



AT THE STATIONS

KING
GEORGE
HUB

OFFICE LEASING OPPORTUNITY

Redefine Your Workplace in a
Landmark Surrey District

A Visionary Mixed-Use Hub Shaping Surrey's Future

Situated in the heart of Surrey City Centre, King George Hub is a landmark mixed-use development that has transformed the rapidly evolving downtown core of Surrey – British Columbia's second largest city.

At the connection point of the existing King George Hub Skytrain Station and the future Langley extension, 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.

Project Overview

PHASE A | OFFICE SPACE AVAILABLE

- Unit 204: 5,212 SF
- Unit 205: 1,977 SF
- Unit 206: 747 SF

PHASE B (HUB 9850) | OFFICE SPACE AVAILABLE

- 5th Floor: 11,731 SF
- 8th Floor: 11,771 SF

PHASE D | FULLY LEASED

- Office: 28,497 SF

PHASE E (FINAL PHASE) | FALL 2026

- 40 storey rental tower with 402 homes



Highlights:

- Directly connecting you to Downtown Vancouver in just 40 minutes
- Located in a thriving urban hub, alongside an abundance of retailers, dining options, and other office tenants
- 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
- Surrey's population is estimated to be over 700,000 as of 2024
- Strategically located directly between U.S. border to the South and Fraser River to the North



Building Features:

- LEED® Gold designation
- WiredScore Gold certification
- Exceptional design by MCM Architects and outstanding views
- 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





PHASE A:

Phase A at 9900 King George Boulevard features three remaining office opportunities - **Units 204, 205 and 206 - ranging from 747 SF to 5,212 SF, with the option to combine them into a contiguous 7,937 SF space.**

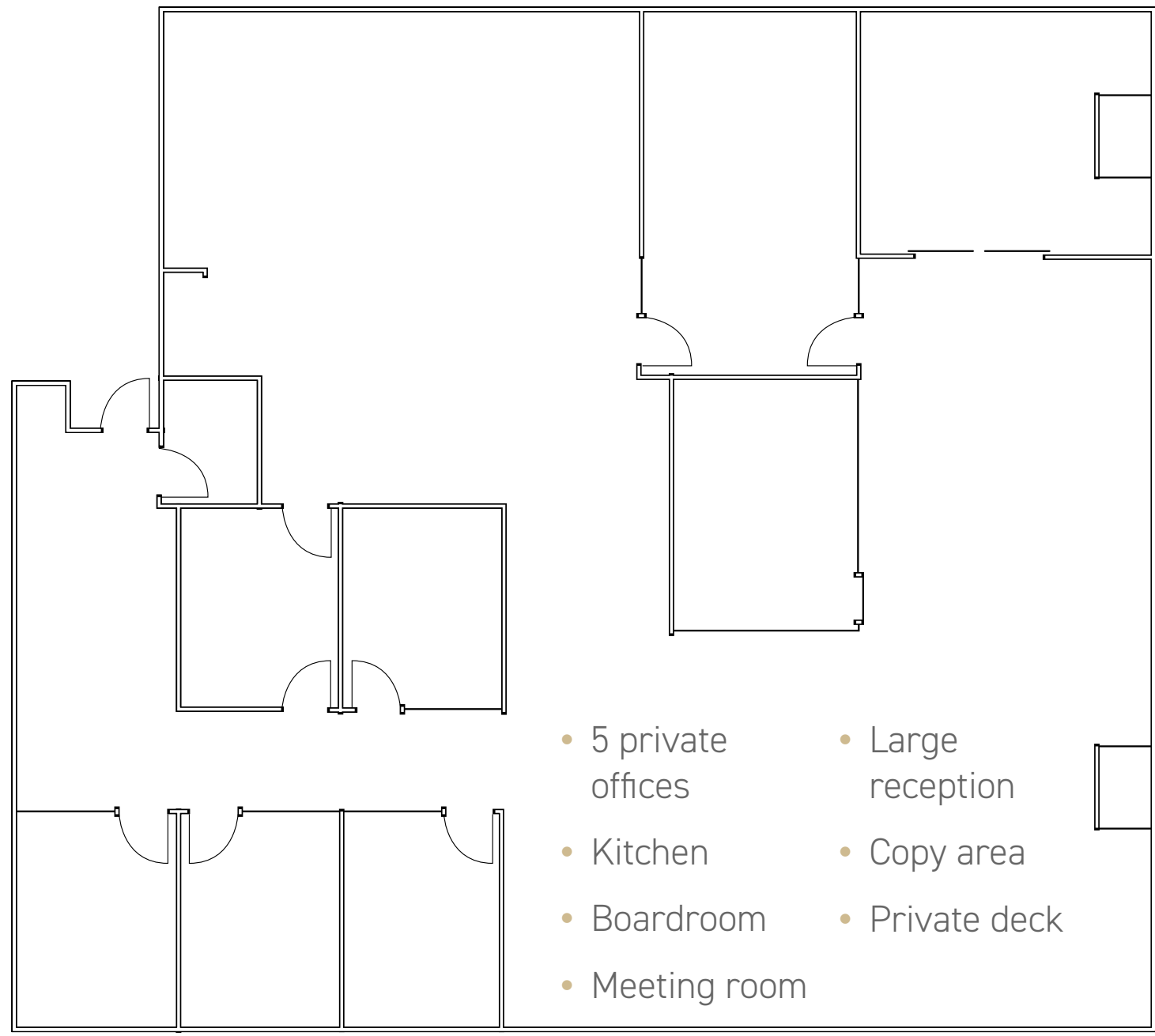
Offering flexible layouts, quality improvements and immediate access to onsite amenities such as a fitness facility, daycare, and a vibrant mix of retail and dining, Phase A presents a prime opportunity to secure welllocated office space within Surrey City Centre's most dynamic mixeduse community.

