

georgetown 1

Leasing





we are diverse

AT THE HEART OF THE CITY, YET SOMEHOW ON THE EDGE.

SURREY CITY CENTRE IS A PLACE TO LIVE, WORK AND PLAY.



Welcome to Georgetown, the new core of Surrey City Centre. Designed with a vision that aligns with the future of Surrey, Georgetown is a vibrant masterplan community unlike any other. Offering a diverse range of homes, offices and retail spaces with activated pedestrian-friendly streets connected to rapid transit. Georgetown is the hub for people to live, work, play and learn all in one place.



DOWNTOWN VANCOUVER

KPU CIVIC PLAZA

SURREY CITY HALL

SFU SURREY CAMPUS

SURREY CITY
CENTRE LIBRARY

BC LIONS TRAINING
& BUSINESS CENTRE

SURREY CENTRAL
SKYTRAIN STATION

CENTRAL CITY
SHOPPING CENTRE

EXPO LINE

GEORGETOWN
COMMUNITY PLAZA

100,000 SF
OF VIBRANT
RESTAURANT,
RETAIL &
OFFICE SPACES

georgetown

we are forward thinking

MODERN DESIGN FOR YOUR LIFESTYLE

	Masterplan	Georgetown 1	Georgetown 2
Municipal Address	-	13685 102nd Ave Surrey, BC	Retail Pavilion: 10250 Whalley Blvd, Surrey, BC Residential Tower: 13738 Central Ave Surrey, BC
Number of Homes	3,579	351	355
Number of Storeys	-	30	31
Number of Towers	9	1	1
Retail	73,584 sq ft	15,120 sf	8,706 sf
Office	40,492 sq ft	None	None
Est. Completion	July 2032	Ready for Possession Immediately	November 2025





