



# PLAZA TWO

AT KING GEORGE HUB





# DOWNTOWN SURREY

BY 2030 SURREY'S POPULATION WILL SURPASS VANCOUVER'S

King George Hub was envisioned to be the heart of Surrey. A world of retail, transit options, workspaces, services, and everyday conveniences that come together to create an incredibly liveable, walkable, sustainable, urban lifestyle for its residents, and a captivating destination for everyone around it.

## Highlights:

- Fastest-growing city in BC
- City-wide rapid transit grid
- Educational, healthcare, and tech hub
- 101 elementary schools, 20 secondary schools and renowned post-secondary institutions in Surrey
- Sports, recreation, and entertainment facilities

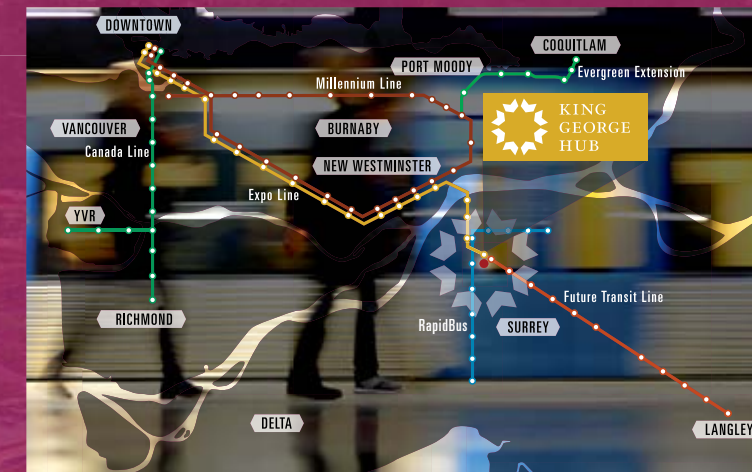


LIVE ➤ WORK ➤ SHOP ➤ PLAY ➤ TRANSIT ➤ LIVE ➤ WORK ➤ SHOP ➤ PLAY ➤ TRANSIT ➤ LIVE ➤ WORK ➤ SHOP ➤ PLAY



# TRANSIT

## KING GEORGE STATION



40 MINS DOWNTOWN VANCOUVER	10 MINS NEW WESTMINSTER	25 MINS METROTOWN	50 MINS COQUITLAM
35 MINS PORT MOODY	60 MINS BRENTWOOD	60 MINS RICHMOND YVR	22 MINS LANGLEY

## TRANSIT CENTRAL

King George Hub is one of the most transit connected communities in the Lower Mainland. The Expo Line SkyTrain station provides direct access to Downtown Vancouver in 40 minutes and Rapid Bus connects to Guildford Town Centre and Newton Town Centre. Further, the community is well served by bus transit, bike trails, and walkways. With the addition of Surrey-Langley Expo Line SkyTrain extension opening in 2025 and the new Pattullo Bridge opening in 2023, King George Hub's transit and travel options will be enhanced even further in effortlessly connecting throughout Metro Vancouver.

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# PLAZA TWO

**After the unprecedented success of Hub One, Hub Two, and Plaza One, your next and final opportunity to own at King George Hub is here.** Adding to an already vibrant streetscape of retail and dining, Plaza Two will include 447 new homes and 42,000 square feet of private indoor and outdoor amenity space.

The next collection of homes at King George Hub will enrich your lifestyle in every sense. Centred around a landscaped plaza with walkways, seating areas, cafes and retail, Plaza Two will be home to a lifestyle that engages you with its charm, vibrancy and effortless convenience.