- 9' clear ceiling heights
- 24"x24" T-Bar suspension system
- Windows are energy efficient tinted dual pane low "E" operable with solar reflective roller shade window coverings
- HVAC zoned to maximize efficiency within specific rooms (meeting rooms, server rooms)

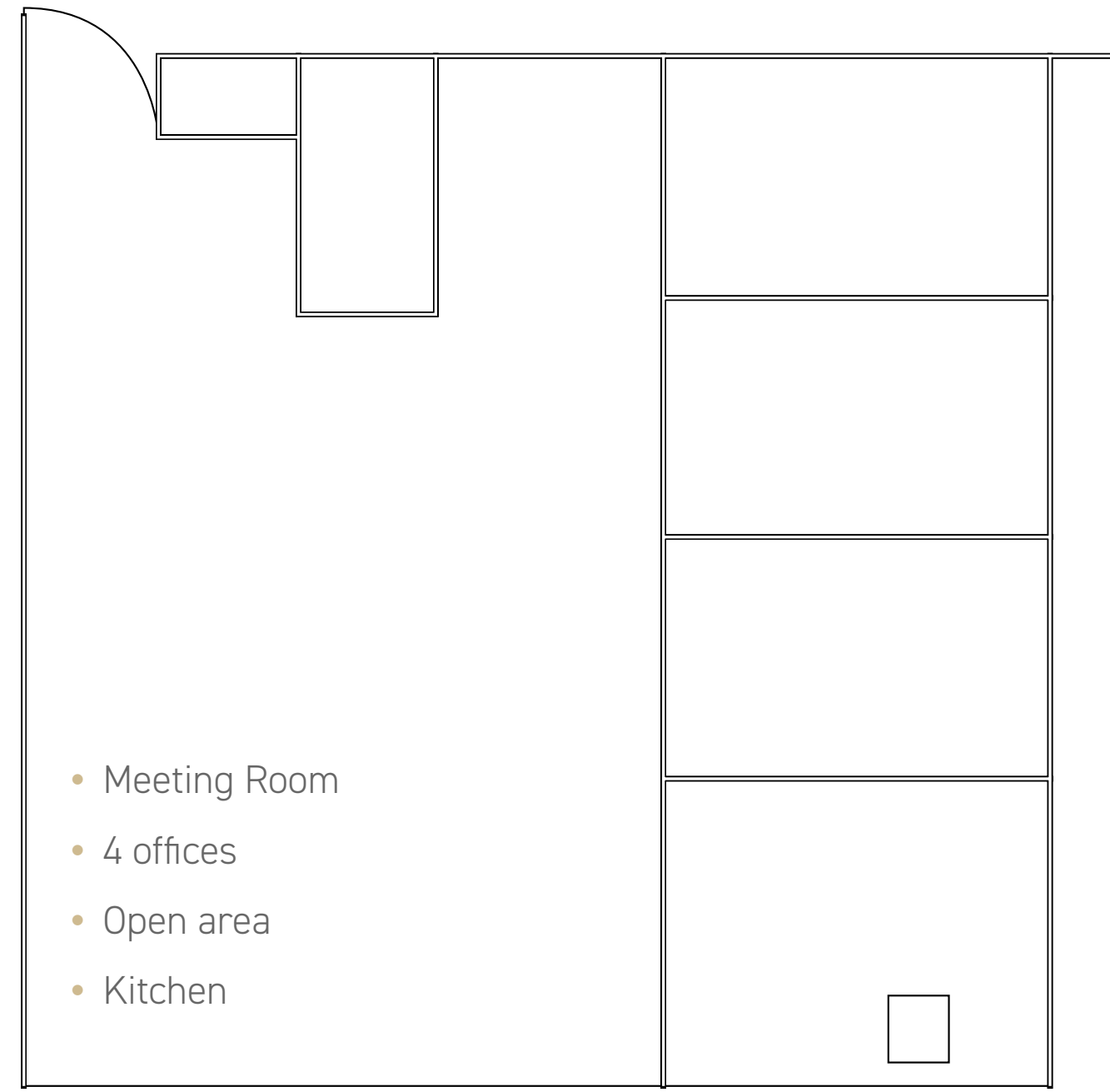
Project Overview

UNIT	204	205	206
SIZE (SF)	5,212 SF	1,977 SF	747 SF
AVAILABILITY	April 2027*	Immediate	Immediate
DETAILS	Kitchen, 5 private offices, boardroom, meeting room, large reception, copy area and private deck	4 offices, open area, kitchen	Open plan space with carpet and paint
AMENITIES	First class fitness facility and daycare provider in the development.		
PARKING	2 stalls per 1,000 SF		
NET RENT	Please contact listing agents		
ADDITIONAL RENT	\$21.23 (2026)		