GT 1 - View of the NE corner at Whalley Boulevard and 102A Ave



GT 1 - View of the SE corner at Whalley Boulevard and 102 Ave



GT2 - Retail Pavilion



GT 2 - View of Whalley Boulevard looking south



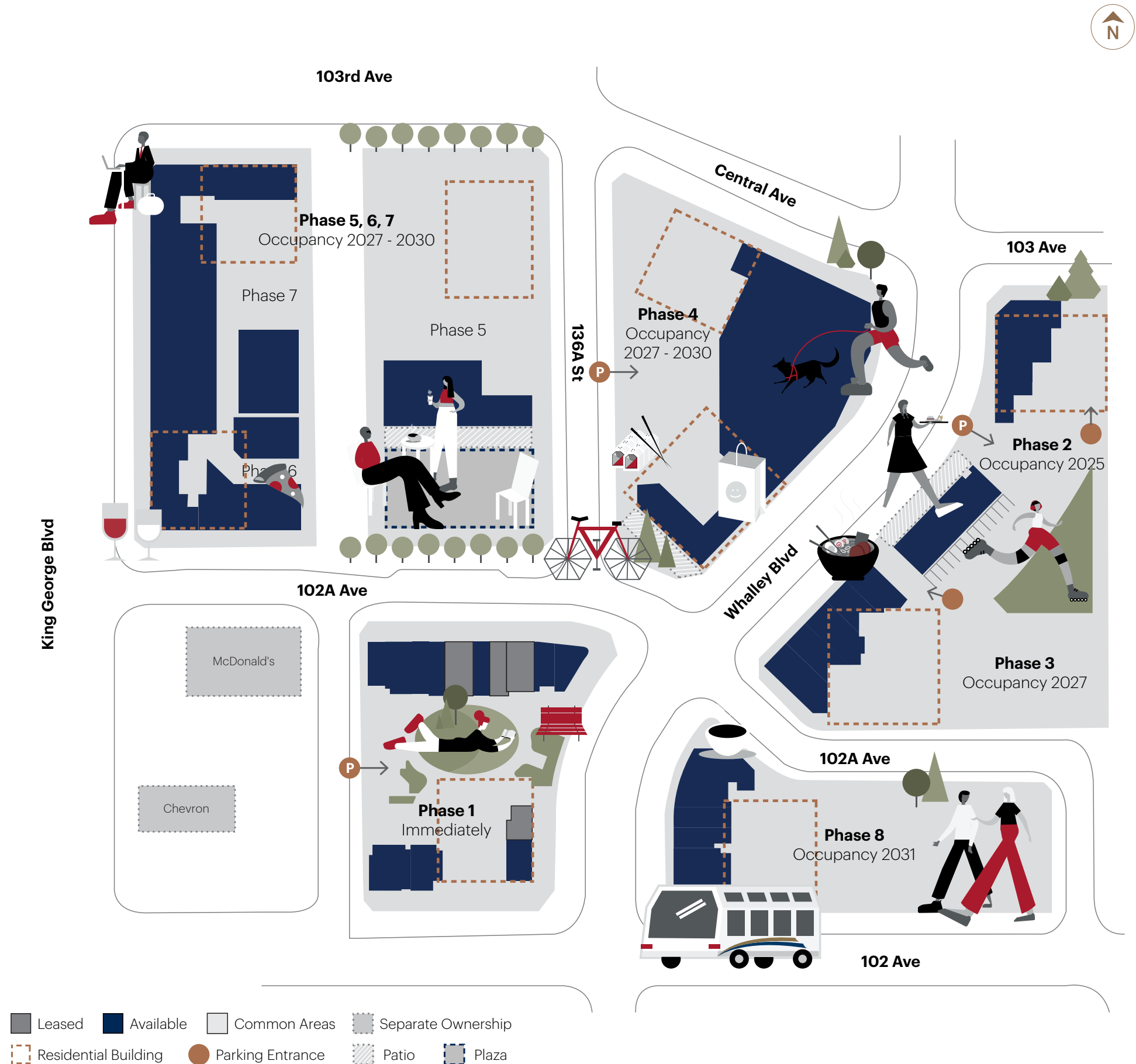
a big idea with a big future

- 14.4-acre community
- over 3,500 new homes
- more than 126,000 sq ft of office, retail & restaurant space
- dynamic public plaza surrounded by retail & restaurants
- pedestrian activated & bike friendly streets
- 5-minute walk to Surrey Central SkyTrain Station
- green spaces to complement the "city of parks"

COMMERCIAL FLOOR AREA

GT1	15,130 sf
GT2	9,614
GT3	7,470 sf
GT4	30,717 sf

GT1-GT4: 62,931 sf





GEORGETOWN 1

CRU	Address	Sq. Ft.
101	13668 102a Ave	759
102 - 103	13668 102a Ave	1,339
104	13668 102a Ave	810
105	13668 102a Ave	837
106 - 107	13668 102a Ave	1,406
108	13668 102a Ave	840
109	13668 102a Ave	831
110 - 111	13668 102a Ave	1,263
112	13668 102a Ave	891
113	13668 102a Ave	1,081
11	10225 Whalley Blvd	1,006
12	10225 Whalley Blvd	879
13	13685 102 Ave	1,855
14	13685 102 Ave	1,323

Net Rent	Contact Leasing Agent
Add. Rent	Approx. \$18 psf
Occupancy	Occupancy Immediately
Retail Parking	42





GEORGETOWN 2

CRU	Sq. Ft.
1	1,608
2	826
3	815
4	655
5	786
6	4,016

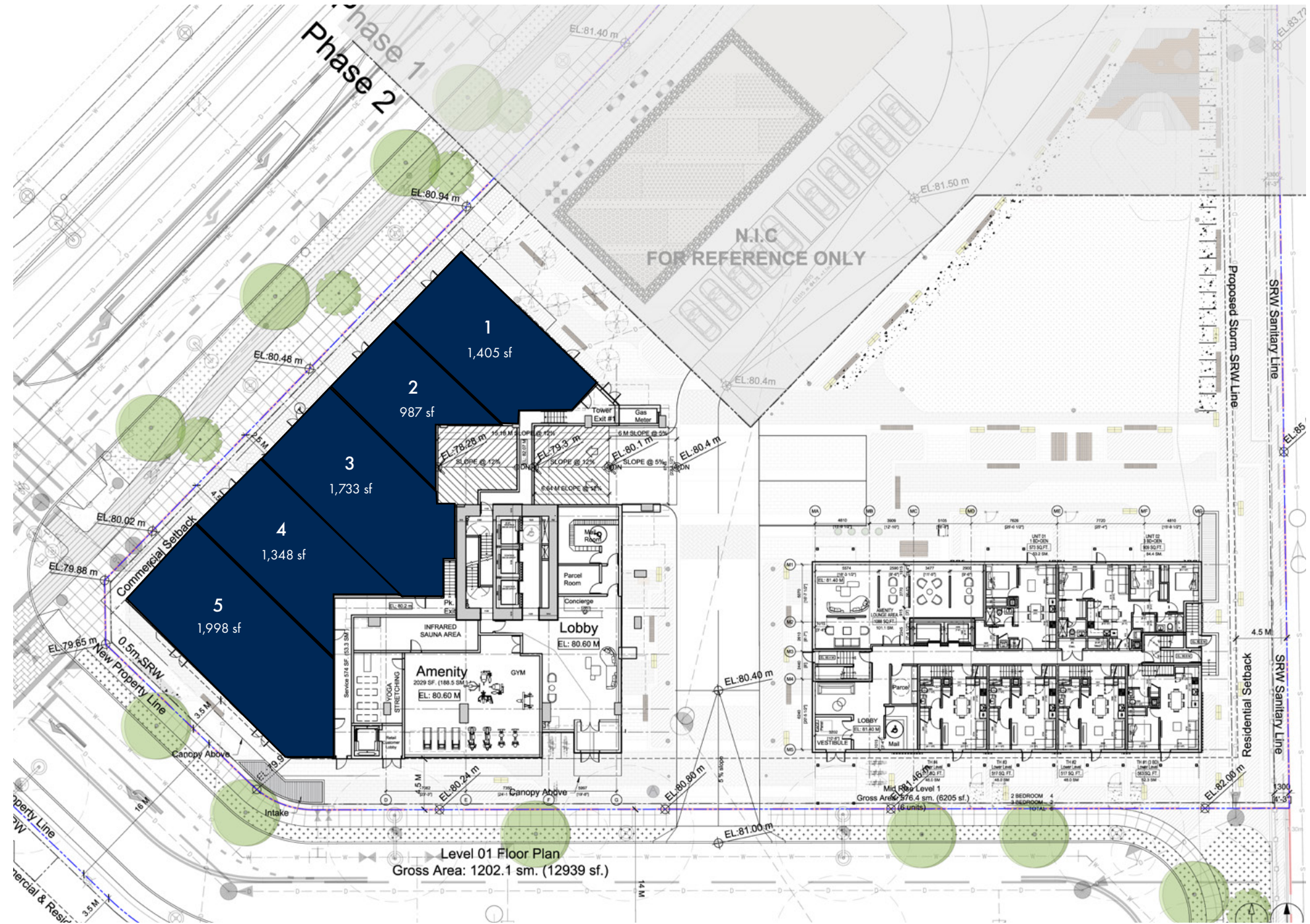
Net Rent	Contact Leasing Agent
Add. Rent	Contact Leasing Agent
Occupancy	2025
Retail Parking	53





