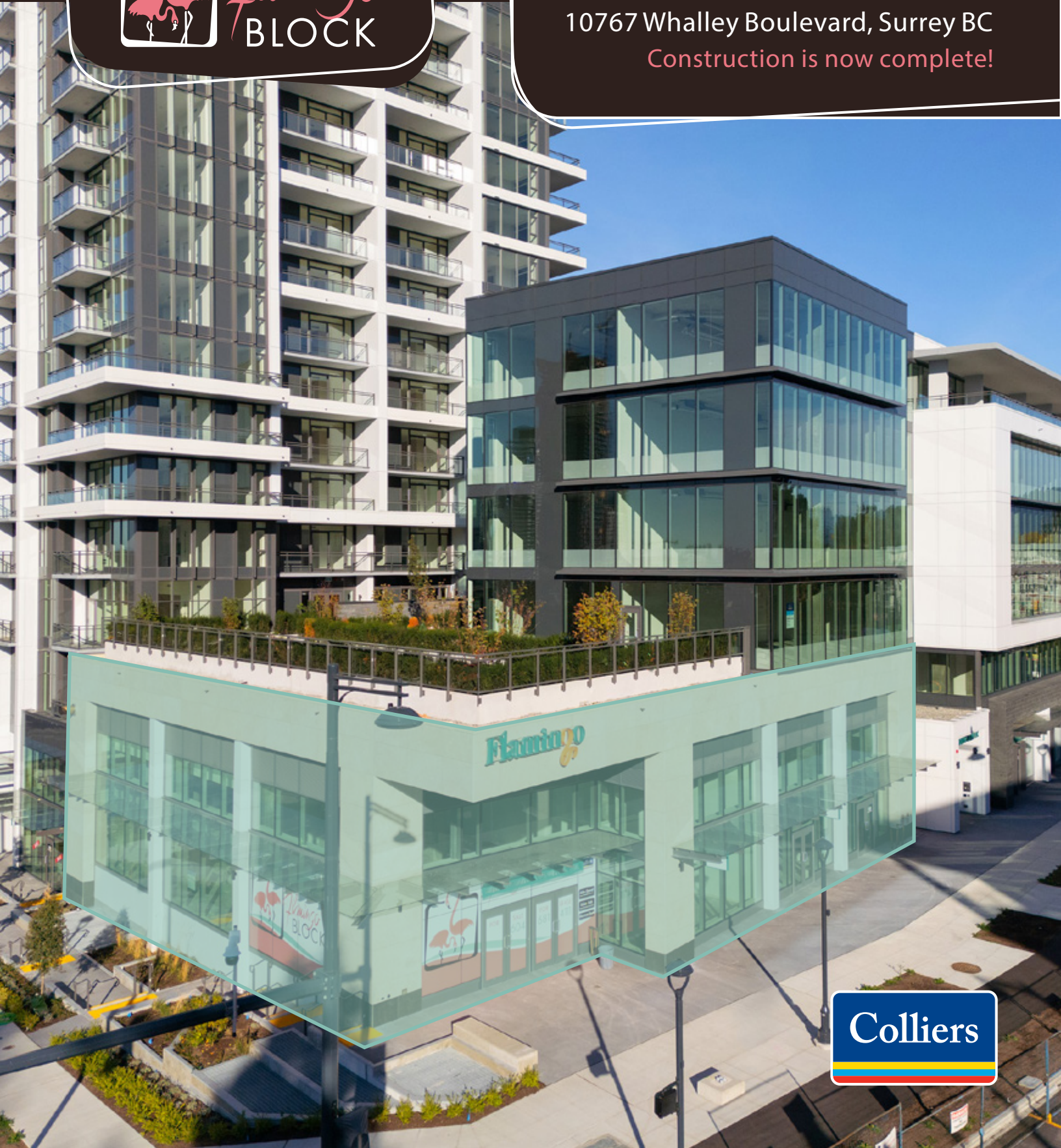




*Flamingo*  
BLOCK

**PREMIUM RETAIL UNITS - NOW  
AVAILABLE FOR LEASE IN  
SURREY CITY CENTRE**

10767 Whalley Boulevard, Surrey BC  
*Construction is now complete!*



**Colliers**

# INTRODUCING FLAMINGO BLOCK

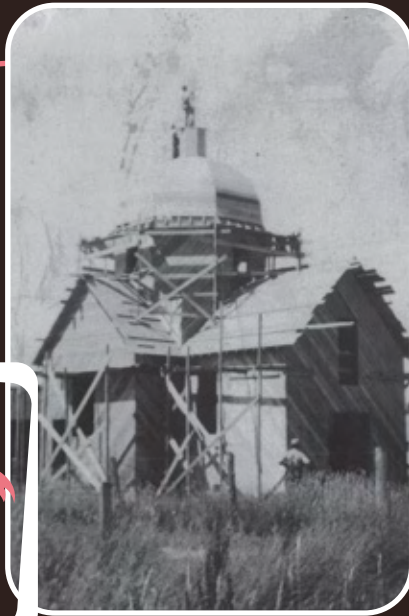
Rooted in history,  
Inspired by progress.

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 with a 35-storey sold out residential tower encompasses Phase 1 of Flamingo Block.