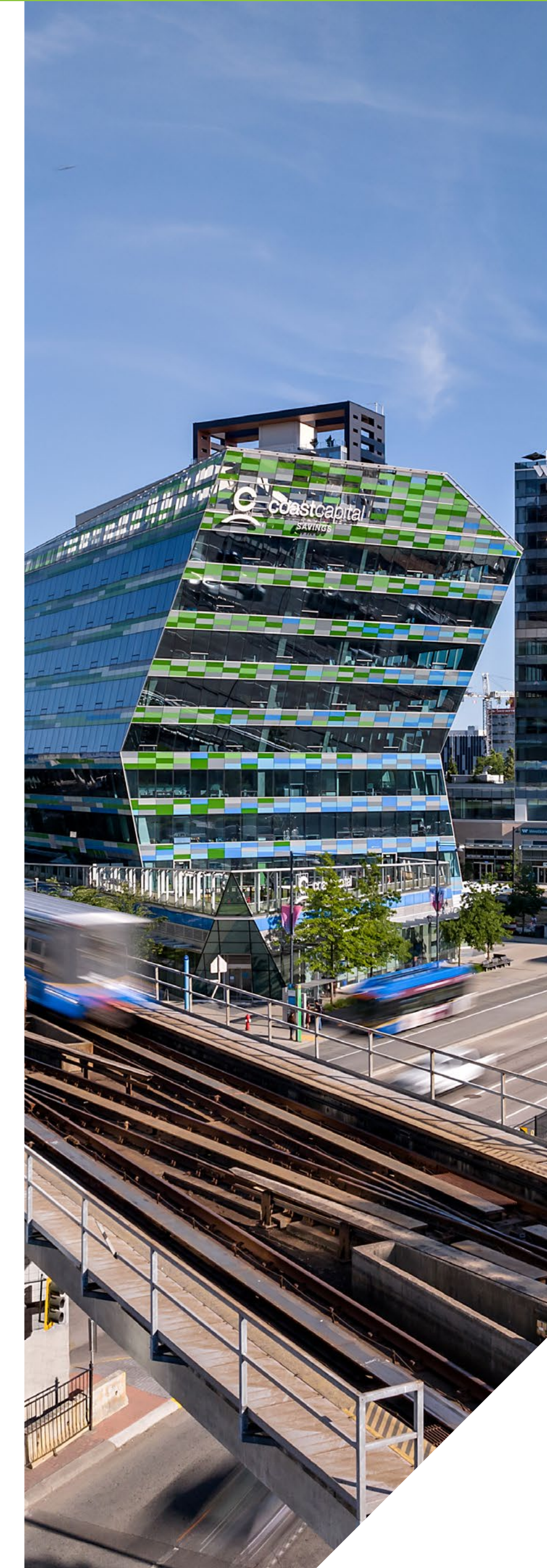
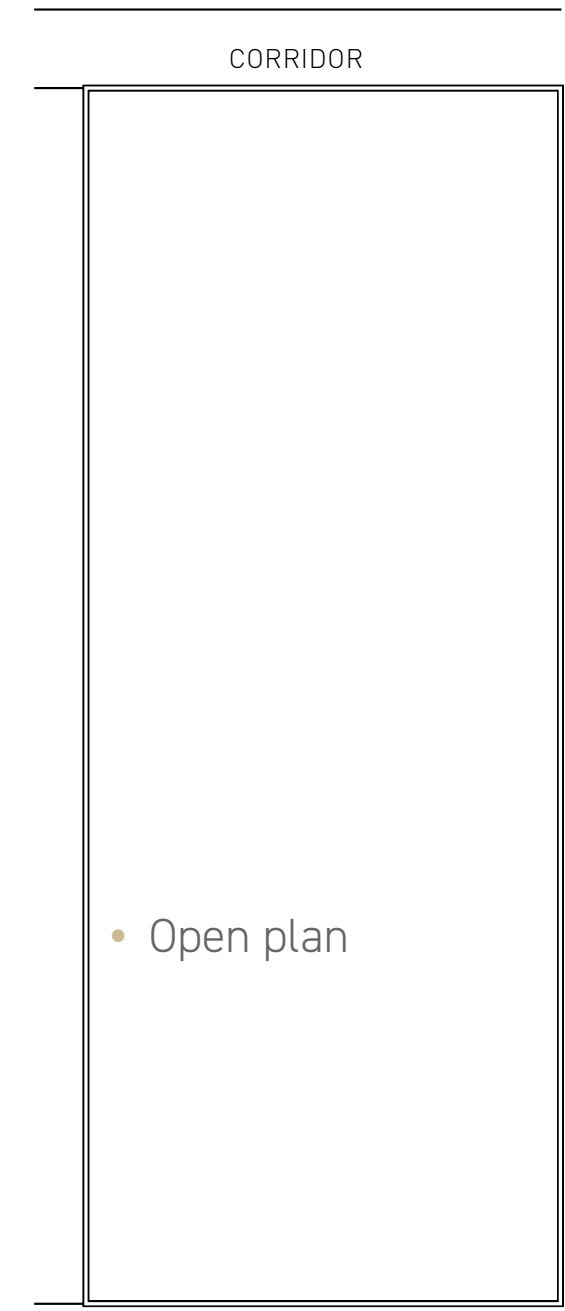
Unit 204 | 5,212 SF



Unit 205 | 1,977 SF



Unit 206 | 747 SF





PHASE B:

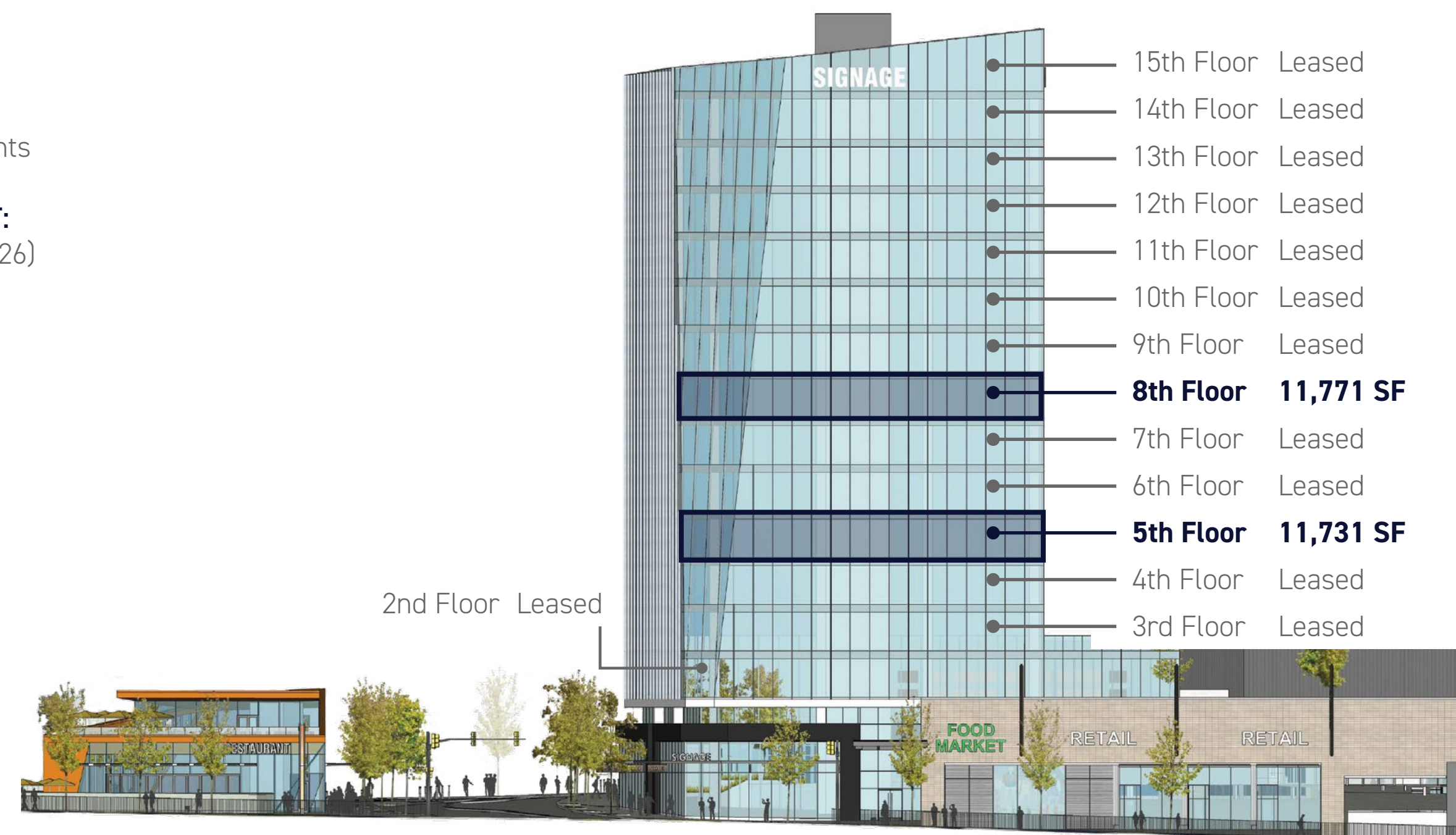
Phase B at 9850 King George Boulevard delivers 170,000 SF of LEED® Gold office space supported by over 100,000 SF of retail, **with only Floors 5 and 8 still available for lease.** Anchoring the mixed-use community, this phase also delivers 738 homes across two residential towers, creating a vibrant, transit-oriented environment steps from King George Station.

- 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 designed to meet Class A office building finish standards

Office

RATES:
Contact listing agents

ADDITIONAL RENT:
\$20.18 PSF (est. 2026)



Location

King George Hub is centrally positioned in Surrey City Centre at the corner of King George Boulevard and Fraser Highway, directly beside King George SkyTrain Station and multiple bus routes, offering effortless access throughout the region. This highly connected master planned community places shops, services, cafés and daily conveniences just steps away.

The area is supported by major employers and educational institutions, including SFU Surrey and Surrey Memorial Hospital. Holland Park, along with a growing mix of dining and retail, adds walkability and everyday convenience. With its location at a major regional transit hub, King George Hub is one of Surrey's most accessible and rapidly evolving districts.

New Retailers

- Breka Bakery **OPENING 2026**
- Big Way Hot Pot **OPENING 2026**
- Anytime Fitness **NOW OPEN**
- Sandbox Virtual Reality **NOW OPEN**
- BMO **NOW OPEN**
- Body Energy Club **NOW OPEN**
- Pokerrito **NOW OPEN**

- Westland Insurance
- Hub Liquor Store
- King George Station Dental
- Panago Pizza
- Subway
- Rexall
- Synergy Rehabilitation
- Reux
- Waffle House
- Fresh Healthy Café
- Minh Sandwiches
- Presotea
- Save-on-Foods
- Starbucks
- Jollibee
- Kinton Ramen
- Pho 68

