

FULLY BUILT OUT, WIRED AND MOVE-IN READY



HUB 9850

AT KING GEORGE HUB

4TH FLOOR SUBLEASE

2ND FLOOR SUBLEASE

HUB 9850 | FOR SUBLEASE



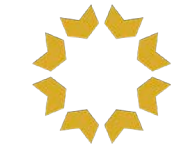
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**HUB
9850**

AT KING GEORGE HUB

SITUATED IN THE HEART OF SURREY CITY CENTRE, KING GEORGE HUB IS A LANDMARK MIXED-USE DEVELOPMENT THAT WILL FURTHER TRANSFORM THE RAPIDLY EVOLVING DOWNTOWN CORE OF SURREY – BRITISH COLUMBIA'S SECOND LARGEST CITY.

At the connection point of one existing and another future rapid transit line, 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.





PHASE B
RESIDENTIAL

HUB
9850
AT KING GEORGE HUB

PHASE A
COAST CAPITAL OFFICE

KING GEORGE STATION

HIGHLIGHTS

- Directly adjacent to the King George SkyTrain Station - only 40 minutes to Vancouver by car and SkyTrain
- In a vibrant community and growing city having shops, restaurants and offices as your neighbours
- Exceptional design by MCM Architects and outstanding views
- 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
- Population of over 530,000 adding approximately 800 new residents per month
- Strategically located directly between U.S. border to the South and Fraser River to the North

TENANTS

PHASE A RETAILERS

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

- Minh Sandwiches
- Presotea
- Save-on-Foods
- Starbucks
- Jollibee

PHASE C RETAILER

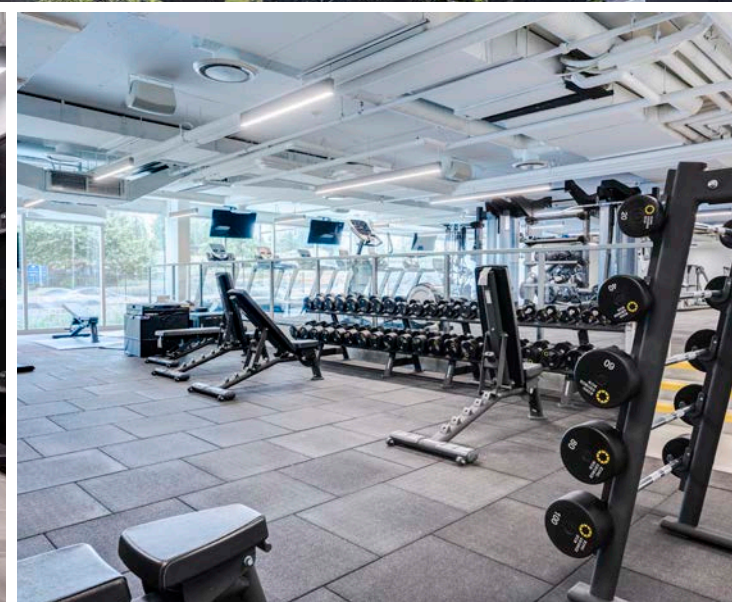
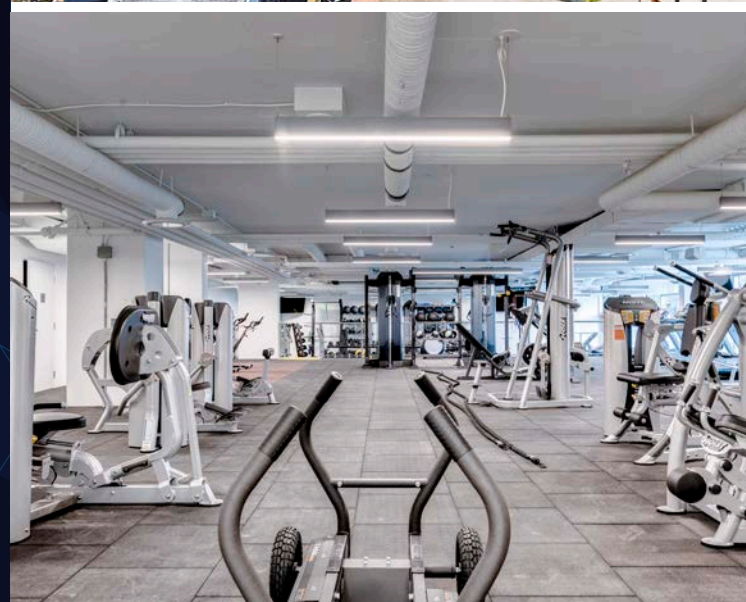
- Pho 68
- Kinton Ramen