GEORGETOWN 3

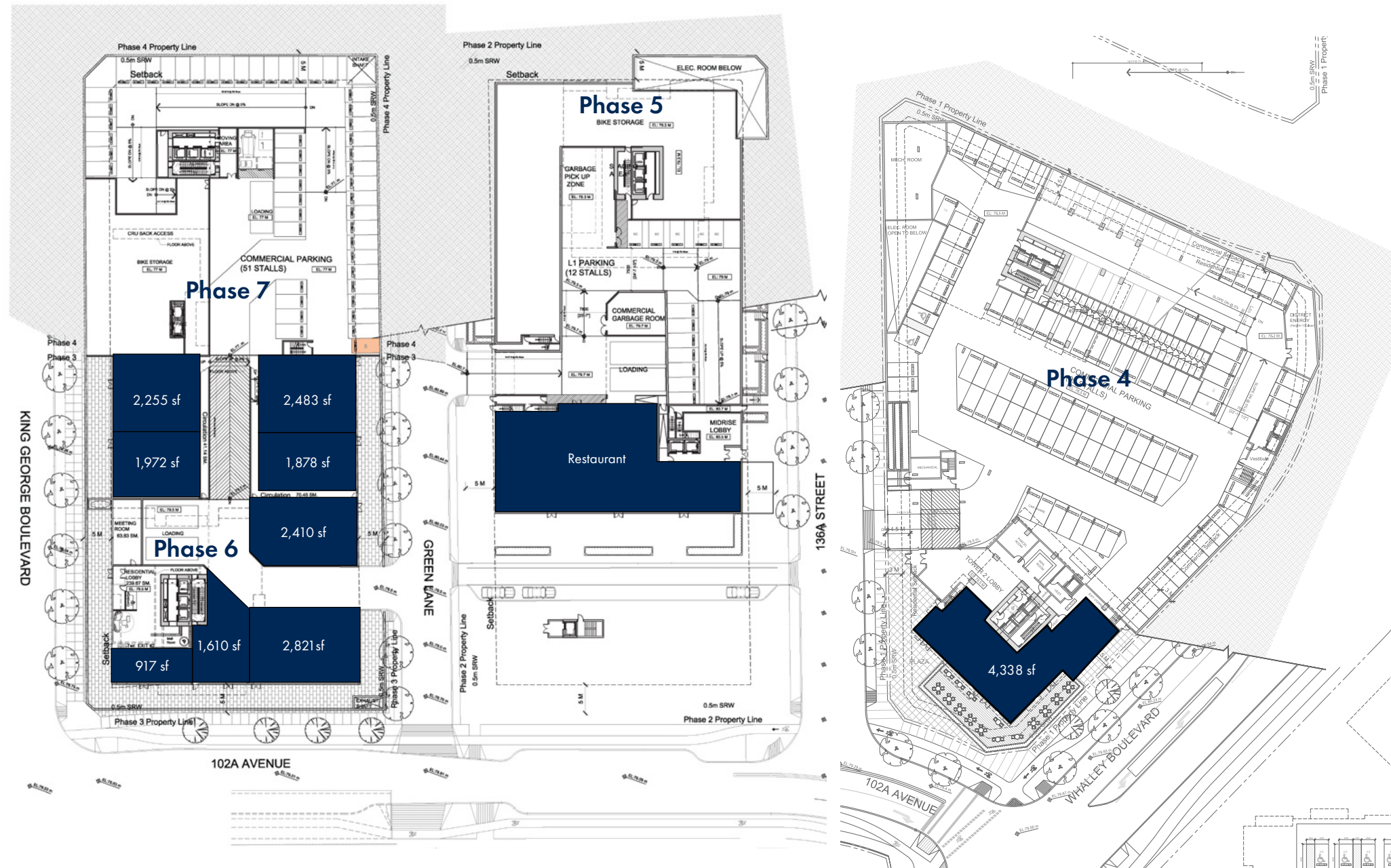
CRU	Sq. Ft.
1	1,405 sf
2	987 sf
3	1,733 sf
4	1,348 sf
5	1,998 sf



Net Rent	Contact Leasing Agent
Add. Rent	Contact Leasing Agent
Occupancy	2026
Retail Parking	16



GEORGETOWN 4,5,6,7



Net Rent	Contact Leasing Agent
Add. Rent	Contact Leasing Agent
Occupancy	2027 - 2030

