



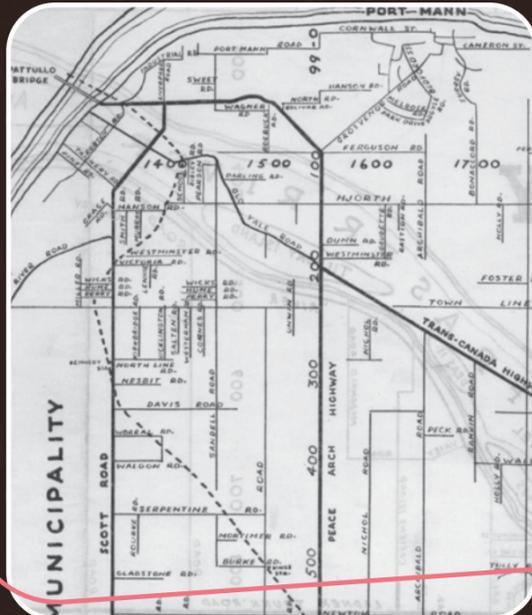
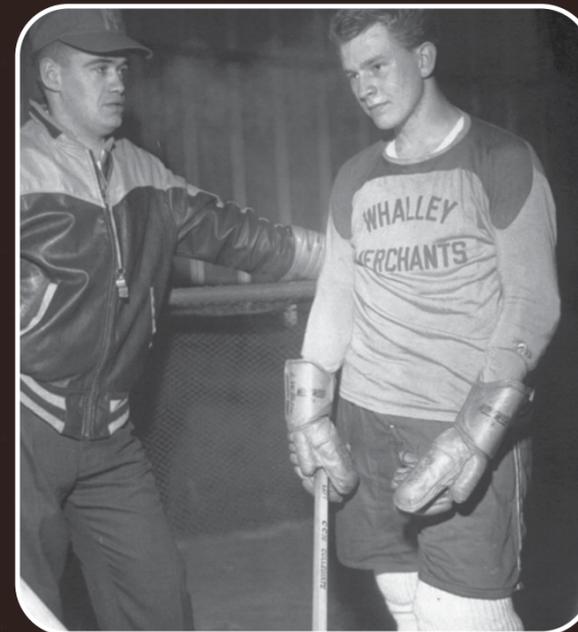
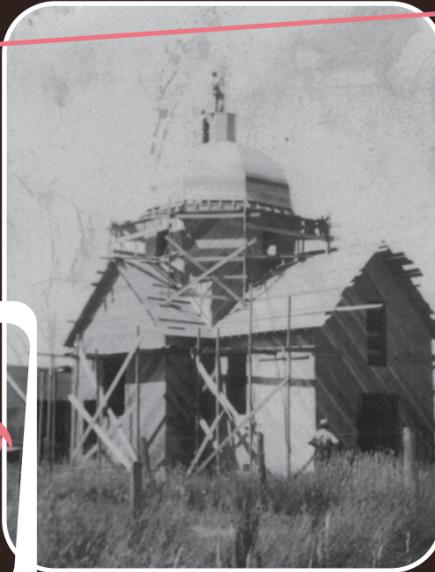
FOR SALE | PREMIUM OFFICE UNITS
10767 Whalley Boulevard, Surrey BC

INTRODUCING FLAMINGO BLOCK

Rooted in history,
Inspired by progress.

Own your next office space at Flamingo Block, located at 10767 Whalley Boulevard in Surrey, BC. The brand new six-storey office building encompasses Phase 1 of Flamingo Block, Surrey's newest live, work, shop, and play development. Comprising of three residential towers, dedicated office and retail space, as well as amenity space, Flamingo Block creates a vibrant micro-hub within a community that is shaped by a proud history and has an eye on 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.



Highlights | Flamingo Block, Phase 1 Commercial

- Only purchase opportunity available in Surrey's City Centre north of 98 Avenue
- Outdoor amenity space
- Dedicated bicycle parking & storage
- 100% EV ready parking for office and 50% of commercial stalls will have chargers
- Signage options available
- 93 parking stalls for commercial uses and 38 visitor stalls
- Semi-private decks accessible by select units



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.



