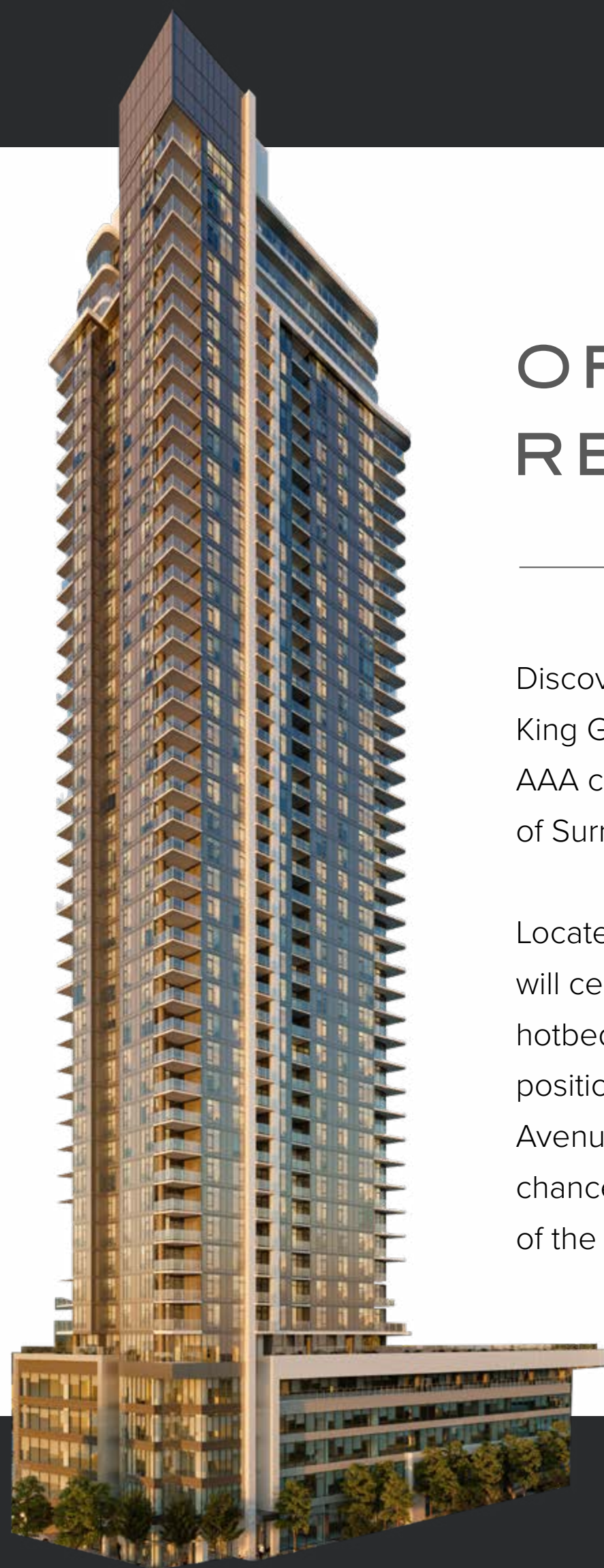


THE
GRAND
ON KING GEORGE

UNPRECEDENTED OPPORTUNITY TO OWN
AAA COMMERCIAL OFFICE SPACE

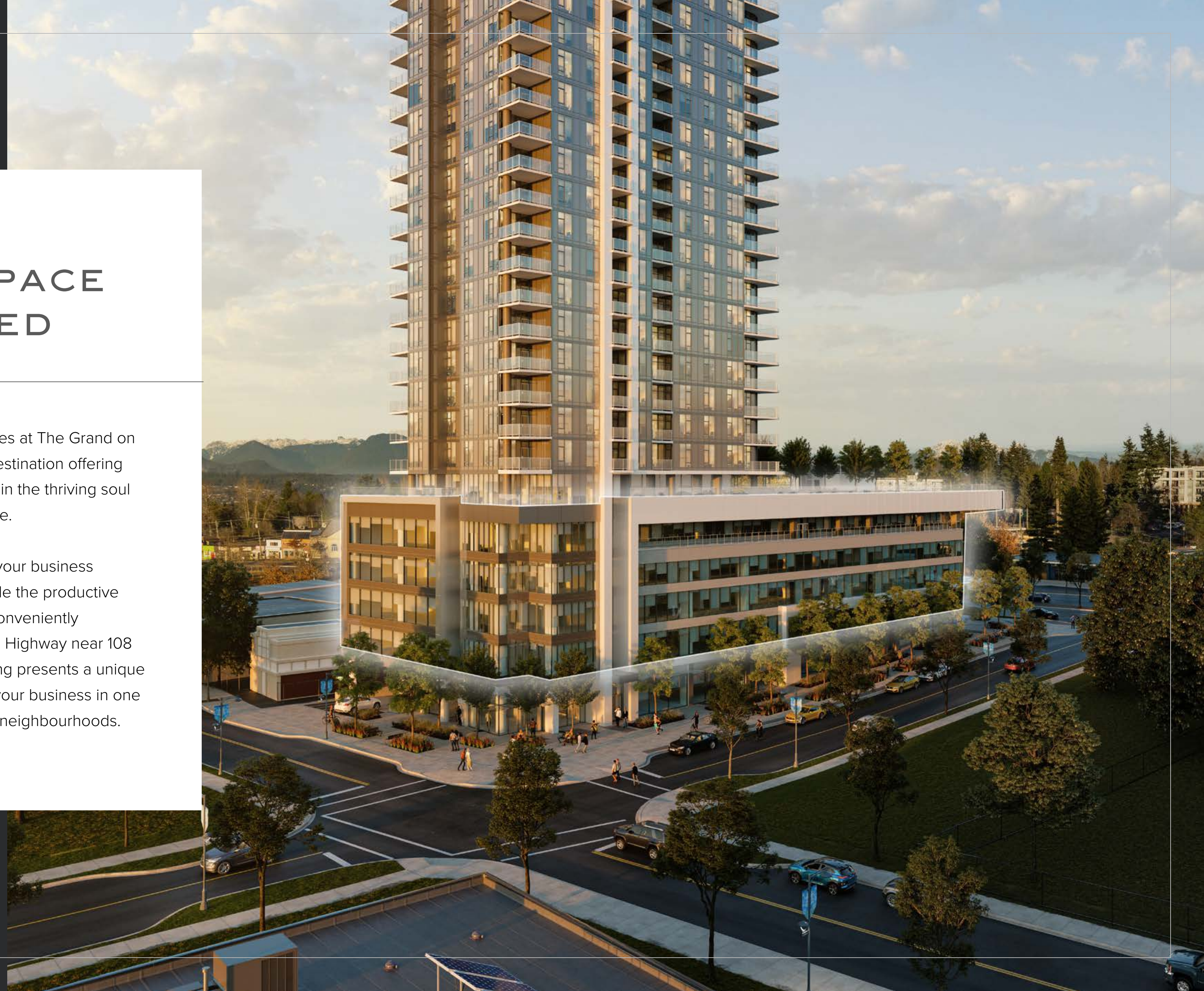
10750 135A STREET AT KING GEORGE BOULEVARD, SURREY BC



OFFICE SPACE REIMAGINED

Discover a world of opportunities at The Grand on King George, an exceptional destination offering AAA commercial office spaces in the thriving soul of Surrey's emphatic City Centre.

Located at 10750 135A Street, your business will certainly transform alongside the productive hotbed of downtown Surrey. Conveniently positioned just off King George Highway near 108 Avenue, this remarkable building presents a unique chance to establish and grow your business in one of the region's fastest-growing neighbourhoods.