LIVE ► WORK ► SHOP ► PLAY ► TRANSIT ► LIVE ► WORK ► SHOP ► PLAY ► TRANSIT ► LIVE ► WORK ► SHOP ► PLAY





# WALKABILITY

HOLLAND PARK, HIGH STREET SHOPS & RESTAURANTS



TRANSIT ➤ LIVE ➤ WORK ➤ SHOP ➤ PLAY ➤ TRANSIT ➤ LIVE ➤ WORK ➤ SHOP ➤ PLAY ➤ TRANSIT ➤ LIVE ➤ WORK ➤





# CONVENIENCE & HEALTH

**Rexall** Drugstore & MEDICAL CLINIC



LIVE ➤ WORK ➤ SHOP ➤ PLAY ➤ TRANSIT ➤ LIVE ➤ WORK ➤ SHOP ➤ PLAY ➤ TRANSIT ➤ LIVE ➤ WORK ➤ SHOP ➤ PLAY





# GROCERIES

save on foods

## CONVENIENCE AT YOUR DOORSTEP

King George Hub pioneered a new way to live in Surrey by combining transit, retail, services and offices into a single community. It's a world where you can live, shop, work and play. Along with what is an already long list of conveniences, restaurants and services, the future addition of Save-On-Foods, Rexall Drugstore and other retailers will add a level of convenience to the community that is beyond compare. Together King George Hub creates a way of life where conveniences are at your doorstep.



### PHASE A COMPLETED

Office 160,000 sqft  
Retail 25,000 sqft

#### TENANTS

- Coast Capital Savings
- Tim Horton's
- A&W
- Chopped Leaf
- Canada Immigration Services

### PHASE B UNDER CONSTRUCTION

Office 160,000 sqft  
Retail 100,000 sqft

#### ANNOUNCED TENANTS

- Save-On-Foods
  - Rexall Drugstore
  - Spaces
  - Westland Insurance
- And more to come...**

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# AMENITIES

42,000 SF FOR PLAZA RESIDENTS

The residents-only amenities at Plaza One and Plaza Two have been designed to be desirable, practical, and convenient in providing multiple “hubs” to take care of your health and wellness, entertain, relax, and get work done.



PLAZA  
TWO

Family Hub: (L4 Podium)

Work Hub: (Ground Level / Lobby)

Fitness Hub: (Shared Amenities)

Social Hub: (Roof Indoor + Outdoor)

Social Hub: (Roof Indoor + Outdoor)



PLAZA  
ONE

Family Hub: (L3 Podium)

Work Hub: (Ground Level / Lobby)

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# PLAZA ONE AMENITIES

## Social Hub

### ROOFTOP LEVEL 42

- Indoor and outdoor dining lounge
- Games Room (indoor and outdoor)
- Rooftop deck (6,000 SF) with firepit and outdoor theatre

## Family Hub

### PODIUM LEVEL 3

- Indoor and outdoor dining lounges
- Kids playground
- BBQ stations
- Outdoor deck with fireplaces

## Work Hub

### GROUND LEVEL / LOBBY

- Co-working and library space
- Maker's space
- Private theatre



# SHARED AMENITIES

## Fitness Hub

### SEPARATE AMENITY BUILDING

- 6,000 SF contemporary state of the art fitness centre
- Separated yoga & multi-functional areas
- Digital fitness friendly
- Half basketball & multi-purpose court
- Rooftop outdoor social and meeting space

# PLAZA TWO AMENITIES

## Social Hub

### ROOFTOP LEVEL 44

- Indoor and outdoor dining lounge
- Indoor games room with foosball, and pool tables
- Rooftop deck (6,000 SF) with firepit and outdoor theatre

## Family Hub

### PODIUM LEVEL 4

- Indoor and outdoor dining lounges
- Kids playground
- BBQ stations
- Outdoor deck with fireplaces