WHERE ACCESSIBILITY AND 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 Bacayon's Chibugan
- 2 Guacamole Mexican Grill
- 3 Di Reggae Cafe
- 4 Doni Korean Restaurant
- 5 Sumerian Grill
- 6 Bozzini's Restaurant
- 7 Round-Up Cafe
- 8 An Pho Vietnamese Restaurant
- 9 Cactus Club Cafe
- 10 Boston Pizza at Surrey Centre
- 11 Browns Social House
- 12 Domino's Pizza

EDUCATION

- 1 Simon Fraser University
-  Elementary & Secondary Schools

PARKS & RECREATION

- 1 Holland Park
- 2 North Surrey Recreation Centre
- 3 Chuck Bailey Recreation Centre
- 4 Chuck Bailey Skate Park
- 5 Tom Binnie Park
- 6 Whalley Athletic Park
- 7 Forsyth Park
- 8 BC Lions Training & Business Centre

TRANSIT

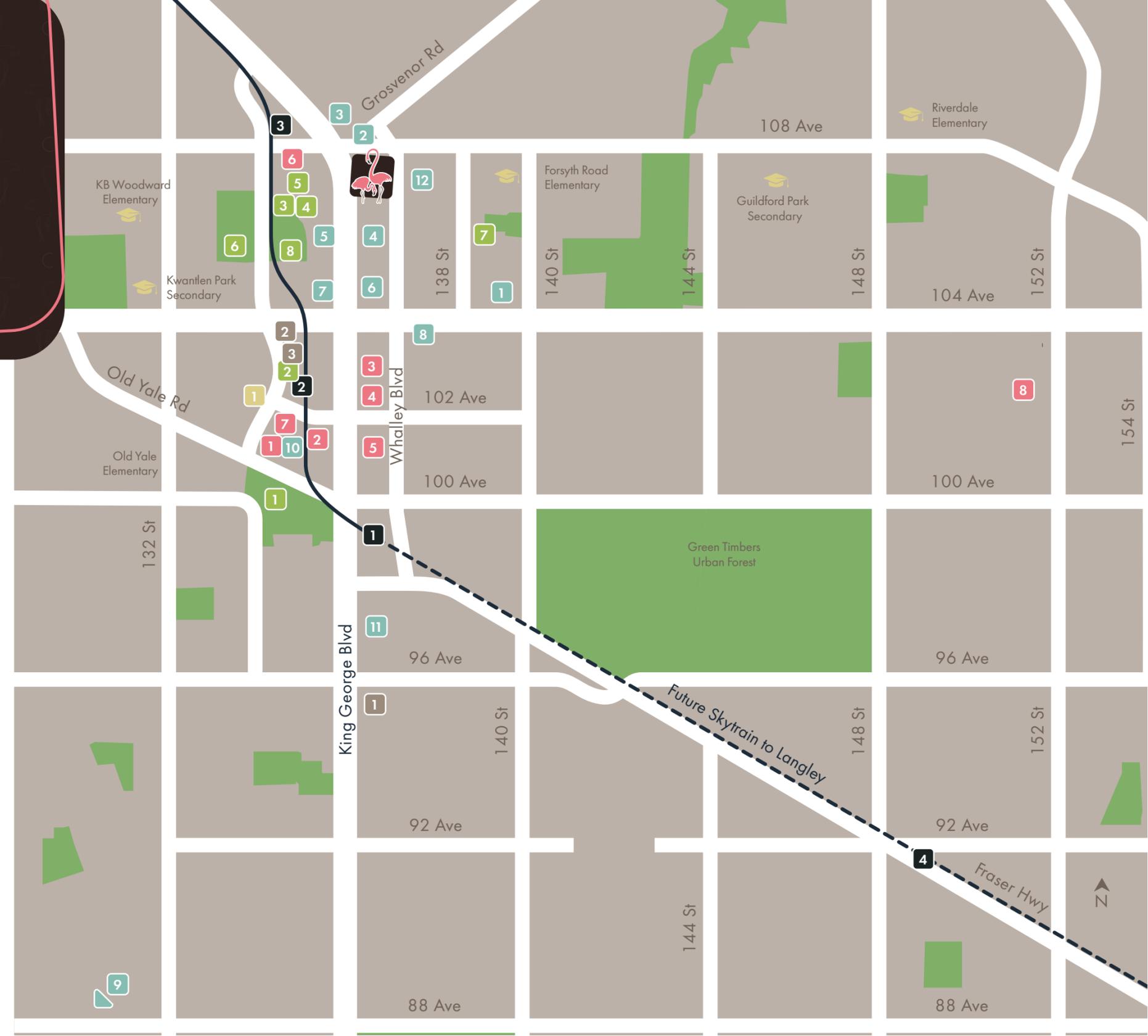
- 1 King George Station
- 2 Surrey Central Station
- 3 Gateway SkyTrain Station
- 4 Future SkyTrain to Langley