EXPERIENCE THE DIFFERENCE

The Grand on King George sets new standards of excellence in AAA commercial spaces. Choose from ten beautifully designed spaces, ranging from 722 SF to 16,000 SF, ready to be customized to your specific needs. The Grand presents a unique investment opportunity within five storeys of modern office spaces, providing the commanding foundation of a luxurious 341-home residential tower.

Located near Surrey's Medical and Educational centres, a large commercial base, and extensive residential developments, these modern office spaces offer the freedom to create an environment that maximizes efficiency and enhances employee satisfaction.



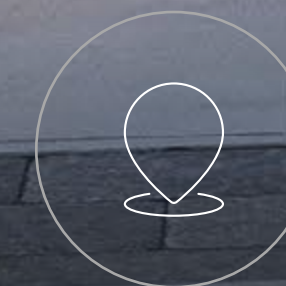
**53,750 SF OF
COMMERCIAL
OFFICE SPACE**



**120 COMMON
PARKING
STALLS**



**5 FLOORS OF EXCEPTIONAL
OFFICE SPACES WITH
UNITS RANGING FROM
722 SF TO 16,000 SF**



**LOCATED IN THE
HUB OF SURREY
CITY CENTRE**



**READY FOR
OCCUPANCY**



BUILDING FEATURES

STRUCTURE

- Cast-in-place concrete construction with an aluminum curtain wall system and glazing.
- Expansive energy efficient glazing promotes the use of natural light.

CEILING HEIGHTS

11' ceiling heights offering an open and airy feel throughout.

HVAC

Each unit is equipped with horizontal heat pump systems installed in the ceiling for both heating and cooling.

ELECTRICAL POWER

Each floor will be equipped with the following electrical panels:

Level 2: 600A, 600V/347V distribution panel and 600A, 208V/120V distribution panel.

Level 3: 400A, 600V/347V distribution panel and 600A, 208V/120V distribution panel.

Level 4: 400A, 600V/347V distribution panel and 600A, 208V/120V distribution panel.

CONVENIENCE IN EVERY DIRECTION

Position your business at The Grand on King George and embrace the countless advantages of being at the epicentre of Surrey's flourishing and growing community. With endless connectivity to key transportation links, this strategic location at the core of the City Centre offers outstanding convenience.

The area is highly accessible, with Gateway Centre and King George SkyTrain Stations just a short walk away, providing quick transit connections to downtown Vancouver and other parts of the Lower Mainland. Major transportation routes, including King George Boulevard and the Fraser Highway, make commuting by car easy and efficient, and numerous bus routes add to the area's connectivity.

Historically known as the city's urban core, Whalley has undergone a significant revitalization in recent years, transforming into a magnetic and thriving neighbourhood.



LOCATION

● **RESTAURANTS & CAFÉS**

- 1. Waves Coffee House - City Point
- 2. Domino's Pizza
- 3. Tim Hortons
- 4. Blenz Coffee
- 5. Sushi Shogun
- 6. Obanhmi Factory Shop
- 7. Jollibee
- 8. White Spot Central City
- 9. Kokoro Japanese Ramen House
- 10. Taqueria Jalisco Mexican Restaurant

● **EDUCATION**

- 1. Douglas College
- 2. Kwantlen Polytechnic University
- 3. Kwantlen Park Secondary School
- 4. K.B. Woodward Elementary
- 5. Stenberg College
- 6. Simon Fraser University
- 7. Sprott Shaw College