Level 1 - Lower Floor



GEORGETOWN 4,5,6,7



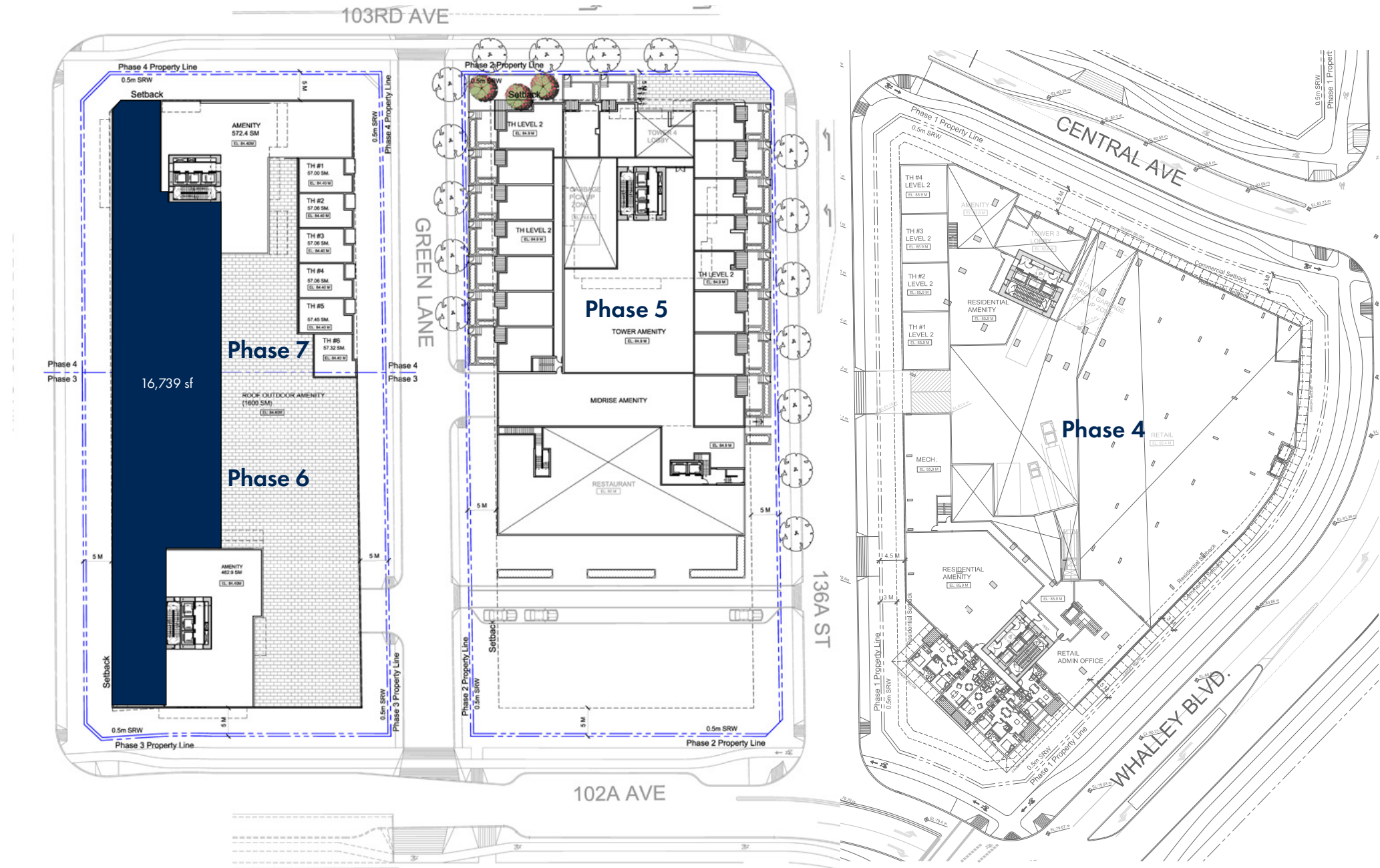
Net Rent	Contact Leasing Agent
Add. Rent	Contact Leasing Agent
Occupancy	2027 - 2030

Level 1 - Upper Floor



GEORGETOWN 4,5,6,7

Net Rent	Contact Leasing Agent
Add. Rent	Contact Leasing Agent
Occupancy	2027 - 2030



Level 2

we are the fastest growing urban district in Metro Vancouver

WELCOME TO THE FUTURE OF SURREY CITY CENTRE

Our city is innovative, entrepreneurial and fresh. The city's future plan will surpass Vancouver in population and become the region's central hub for business, culture and education.