PHASE B RETAILERS

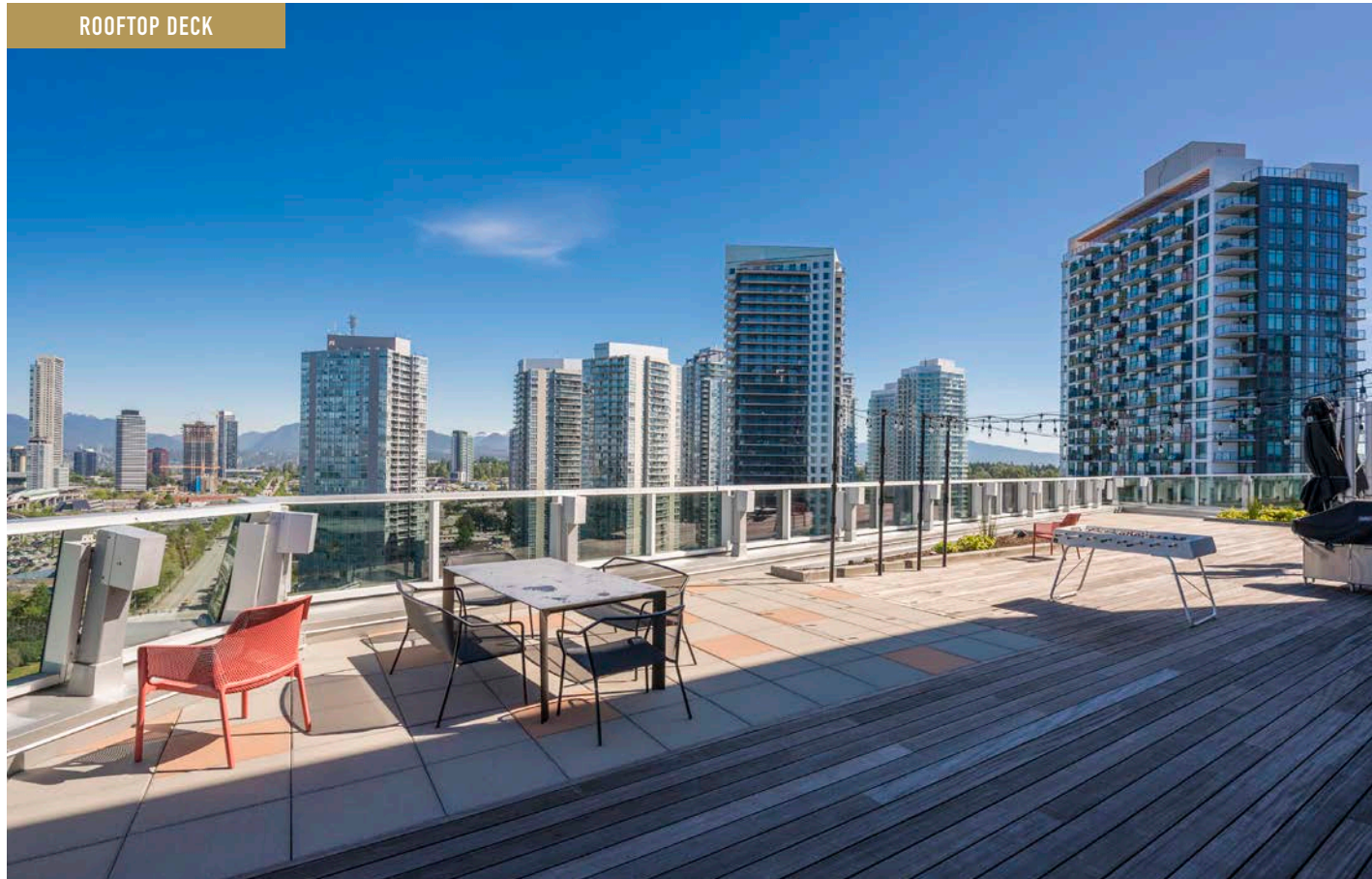
- Westland Insurance
- Hub Liquor Store
- King George Station Dental
- Panago Pizza
- Subway
- Rexall
- Synergy Rehabilitation
- Reux
- Waffle House
- Fresh Healthy Café