● **FINANCIAL SERVICES**

- 1. Coast Capital
- 2. CIBC
- 3. TD Canada Trust

○ **SHOPPING**

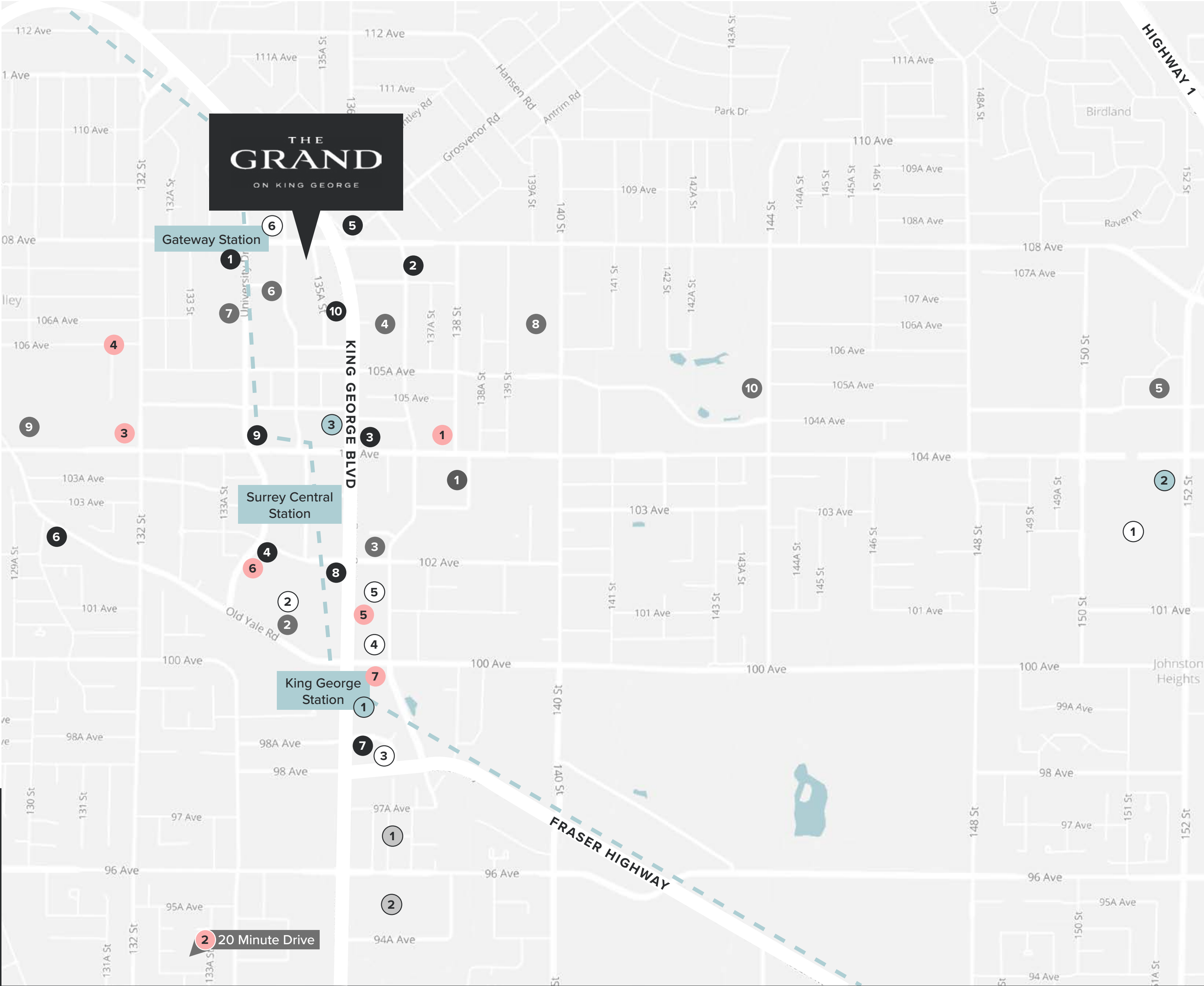
- 1. Guilford Town Centre
- 2. Central City
- 3. Save-On-Foods
- 4. King George Centre
- 5. Staples
- 6. Nesters Market