2021*

POPULATION

131,670

POPULATION
15 YEARS OLD +

94,930

HOUSEHOLDS

44,940

2041

PROJECTED
POPULATION GROWTH

x 2

CITY CENTRE WORKFORCE
TO GROW TO

+31,759

DWELLING
UNITS GROWTH

+274,900

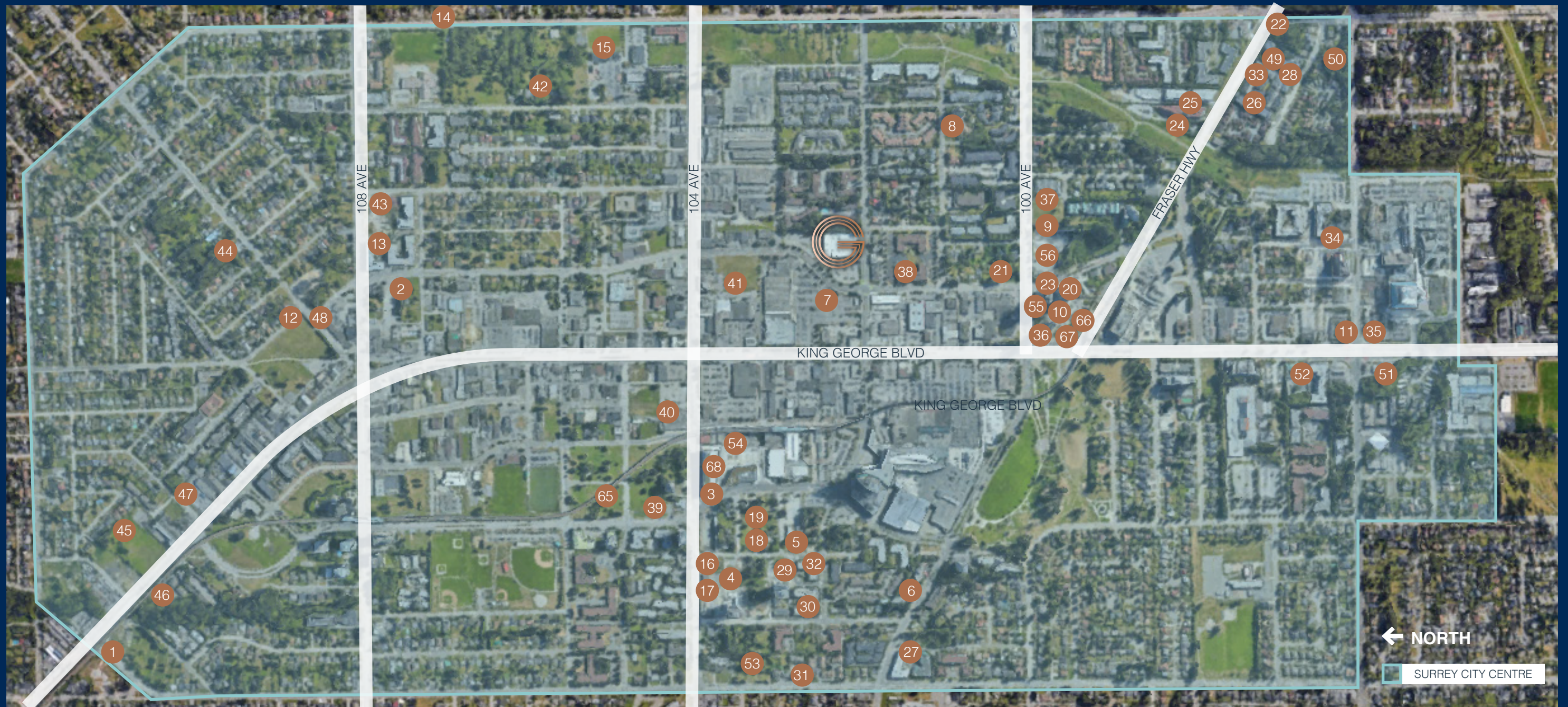
*Source: Statistics Canada - 2021 Census

surrounding developments

Total

Approximate total number of completed residential units:	4,668
Newly added population in the area:	5,601*
Projected total number of residential units (under construction or in the permit stage):	15,163
Projected added population in the next 5 years:	18,195