SHOPPING

- 1 T&T Supermarket
- 2 Walmart Supercentre
- 3 London Drugs
- 4 Canadian Tire
- 5 Staples Print & Marketing Services
- 6 Nesters Market
- 7 Central City Shopping Centre
- 8 Guildford Town Centre

CIVIC SERVICES

- 1 Surrey Memorial Hospital
- 2 Surrey City Hall
- 3 Surrey Public Library





BUILDING OVERVIEW

Office Space:

- 11' - 16' ceilings clear height
- 4,501 SF to 7,450 SF floorplates
- Units starting from 376 SF
- Unique, modern architecture
- Expansive windows for ample natural light
- Dedicated bicycle parking
- 100% EV ready parking
- Serviced by high speed fiber internet
- State of the art building systems

BENEFIT TO OWNING VS LEASING

1 Build Equity

Build equity by paying down your principal

2 Long Term Value

Bring long term value to your capital investments by writing off mortgage interest rates

3 Low Interest Rates

Low interest rates help ensure monthly payments are consistent

4 Control Your Property

Avoid annual rent escalations, and have a say in your operating expenses and management fees

5 Diversify Your Portfolio

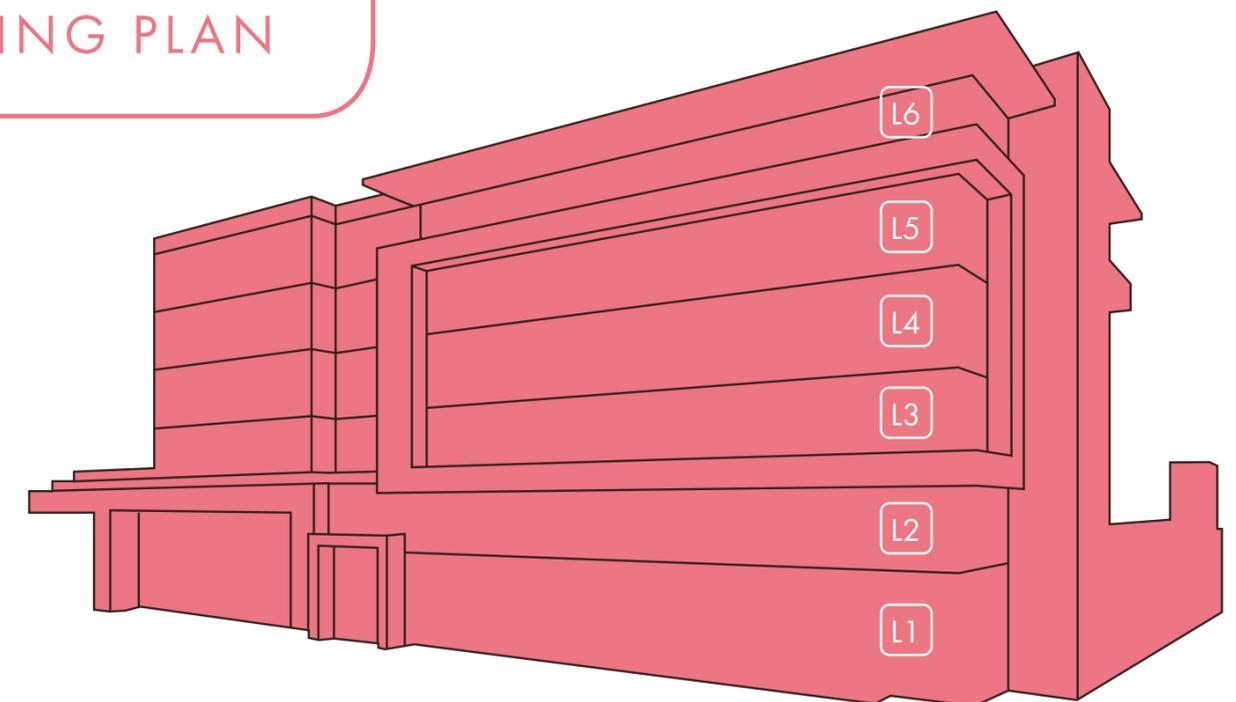
The choice is yours to occupy, lease or sell your property

STACKING PLAN

L1 Office	4,501 SF*
L2 Office	5,600 SF*
L3 Office	7,450 SF*
L4 Office	7,450 SF*
L5 Office	7,450 SF*
L6 Office	5,957 SF*

Total Office: 38,408 SF*

* Square footage is subject to a gross up in the event a purchaser is purchasing an entire floor



PROJECT TEAM



TIEN SHER
GROUP

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



Colliers Canada

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. Learn more about how we accelerate success at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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Flamingo
BLOCK



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