decks accessible by select units

## Retail Highlights

- ❑ Retail units with direct exposure to Whalley Boulevard, 136A Street and 107A Avenue
- ❑ Destined to become a thriving hub with acres of public space and home to over 3,500 people





## LOCATION OVERVIEW

### A neighbourhood revitalization that looks to the future

Imagine your business in the heart of Surrey, one of the fastest-growing cities in the country. Whalley District stands as one of the main reasons for this rapid growth, with an immersive master plan for the revitalization of the community that will create a walkable and deeply rooted community.

The future of Whalley District will be marked by skyline-changing towers that will create a visible welcome for visitors and residents to Surrey City Centre, and will bring 2,455 residents together to live, work, shop, and play.

## DEMOGRAPHICS

3KM



Population  
2020: 84,929

Projected  
Population  
2025: 89,993



Median  
Household Income  
2020: CA \$67,603

Projected Median  
Household Income  
2025: CA \$77,398





# WHERE ACCESSIBILITY & CONVENIENCE INTERSECT

Located at one of the most significant intersections in the city with unparalleled proximity to the gateway of Surrey City Centre, Flamingo Block is positioned near many landmarks and amenities – making this a target destination for any growing business. A growing SkyTrain network connects seamlessly to destinations throughout the Lower Mainland.

## RESTAURANTS / PUBS

- 1 Subway
- 2 Tim Hortons
- 3 Big Star Sandwich Co.
- 4 Freshii
- 5 Dominion Bar + Kitchen
- 6 Starbucks
- 7 Burger King
- 8 Domino's Pizza
- 9 An Pho Vietnamese Restaurant
- 10 Central City Taphouse and Kitchen
- 11 White Spot Central City
- 12 Boston Pizza Central City
- 13 Ricky's All Day Grill
- 14 Browns Socialhouse
- 15 Mucho Burrito

## SHOPPING

- 1 Shoppers Drug Mart
- 2 Nesters Market
- 3 BC Liquor
- 4 Pharmasave
- 5 Rexall
- 6 Lucky Supermarket
- 7 Dollarama
- 8 Save on Foods
- 9 London Drugs
- 10 Canadian Tire
- 11 Guildford Town Centre
- 12 Walmart
- 13 Central City Shopping Centre
- 14 Staples
- 15 T&T Supermarket

## FINANCIAL INSTITUTIONS

- 1 TD Bank
- 2 TD Bank
- 3 Vancity
- 4 Scotiabank
- 5 RBC
- 6 BMO
- 7 CIBC
- 8 Coast Capital

## TRANSIT

- 1 Gateway SkyTrain Station
- 2 Surrey Central SkyTrain Station
- 3 King George SkyTrain Station
- 4 Future SkyTrain to Langley

## EDUCATION

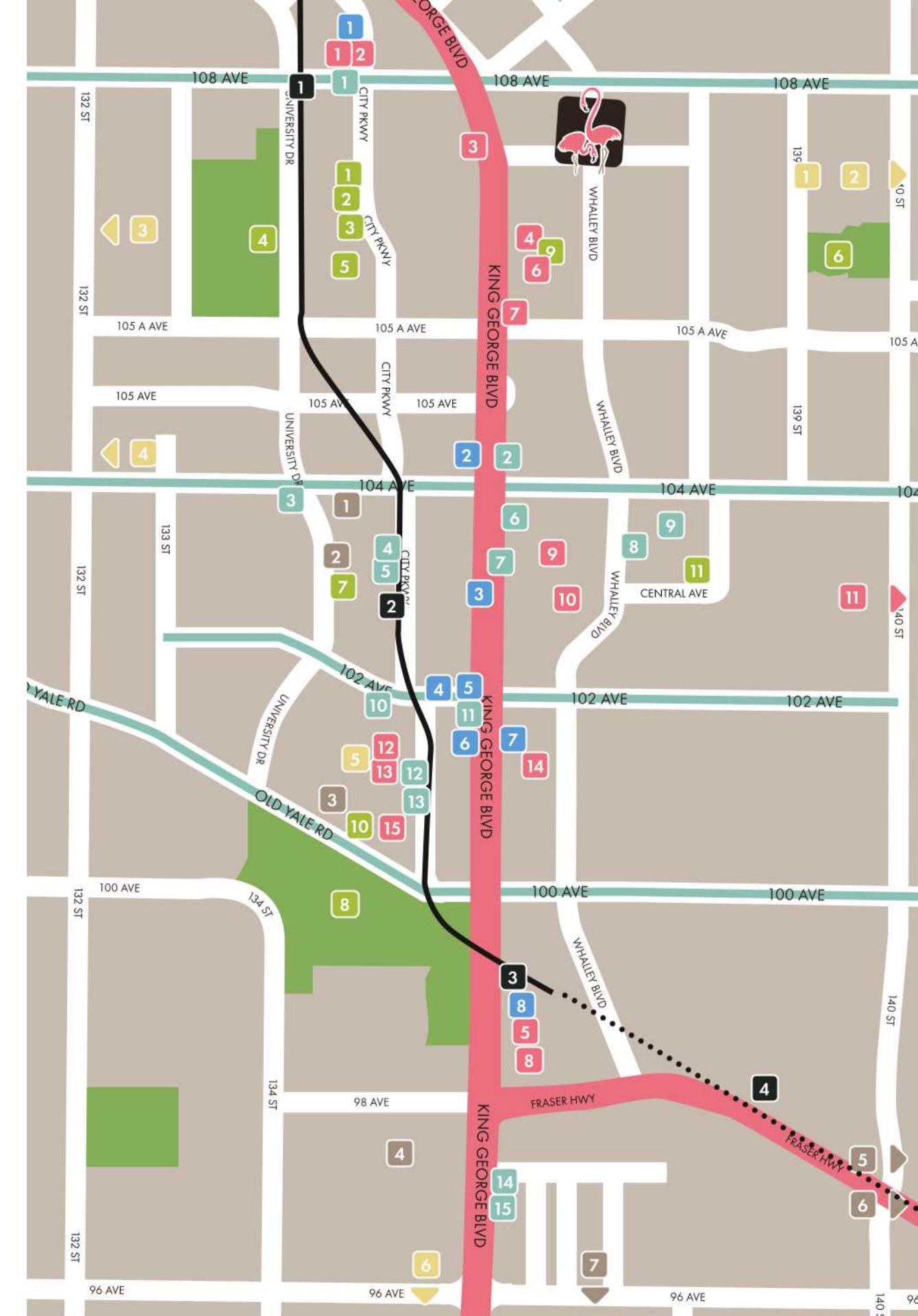
- 1 Forsyth Road Elementary School
- 2 Guildford Park Secondary School
- 3 K.B. Woodward Elementary
- 4 Kwantlen Park Secondary School
- 5 Simon Fraser University
- 6 Queen Elizabeth Secondary School