Phase 2 will then bring two additional residential towers and more commercial space, totaling three residential towers, dedicated office and retail space along with amenity space. Surrey's newest live, work, shop and play development; Flamingo block creates a vibrant micro-hub within a community that is shaped by history but has an eye for 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.

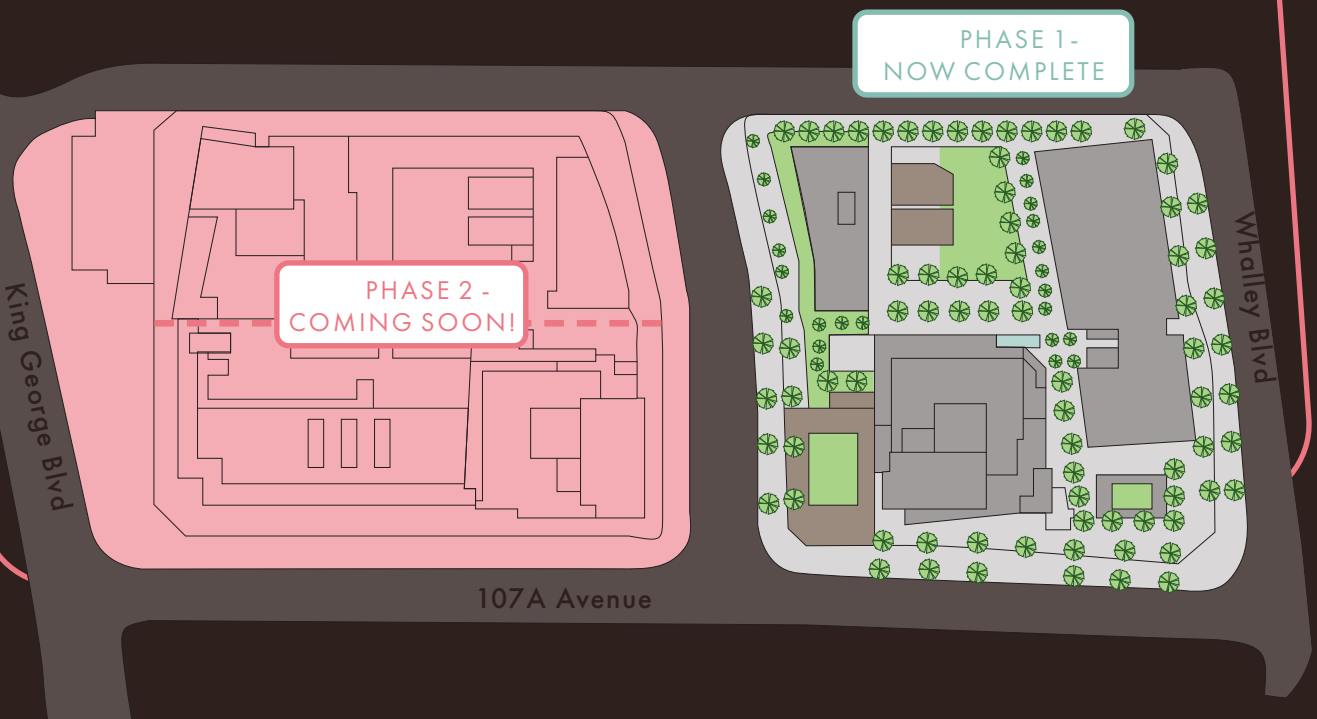




## Retail Highlights

Destined to become a thriving hub with acres of public space and home to over 3,500 people.