*based on 1.2 people/household



Source: surreycitycentre.ca

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surrounding developments

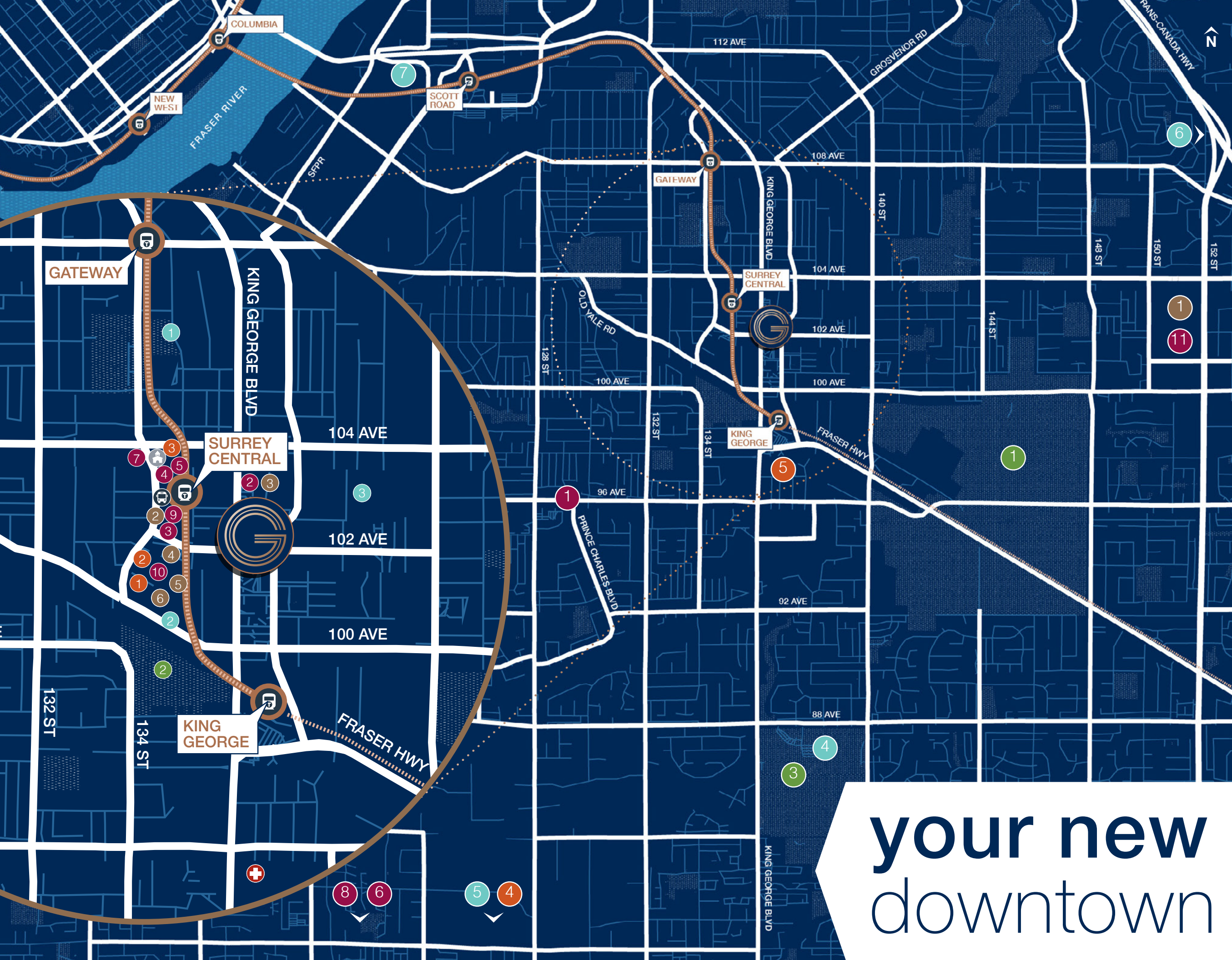
#	Name	Status	#Units
1	La Voda Living by Conian Developments	Under Construction	156
2	Whalley District by Tien Sher Group Of Companies	Preconstruction Phase	1119
3	University District by Bluesky Properties	Under Construction	753
4	Linea by Rize	Under Construction	236
5	Once Central by Aoyuan International	Under Construction	550
6	The Holland by Townline	Under Construction	250
7	Georgetown 1 by Anthem	Under Construction	351
8	Centra by Everest Group	Under Construction	167
9	Park George by Concord Pacific	Under Construction	339
10	Park Boulevard by Concord Pacific	Under Construction	419
11	Fusion by WestStone Group	Completed in 2018	142
12	Maverick by Tien Sher Group of Companies	Preconstruction Phase	125
13	Venue by Tien Sher Group of Companies	Completed in 2018	141
14	Trillium Living by The Capre Group and Trillium Living Group	Completed in 2017	81
15	HQ by Porte Communities	Completed in 2018	345
16	WYND by Rize and Mason Link Development	Completed in 2016	236
17	WAVE by Rize	Completed in 2015	236
18	Evolve Condominiums by WestStone Group	Completed in 2018	407
19	Prime on the Plaza by Macdonald Development Corporation and Reliance Properties	Completed in 2019	372
20	Park Place 11 by Century Group	Completed in 2012	349
21	ParkAvenue Condos by Concord Pacific	Completed in 2017	424
22	Fraser Landmark by Darshan Builders	Under Construction	121

#	Name	Status	#Units
23	Park Place by Concord Pacific	Completed in 2011	349
24	Edge Condos Surrey by Opal Homes	Completed in 2012	88
25	The Maxx @ Verve by Porte	Completed in 2015	133
26	Emerald Heights by Ansu Development	Completed in 2013	70
27	Connect Living by Premiere International Developments Ltd.	Completed in 2015	103
28	Emerald Garden	Completed in 2010	61
29	10288133 Street by WestStone Properties Ltd.	Completed in 2013	373
30	NE Corner 102AAvenue & 133A Street by WestStone Properties Ltd.	Completed in 2009	135
31	10270 132 Street by Mel Kular	Completed in 2009	16
32	133A Street & 102 Avenue by WestStone Properties Ltd.	Completed in 2009	71
33	13924 Fraser Highway by 664295 B.C. Ltd	Completed in 2011	61
34	9632 137A Street By South Laurel Lands Development	Completed in 2011	144
35	Ninety-Six By WestStone Group	Completed in 2017	142
36	Concord Park Place by Concord Pacific	Completed in 2008	345
37	One Central	Preconstruction Phase	555
38	10138 Whalley Boulevard by Rize Alliance	Preconstruction Phase	1,100
39	Rezoning, OCP Amendment, City Centre Plan Amendment, and a Development Permit in order to construct 421 residential units 9691 sq.m. of commercial space		
40	Rezoning and Development Permit to permit construction of 1,134 dwellings and 9691 sq.m. of commercial space		
41	Rezoning and Development Permit to construct a 37 storey tower with 4-storey podium with a total of 323 residential units and 1,290 sq.m. ground floor retail and approximately 2,395 sq.m. of once space		