OFFICE TENANTS

- Coast Capital Savings Credit Union
- Kids and Company Daycare
- Urban Systems
- Province of BC
- Federal Government of Canada
- Spaces
- SPI Logistics
- Westland Insurance



ROOFTOP DECK



BUILDING FROM KING GEORGE BLVD



PROJECT OVERVIEW

HUB 9850

Hub 9850 has approximately 160,000 SF of office space and 100,000 SF of retail space which was completed in 2021. Phase B also includes two residential towers totalling 738 homes.

SUBLEASE AVAILABILITIES

2nd Floor:	4,545 SF
4th Floor:	11,681 SF
Total:	16,226 SF

SUBLEASE EXPIRY

September 30, 2027

BUILDING HIGHLIGHTS

- LEED® Gold designation
- WiredScore Gold certification
- 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 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

AVAILABLE FOR SUBLEASE

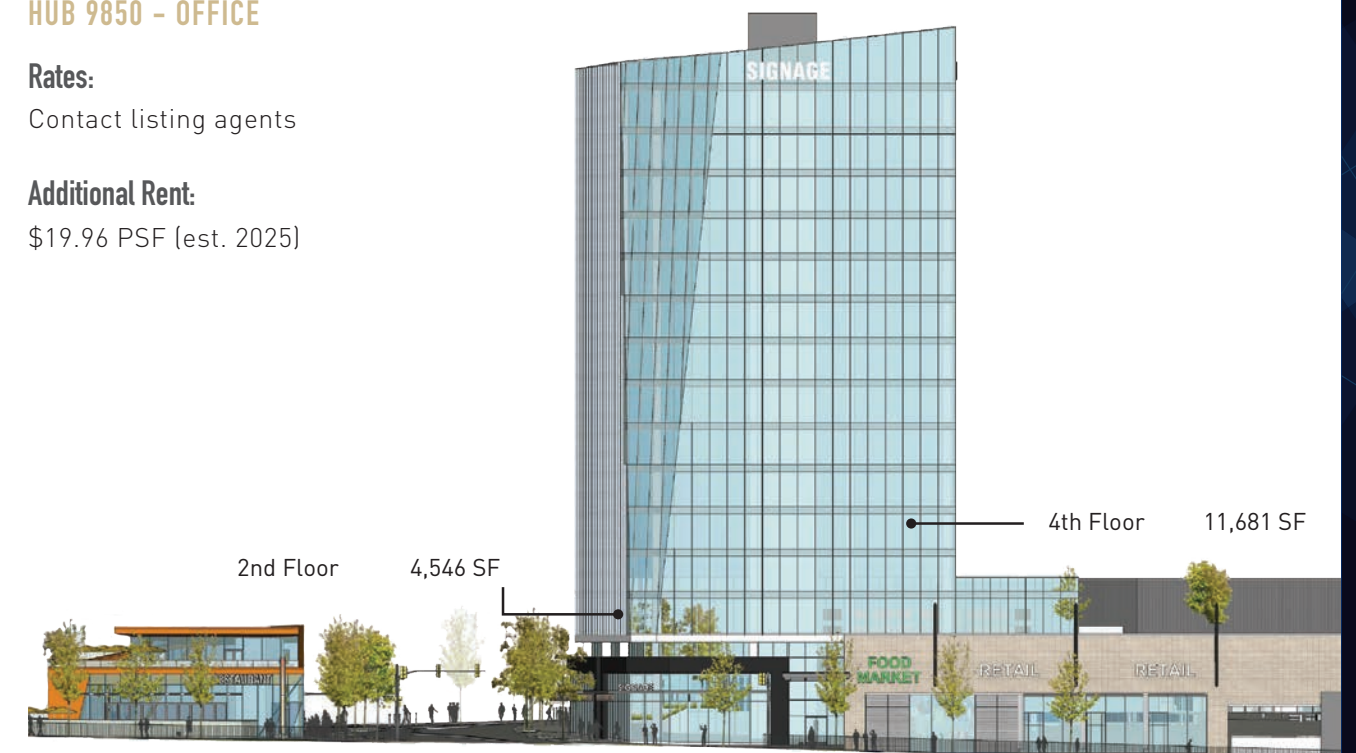
HUB 9850 - OFFICE

Rates:

Contact listing agents

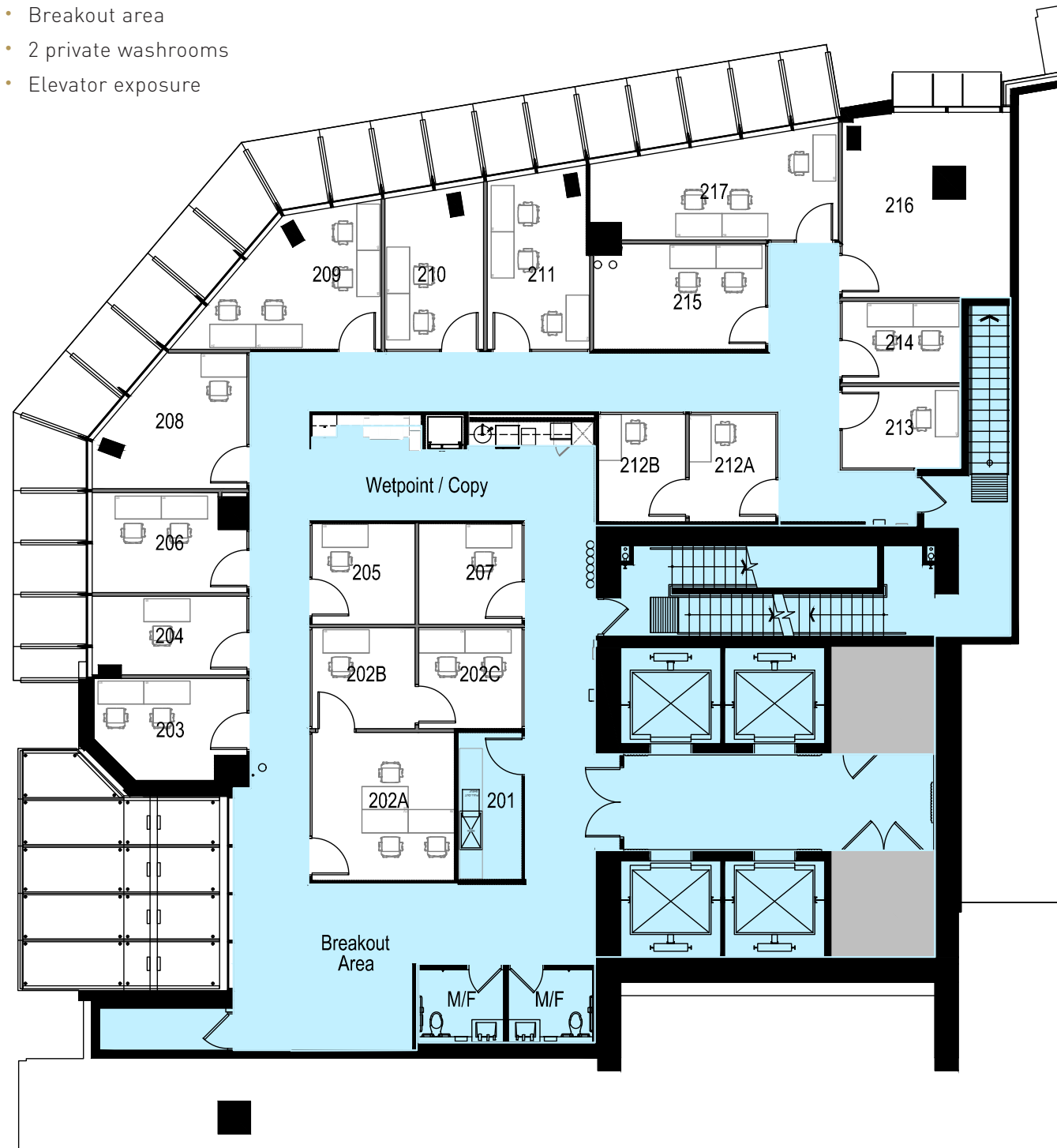
Additional Rent:

\$19.96 PSF (est. 2025)



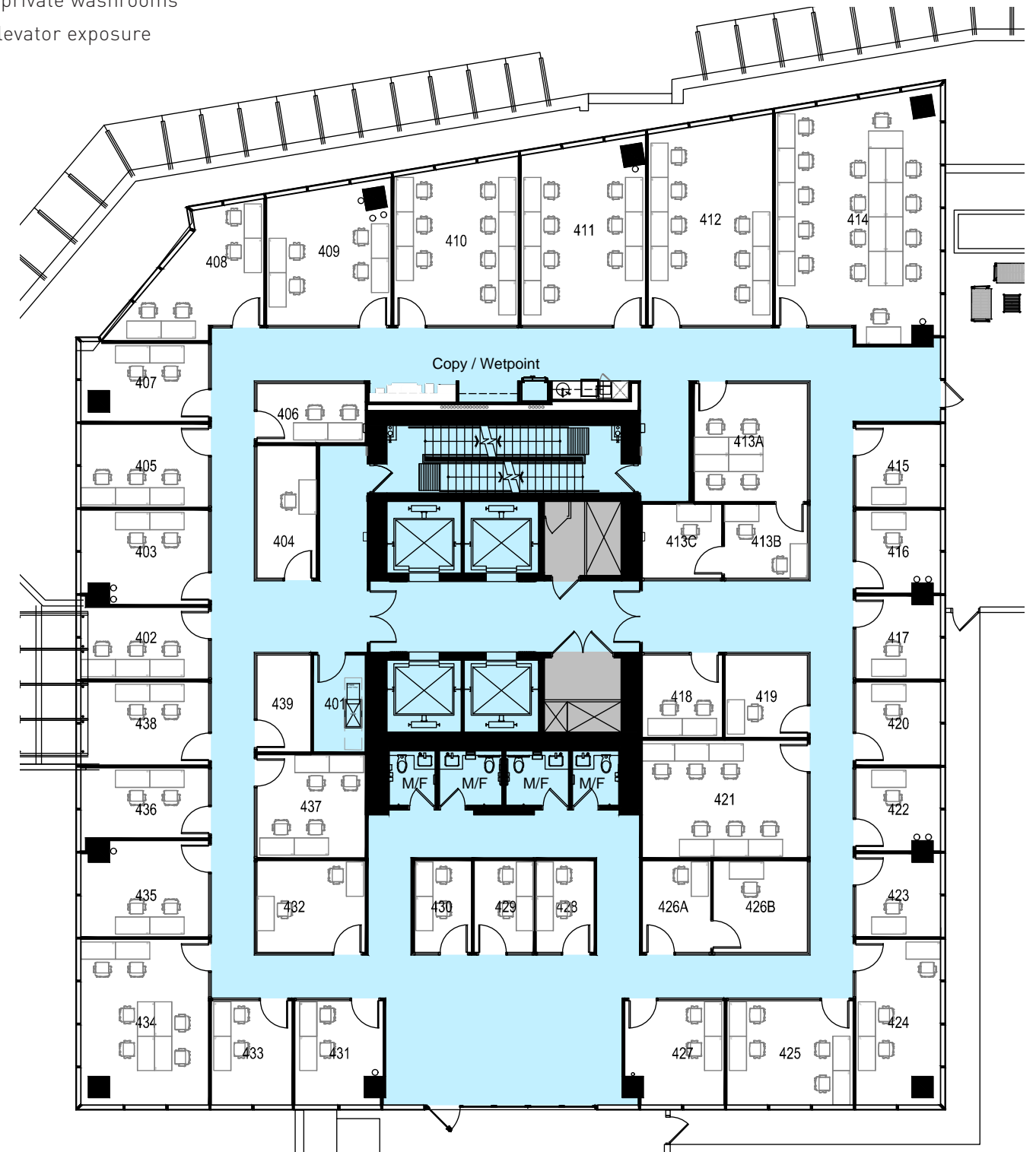
2ND FLOOR | 4,545 SF

- Private floor, corner suite
- 8 window offices, 10 internal offices
- Kitchenette/copy area
- Breakout area
- 2 private washrooms
- Elevator exposure