- Up to 27' high ceilings
- Significant parking available
- Convenient loading
- Fantastic signage opportunities
- 3 road frontages with exposure to Whalley Boulevard, 136A Street and 107A Avenue



# LOCATION OVERVIEW

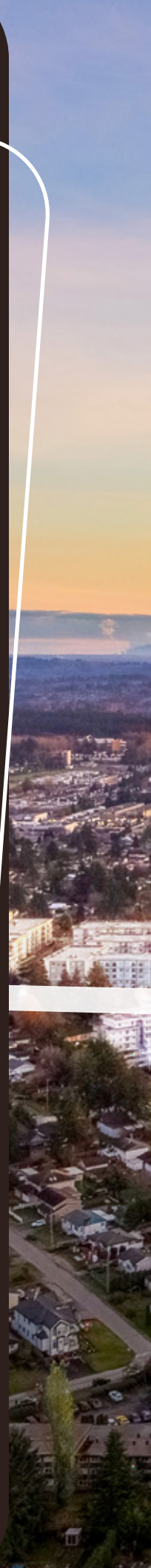
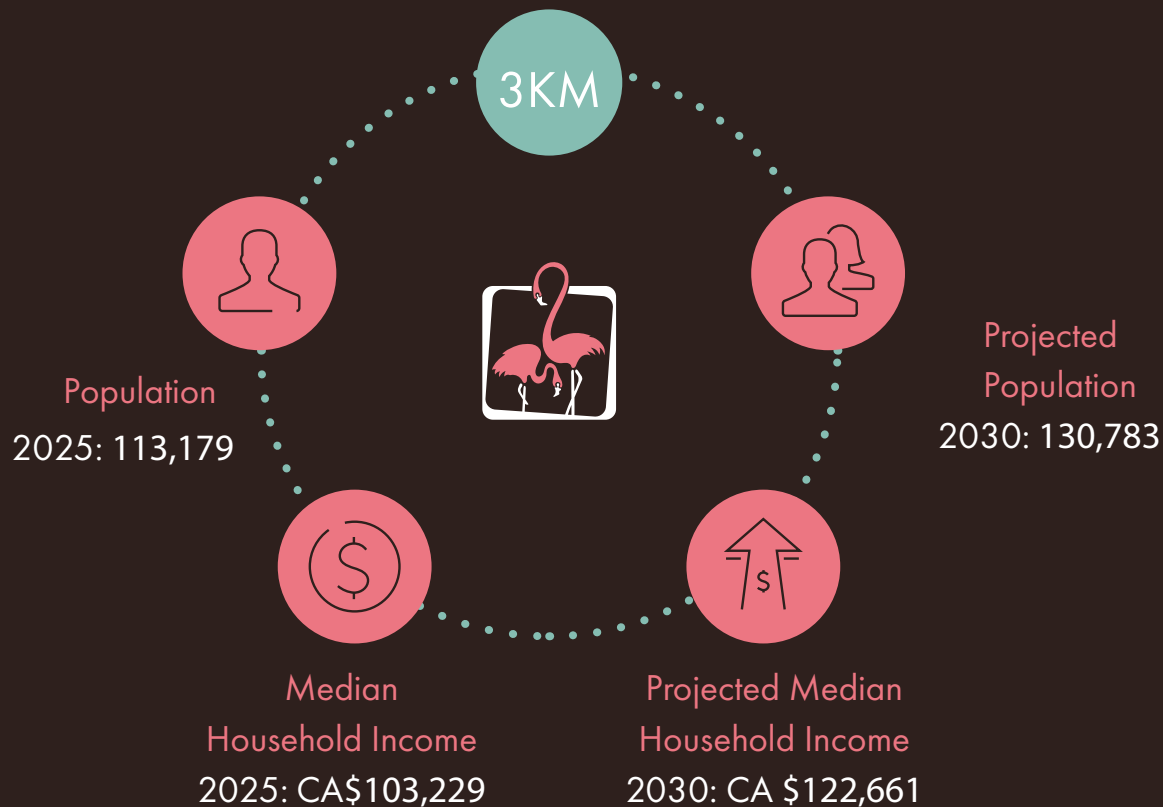
## A neighbourhood revitalization that looks to the future