surrounding developments

#	Name	Status	#Units
42	Rezoning and a Development Permit in order to construct four, 6-storey multi-residential buildings consisting of 299 units		
43	apartment building consisting of approximately 86 dwelling units		
44	Rezoning and Development Permit to allow for the construction of 519 apartment units		
45	Development Permit to permit the development of a multiple residential development consisting of three high-rise buildings with podiums and two low-rise buildings (Phase One (1) 239 Residential Units and 583 sq. m. of Commercial Space)		
46	Rezoning and Development Permit to allow the construction of 3 buildings of 4 to 6 stories containing a combined total of 300 residential units		
47	Initial Review for Rezoning from RF to CD and Development Permit to permit 45 multi residential units		
48	Rezoning and Development permit to allow for the construction of a 6-storey multi-family residential building consisting of 140 units		
49	49 Rezoning and Development Permit in order to construct 327 residential units		
50	Rezoning from RF to CD; Development Permit for the construction of 162 apartment units		
51	Conditional Approval for Rezoning from CTA to CD and Development Permit to permit the development of two, 6-storey apartment buildings and a 12-storey mixed-use care facility and office building		
52	Conditional Approval for Rezoning from C-8 to CD and Development Permit to permit the development of 25-storey residential high-rise with ground floor commercial		
53	Rezoning and Development Permit to permit the development of a 26-storey high-rise residential tower consisting of approximately 223 dwelling units		
54	3 Civic Plaza by Century Group	Completed in 2017	349 Residential 144 Home Suites
55	Park Avenue West by Concord Pacific	Completed in 2017	455

#	Name	Status	#Units
56	Park Avenue East by Concord	Completed in 2016	426
57	Holland Parkside by Century Group	Rezoning and development permit application for 2 towers has been filled with the City of Surrey	818
58	Plaza 104 by Ke Housing	Application for 3 towers has been filled with the City of Surrey	1022
59	Rezoning and a Development Permit to construct a twenty-five (25) storey residential building, including five (5) townhouse units at grade		
60	Development Permit in order to construct a six-storey residential apartment building consisting of 208 units		
61	Development Permit to construct 873 residential units		
62	Development Permit to allow the construction 22033 m2 commercial/office and 448 residential units		
63	Rezoning and Development permit to allow the construction of 1640 m2 commercial and 979 residential units		
64	Development Permit to allow the construction of 22,620 sq. m. commercial/office space and 501 residential units		
65	Century City		409
66	District Northwest North Tower		413
67	District Northwest		610



EXPLORE

- 1 Green Timbers Urban Forest
- 2 Holland Park
- 3 Bear Creek Park

PLAY

- 1 Chuck Bailey Recreation Centre
- 2 Club16 Trevor Linden Fitness
- 3 Steve Nash Fitness World
- 4 Surrey Arts Centre
- 5 Strawberry Hill Cinemas
- 6 FLUID Day Spa
- 7 The Hive Climbing and Fitness

SHOP

- 1 Guildford Town Centre
- 2 Surrey Urban Farmers Market
- 3 Canadian Tire
- 4 Walmart
- 5 Central City Shopping Centre
- 6 T&T Supermarket

EAT

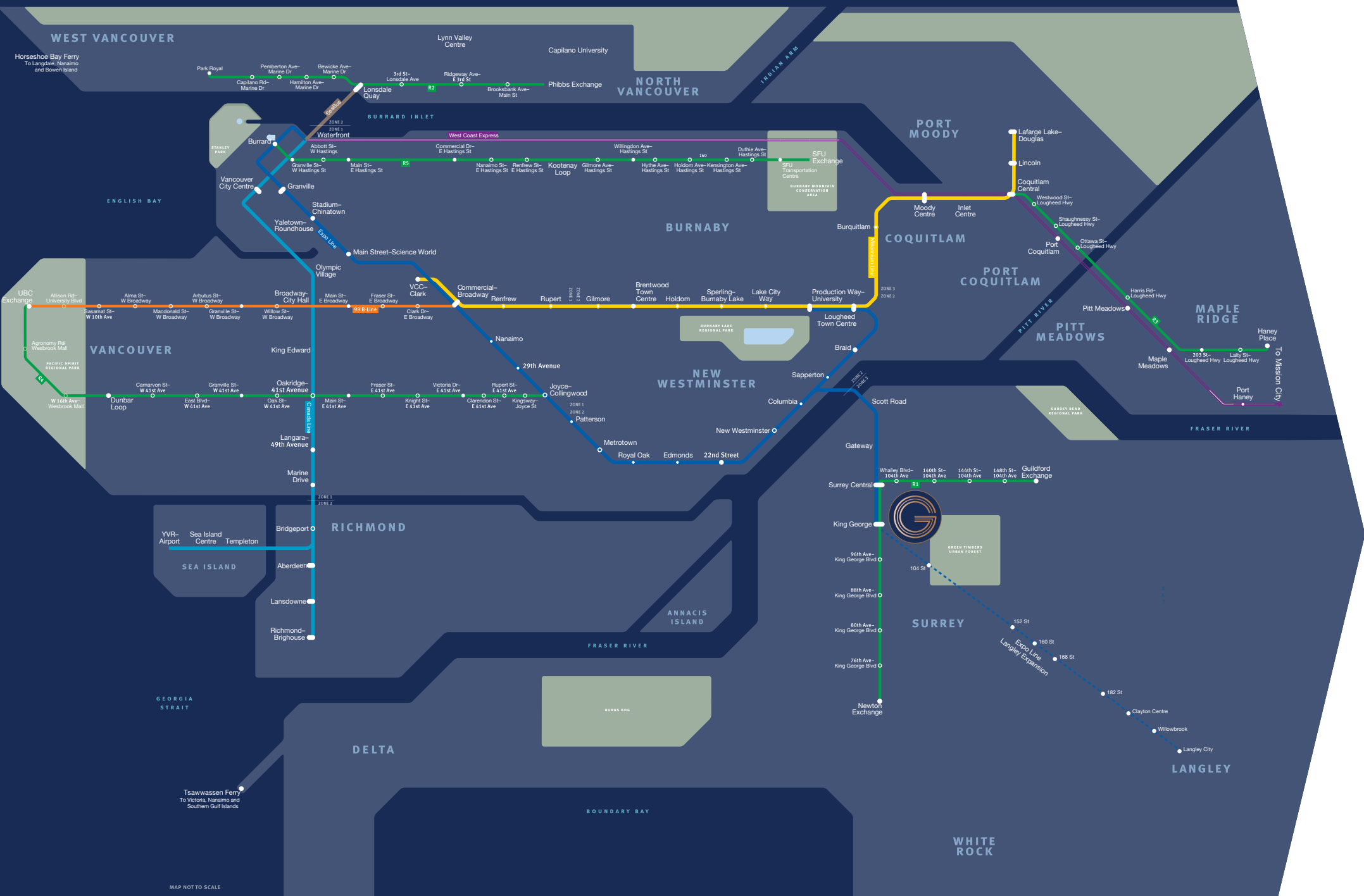
- 1 New Amsterdam Bakery
- 2 Sushi King George
- 3 Central City Taphouse & Kitchen
- 4 Dominion Bar + Kitchen
- 5 Prado Cafe
- 6 Tasty Indian Bistro
- 7 Big Star Sandwiches
- 8 Cactus Club Cafe
- 9 Bubble 88
- 10 Quesada Burritos & Tacos
- 11 Chipotle Mexican Grill