## CIVIC SERVICES

- 1 Surrey City Hall
- 2 Surrey Library
- 3 Canada Post
- 4 Canada Revenue Agency
- 5 Jim Pattison Outpatient Centre
- 6 BC RCMP Divisional Headquarters
- 7 Surrey Memorial Hospital

## PARKS & RECREATION

- 1 Chuck Bailey Recreation Centre
- 2 Tom Binnie Park
- 3 Chuck Bailey Skate Park
- 4 Whalley Athletic Park
- 5 BC Lions Training & Business Centre
- 6 Forsyth Park
- 7 North Surrey Recreation Centre
- 8 Holland Park
- 9 Planet Fitness
- 10 Club 16 Trevor Linden Fitness
- 11 Fitness World





# BUILDING OVERVIEW



## Office Space:

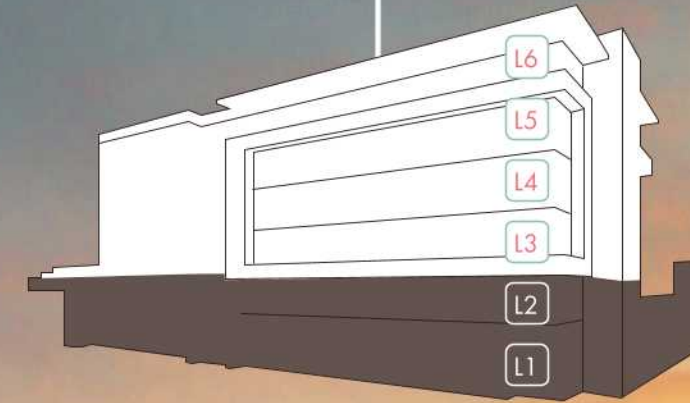
- 11' - 16' ceilings clear height
- 4,530 SF to 8,164 SF floorplates
- Units starting from 484 SF
- Unique, modern architecture
- Expansive windows for ample natural light
- Dedicated bicycle parking
- 100% EV ready parking
- Serviced by high speed fiber internet
- State of the art building systems

## Retail Space:

- Expansive glazing
- Units ranging from 909 SF – 3,934 SF
- Direct exposure to Whalley Boulevard
- Convenient access to commercial parking from CRU's via an elevator or staircase
- CRU ceiling heights of up to 27'
- Patio opportunities\*

\*Subject to availability and municipal approval

# STACKING PLAN



L6	Office 6,714 SF**
L5	Office 8,164 SF**
L4	Office 7,489 SF*
L3	Office 7,435 SF*
L2	Office 5,606 SF*
	Retail (Open to below)
L1	Office 4,530 SF*
	Retail 18,546 SF*
<hr/>	
	<b>Total Office 39,938 SF*</b>
	<b>Total Retail 18,546 SF*</b>

\* Square footage is subject to a gross up in the event a purchaser is purchasing an entire floor  
 \*\* A square footage gross-up has been applied for a full floor purchase





## BENEFIT TO OWNING VS LEASING

### 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

### 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



### Tien Sher Group

The company's highly focused team of specialists oversees every aspect of project development, including acquisition, planning, design, construction, marketing, sales and customer care, with a commitment to building lasting value for homeowners and the community. Founded in 2005, Tien Sher has steadily grown to become one of the most innovative and progressive developers in the region, contributing to the urban renewal of the historic Whalley District, and many arts and cultural initiatives that go beyond real estate development. Tien Sher supports local charitable organizations, and hosts events to ensure the communities they contribute to consist of much more than a collection of dwellings, but also comfortable, safe and attractive places to call home, and they are proud to complement Whalley's ongoing evolution with Flamingo Block and the entire Whalley District

[tiensher.com](https://tiensher.com)



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Flamingo  
BLOCK



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