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





PHASE 1  
NOW LEASING

PHASE 2

108 Avenue

Whalley Blvd

King George Blvd

# 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 Nemesis Coffee
- 4 Dominion Bar + Kitchen
- 5 Starbucks
- 6 Burger King
- 7 Domino's Pizza
- 8 An Pho Vietnamese Restaurant
- 9 Skye Avenue Kitchen & Lounge
- 10 White Spot Central City
- 11 Boston Pizza Central City
- 12 Combine Cafe & Bar
- 13 Browns Socialhouse
- 14 Mucho Burrito

## CIVIC SERVICES

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

## SHOPPING

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

## FINANCIAL INSTITUTIONS

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

## PARKS & RECREATION

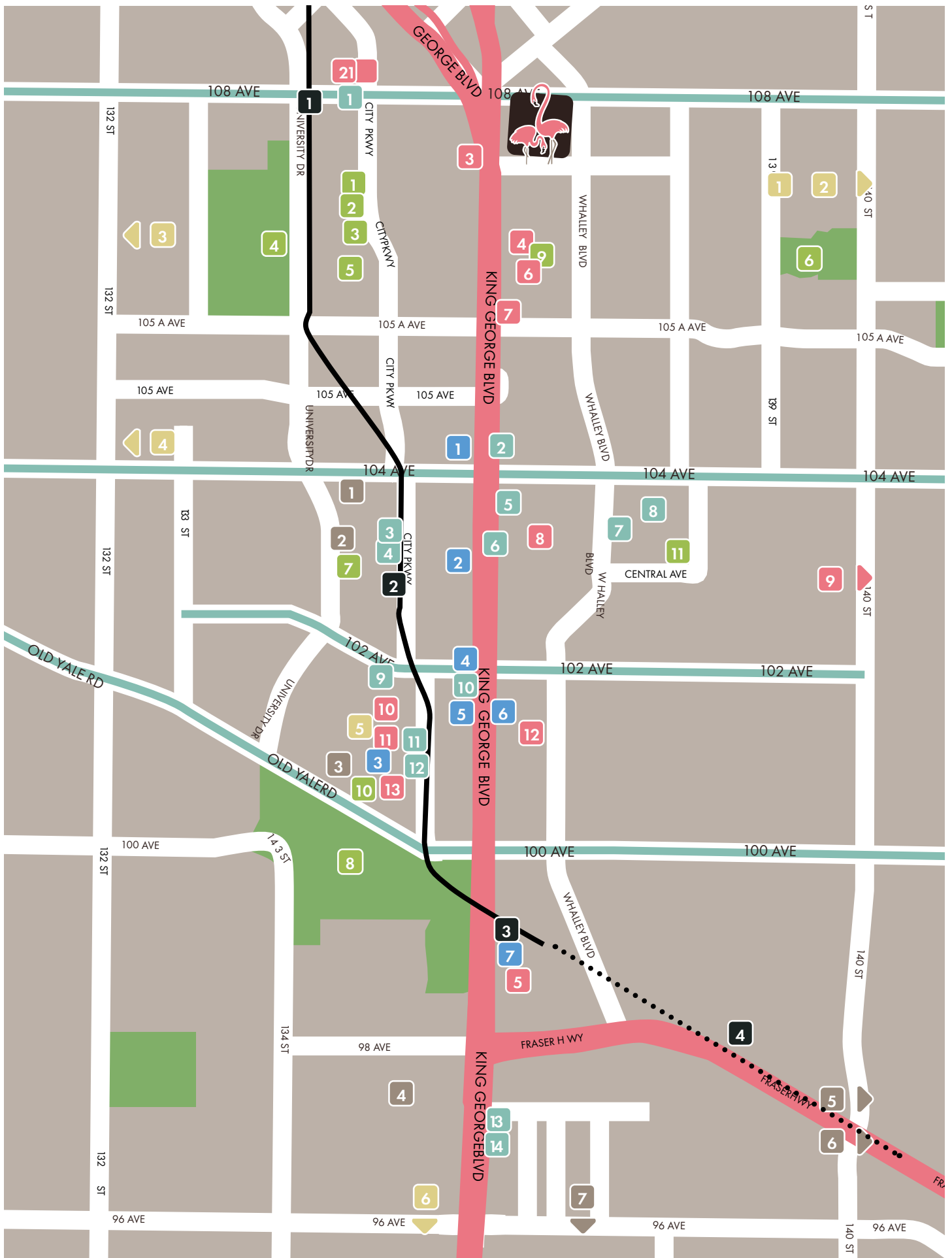
- 1 Chuck Bailey Recreation Centre
- 2 Tom Binnie Park
- 3 Chuck Bailey Skate Park
- 4 Whalley Athletic Park
- 5 BC Lions Training & Business Centre
- 6 Forsyth Park
- 7 North Surrey Recreation Centre
- 8 Holland Park
- 9 Planet Fitness
- 10 Club 16 Trevor Linden Fitness
- 11 Fitness World