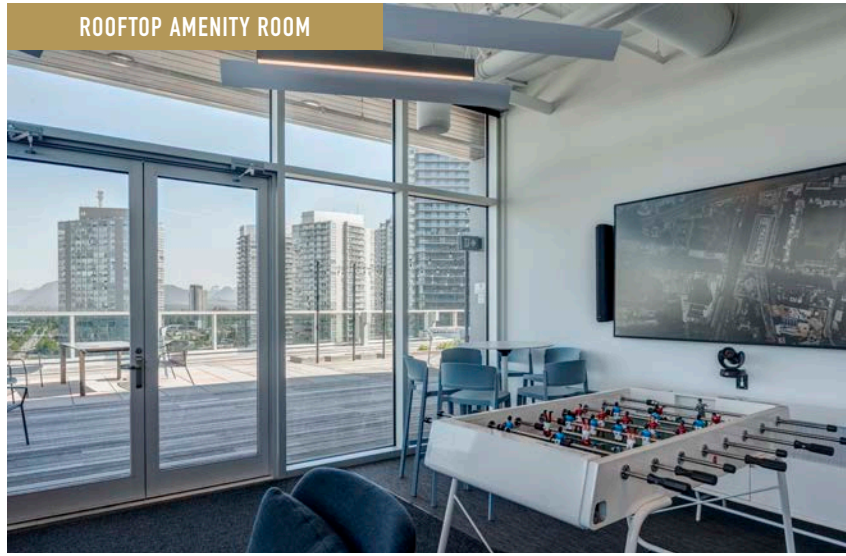


4TH FLOOR | 11,681 SF

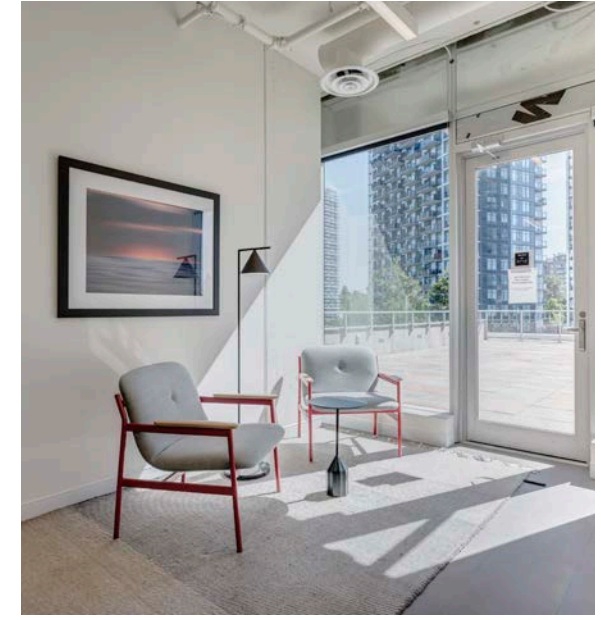
- Full Floor
- 41 private offices/meeting rooms
- Kitchenette/copy area
- 4 private washrooms
- Elevator exposure