King George Hub Retailers

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



81 WALKABLE SCORE

86 TRANSIT SCORE

98 BIKE SCORE



BIKE ROUTE
 EXPO SKYTRAIN LINE
 TRANSIT
 FUTURE TRANSIT LINE

Surrey's Next Generation Growth

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

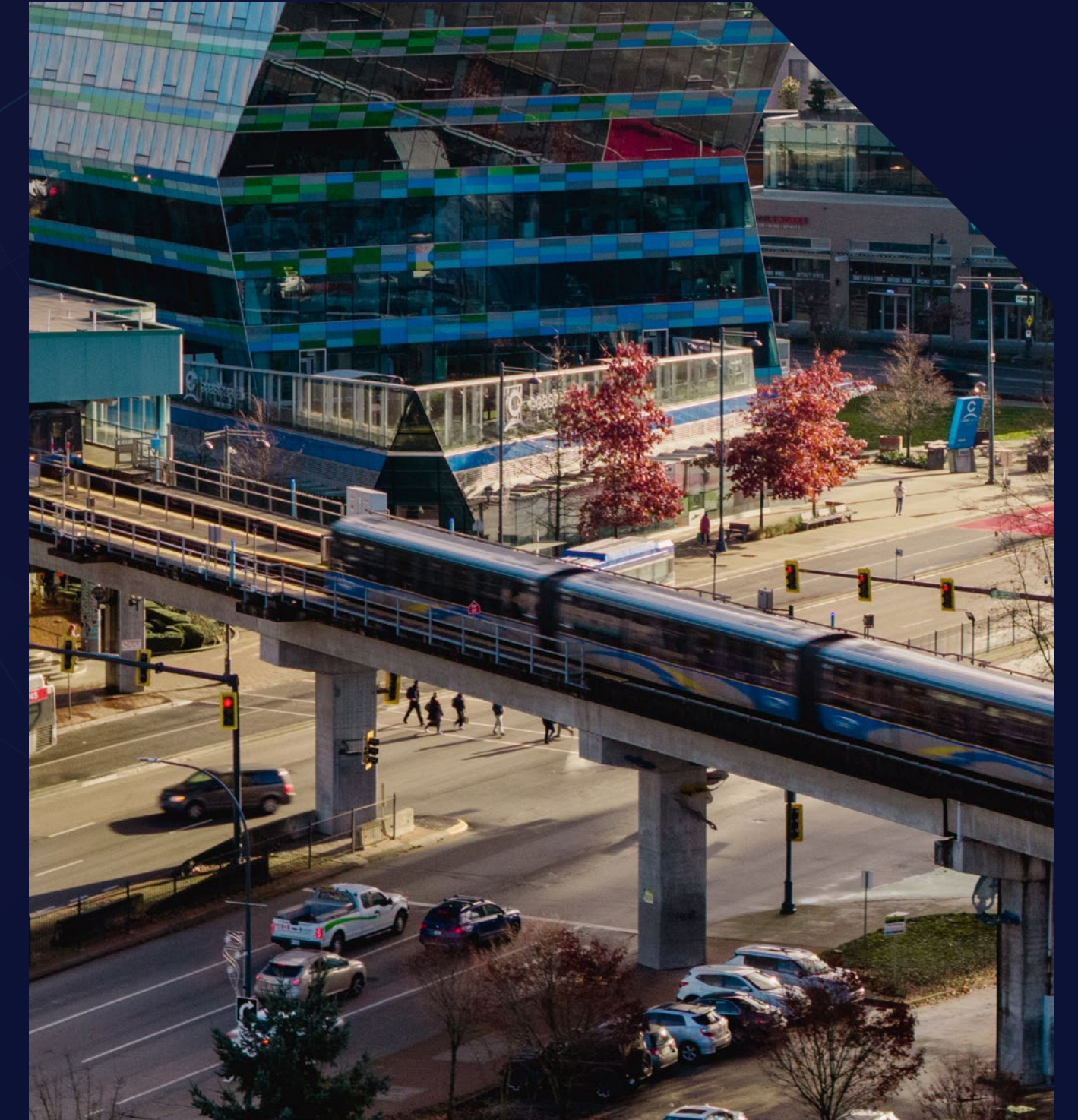
The expanse of stunning nature trails that weave through Surrey parks.

100 KM

DIVERSITY

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

46%





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.

pci-group.com



Office Leasing

Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors.

For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management.

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