## EDUCATION

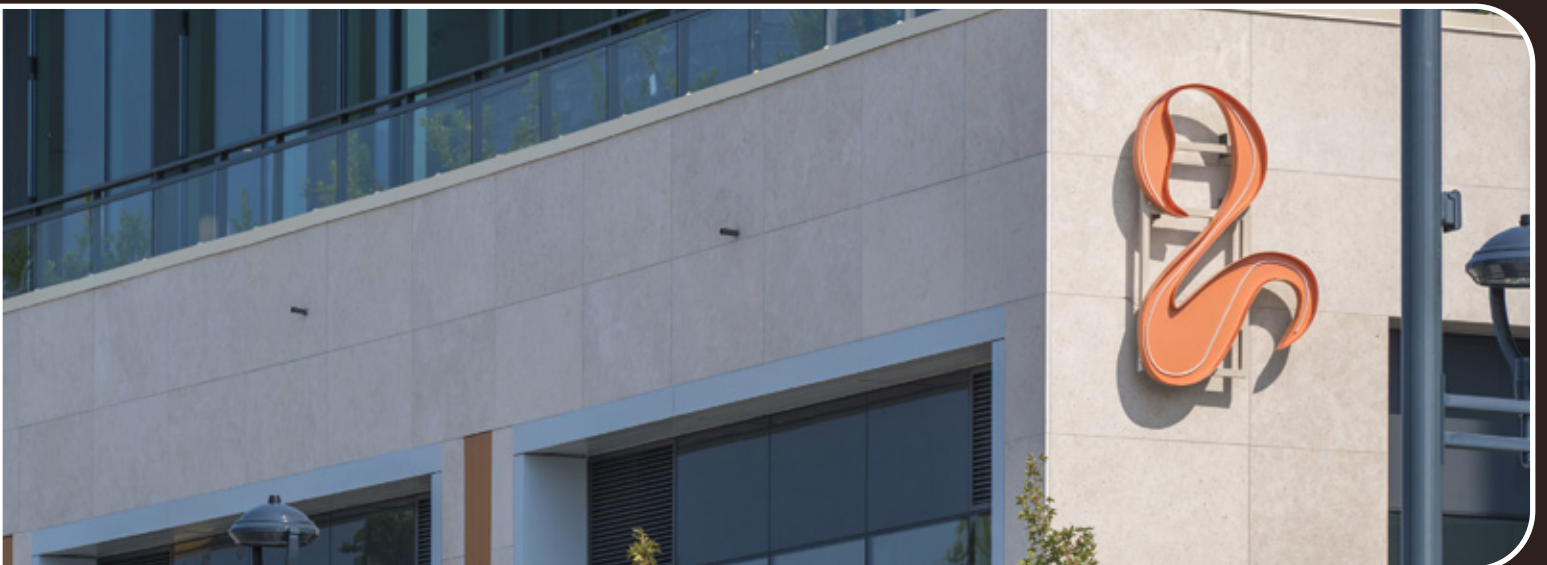
- 1 Forsyth Road Elementary School
- 2 Guildford Park Secondary School
- 3 K.B. Woodward Elementary
- 4 Kwantlen Park Secondary School
- 5 Simon Fraser University
- 6 Queen Elizabeth Secondary School

## TRANSIT

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



# BUILDING OVERVIEW



## Retail Space:

- Units ranging from 957 SF – 5,277 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'
- Convenient loading
- +/- 90 commercial parking stalls + 29 visitor stalls
- Expansive glazing
- Patio opportunities\*

\*Subject to availability and municipal approval





# 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)



## Colliers Canada

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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. Learn more about how we accelerate success at [corporate.colliers.com](https://corporate.colliers.com), Twitter @Colliers or LinkedIn.

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



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