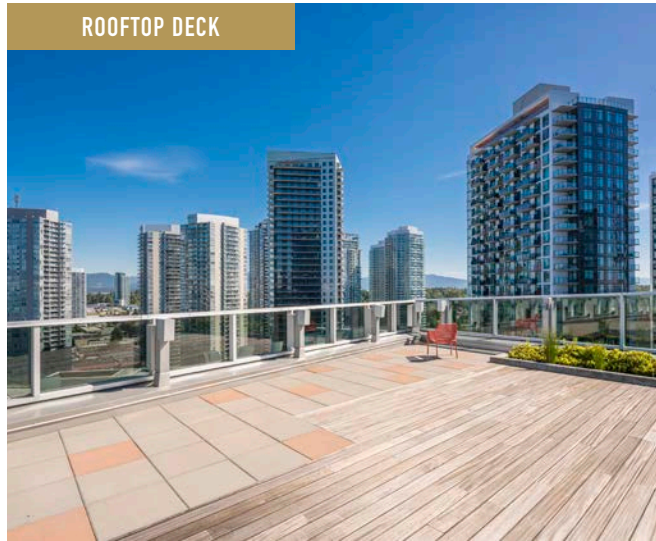
ROOFTOP AMENITY ROOM



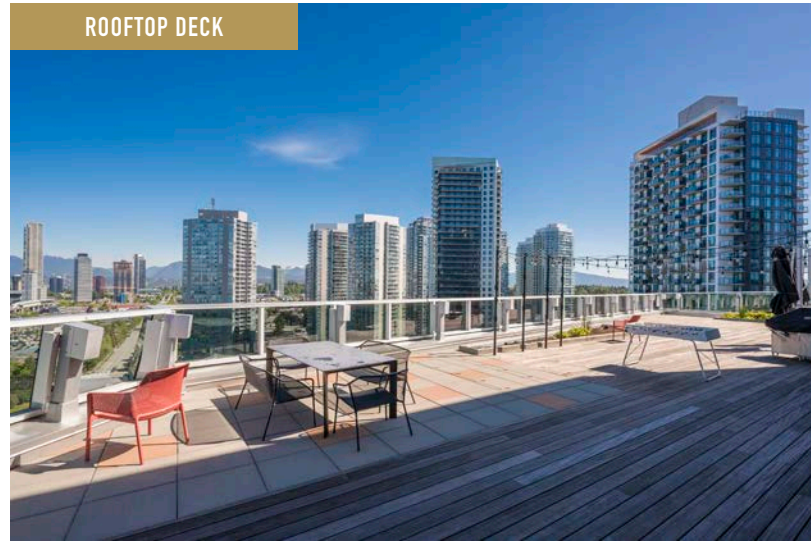
AMENITY ROOM KITCHEN



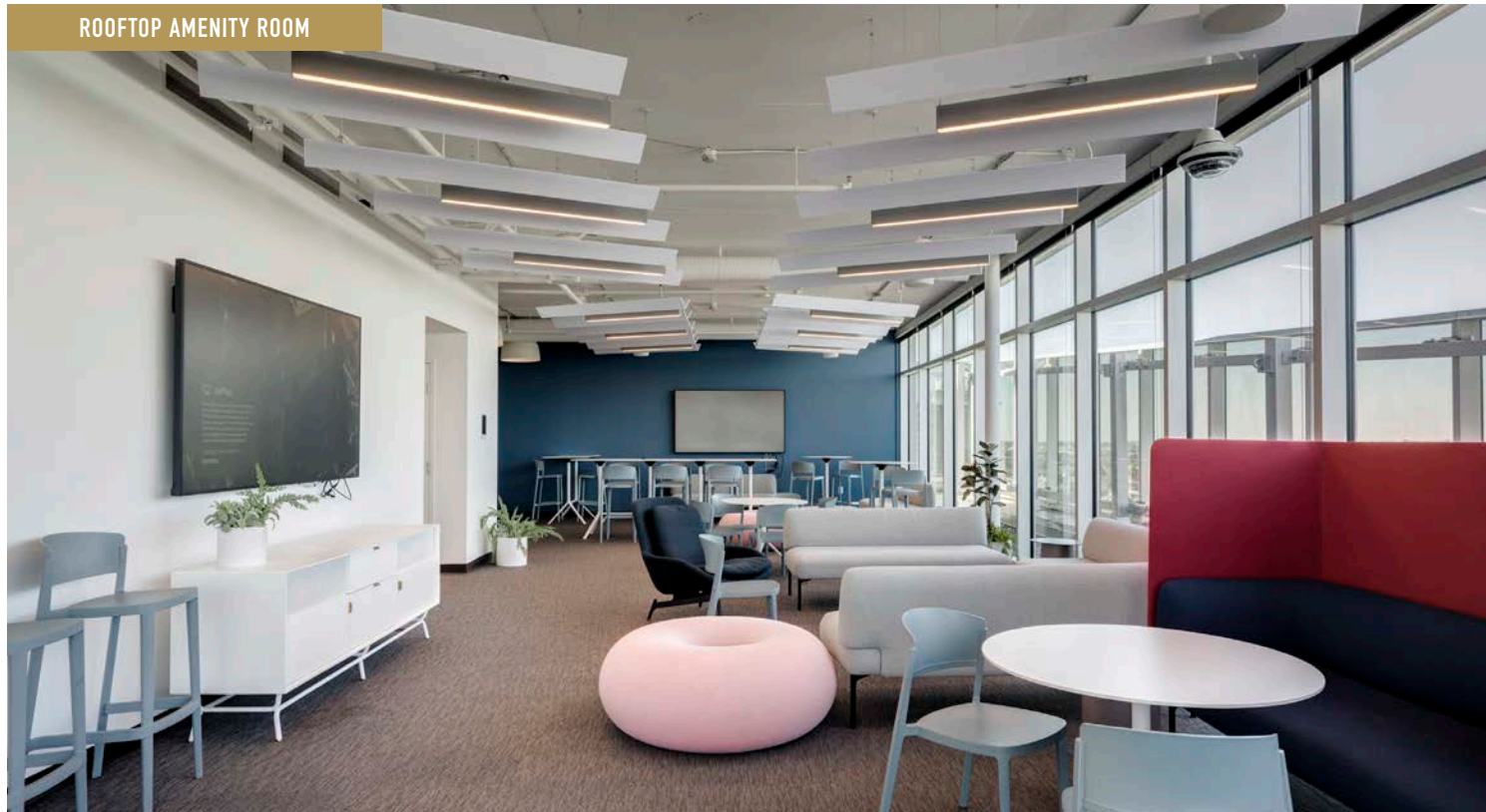
ROOFTOP DECK



ROOFTOP DECK



ROOFTOP AMENITY ROOM



LOCATION

1. Port Mann Bridge
2. Fraser River
3. TD Bank
4. Safeway
5. London Drugs
6. Save-on-Foods
7. Canadian Tire
8. Surrey Central Library
9. Surrey City Hall
10. Simon Fraser University
11. Central City Brewing
12. Central City Shopping Centre
13. Holland Park
14. Scotia Bank
15. RBC
16. White Spot
17. BMO
18. CIBC
19. Staples
20. Starbucks
21. Coast Capital Savings
22. Tim Horton's
23. A&W
24. Pita Pit
25. Fresh Slice



81 WALKABLE SCORE

86 TRANSIT SCORE

98 BIKE SCORE

BIKE ROUTE
 EXPO SKYTRAIN LINE
 TRANSIT
 FUTURE TRANSIT LINE



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KINGGEORGEHUB.COM

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