LEARN

- 1 Simon Fraser University
- 2 Innovation Boulevard
- 3 City Centre Library
- 4 Kwantlen Polytechnic University
- 5 Future UBC Surrey Campus

- SkyTrain Station
- Bus Exchange
- Future SkyTrain Extension
- City Hall & Civic Plaza
- Surrey Memorial Hospital

**your new
downtown**



We are convenient

GET ANYWHERE ON SKYTRAIN FROM SURREY CENTRAL STATION

New Westminster	10 mins
Lougheed Town Centre	20 mins
Metrotown	20 mins
Commercial Broadway	30 mins
Vancouver City Centre	32 mins
Oakridge	45 mins

SkyTrain	
Canada Line	High frequency rail service. Early morning to late evening, seven days a week.
Expo Line	
Millennium Line	
RapidBus	
R1 King George Blvd	Frequent bus service with limited stops and transit priority.
R2 Marine Dr	
R3 Lougheed Hwy	
R4 41st Ave	
R5 Hastings St	
Bus	
99 B-Line	Bus service with limited stops via Broadway and W
1	Key regular service bus routes connecting urban centres and transportation hubs.
Other Transit Services	
SeaBus	Frequent passenger ferry service. Early morning to late evening, seven days a week.
West Coast Express	Commuter rail service, weekday peak hours.



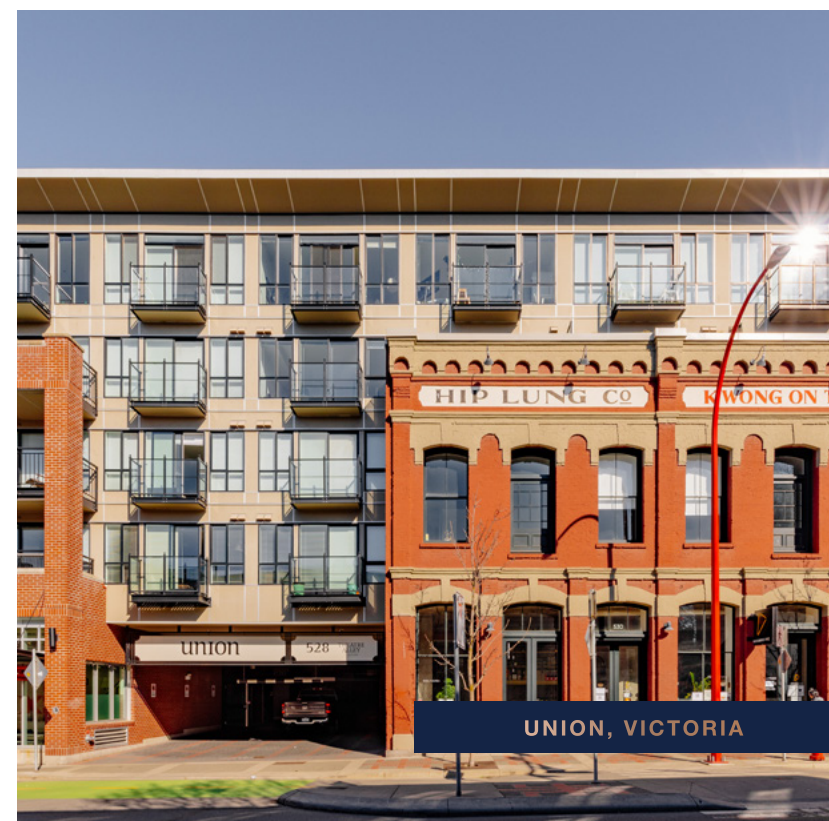


Founded in 1991, Anthem is a team of 500 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 320 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 20,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome, rental and single family communities.

We own, co-own, manage or have previously owned over 9 million square feet of retail, industrial and office space. We have developed more than 60 communities across 8,500 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. **We are Growing Places.**



Videos



ANTHEM IN SURREY



PHASE 2 VIDEO

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