● **RECREATION & PARKS**

- 1. Fitness World
- 2. Club16 Trevor Linden Fitness
- 3. F45 Training Surrey Central
- 4. Planet Fitness
- 5. Guilford Recreation Centre
- 6. Chuck Bailey Recreation Centre
- 7. Whalley Athletic Park
- 8. Forsyth Park
- 9. Royal Kwantlen Park
- 10. Hawthorne Rotary Park

● **HEALTHCARE**

- 1. Health & Tech District
- 2. Surrey Memorial Hospital



WALK SCORE

90



TRANSIT SCORE

86



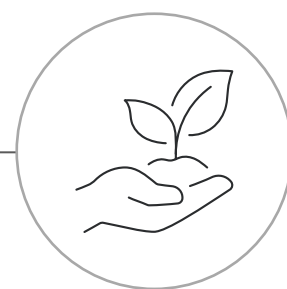
BIKE SCORE

78

EXPERIENCE A FLOURISHING FUTURE

At The Grand on King George, you are part of an energetic community on the rise. Surrey City Centre is experiencing the fastest growth in the region. With a strategic location surrounded by exciting new developments, including world-class educational institutions and cutting-edge healthcare facilities, your business will thrive in the company of growth. The population around King George Blvd has risen steadily to over 136,000, up from 111,000 in 2018, marking a 22% increase over five years.

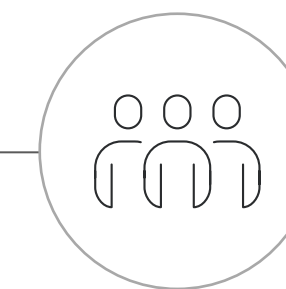
Join leading organizations and visionary entrepreneurs who are making their mark in Surrey's City Centre. Hop on and embrace an enterprising future and become an integral part of The Grand on King George—a legacy destination in the middle of Surrey's growing commercial scene.



**HIGHEST ANNUAL GROWTH
RATE AVERAGE 2.73%**



**POPULATION GROWTH PROJECTED
TO INCREASE BY BY 2.9%**



**SECOND-HIGHEST URBAN
POPULATED AREA IN BC**

*BASED ON 3KM RADIUS FROM 2023 TO 2033

PROJECT TEAM



DEVELOPER

The founder and ownership group of Allure Ventures Inc. are business leaders that have invested in the Surrey market for years as employers within a substantive family of construction companies. They bring their passion for the neighbourhood to the development projects they are envisioning forward, with a focus on livability and quality. Allure is committed to developing communities that home owners can be confident investing in.

allureventures.ca



ARCHITECTURE

Allure partnered with IBI Group because of their community driven design focus and exceptional reputation in the British Columbia Market. IBI is actively defining cities for tomorrow. Allure knows from experience that IBI is the architectural firm that can make a developer's vision a design reality. The collaborative approach of IBI assures future-forward solutions to livability challenge. IBI believes in cities built up on intelligent systems, sustainable buildings, efficient infrastructure, and the human touch. Allure appreciates the perspective IBI brings to this exciting project.

ibigroup.com



SALES & MARKETING

Harp Khela Personal Real Estate Corporation specializes in serving the commercial real estate needs of corporations in Surrey and throughout BC. Our team leverages its extensive experience and relationships to seek strategic investment opportunities and provide comprehensive real estate services to private sectors. We are primarily focused on the acquisition and sale of commercial properties that generate consistent cash flow, allow for high rise development, or allow for other multifamily opportunities.

harpkehla.com



SALES & MARKETING

Colliers International Group Inc. (NASDAQ: CIGI) (TSX: CIGI) is an industry leading real estate services company with a global brand operating in 69 countries and a workforce of more than 15,000 skilled professionals serving clients in the world's most important markets. With an enterprising culture and significant employee ownership and control, Collier's professionals provide a full range of services to real estate occupiers, owners, and investors worldwide. Collier's professionals think differently, share great ideas, and offer thoughtful and innovative advice that help clients accelerate their success.

collierscanada.com

THE
GRAND
ON KING GEORGE

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