## Work Hub

### GROUND LEVEL / LOBBY

- Co-working lounge with TV
- Maker's space
- Private theatre





# PROTECTION

TOUCHLESS COMMON AREA & ELEVATOR ACCESS

## FEATURES

### FRESH DESIGN WITH A MODERN EDGE

- Conceived by award-winning developer PCI Developments, King George Hub is a transit-oriented mixed-use community in the heart of Surrey City Centre
- Located next to King George SkyTrain Station and RapidBus line – living here gives you the freedom to get anywhere effortlessly with connections to anywhere in Metro Vancouver
- Designed by MCMP Architects, one of BC's premier urban architects with 50 years of experience and several notable landmarks throughout Metro Vancouver
- Constructed by Ledcor Construction, one of Canada's leading & most trusted builders
- The community includes a LEED® Gold office building on site, 42,000 square feet of extensive residents-only amenities, and 125,000 square feet of retail space with a pedestrian-friendly urban plaza offering groceries, coffee, eateries and more, just an elevator ride away
- Walking distance from countless workplaces, shops, services and restaurants, including Save-On-Foods, Rexall Drugstore, Brown's Socialhouse, Central City Shopping Centre, T&T Supermarket, SFU Surrey campus and much more
- 8 minute walk to Surrey Memorial Hospital

### INSPIRING INTERIORS

- Bright interiors by BYU Design feature rich finishes and stylish features that complement the vibrant community
- Living, kitchen and dining spaces are interconnected, efficient for everyday living or entertaining
- Large windows frame stunning panoramic views
- Warm laminate wood flooring throughout
- Your choice of two contemporary colour palettes, Light or Dark
- 24" Samsung front-loading washer and dryer

### FUNCTIONAL KITCHEN

- Premium appliance collection, including:
  - Bosch 24" integrated fridge & freezer
  - Blomberg 24" integrated dishwasher
  - Bosch 24" stainless steel wall oven
  - Bosch 24" induction cooktop
  - Faber built-in hood fan
  - Panasonic stainless steel built-in microwave
- Rich and refined quartz countertops with matte or polished porcelain backsplash
- Corner 2 Bedrooms feature a window as the backsplash
- Chrome faucet with matte black hose
- Stainless steel kitchen sinks
- Modern and durable wood laminate upper cabinetry, accented with shaker-style lower cabinets

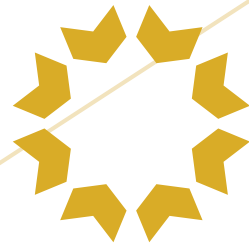
### SERENE BATHROOMS

- Refined large-format porcelain tiles for bathroom and laundry floors, and bathroom accent wall
- White ceramic tile vanity wall and shower/tub walls
- Elegantly-shaped white sink paired with a sleek chrome faucet on quartz countertop
- Recessed shower niche in matte black
- White soaker bathtub with large-format porcelain apron
- Sleek frameless tempered-glass shower enclosure
- Chrome bath and shower fixtures, including a rain shower head for master ensembles
- Versatile medicine cabinet in ensuite
- Water-efficient dual-flush toilet
- Stylish matte black open shelf for easy access
- Elegant recessed track lighting
- Polished chrome bathroom accessories, including paper roll and towel bar
- **ENRICHING AMENITIES**
  - Social Hub (Roof)
    - Indoor and outdoor dining lounge
    - Indoor games room with foosball, and pool tables
    - Outdoor entertaining area with firepit and outdoor theatre

- Family Hub (L4 Podium)
  - Indoor and outdoor dining lounges perfect for hosting, equipped with cooktop, full-size refrigerator, and spacious seating
  - Kids playground
  - Outdoor deck with fireplaces and BBQ stations
- Work Hub (Ground Level)
  - Private theatre room
  - Co-working and library space
  - Maker's space
  - Concierge station, parcel delivery room, and mailroom
- Fitness Hub (Separate Amenity Building)
  - 6,000 SF contemporary, state of the art fitness centre
  - Separated yoga & multi-functional areas
  - Digital fitness friendly
  - Indoor half basketball & multi-purpose court
  - Rooftop outdoor social and meeting space
- On site caretaker
- Secure underground parking with most homes
- Secure bike storage with all homes
- Secure fob access throughout building
- Three high-speed touchless elevators
- **PCI / WPM CUSTOMER CARE**
  - Comprehensive new home 2-5-10 year warranty
  - Integrated strata management by Warrington PCI Management

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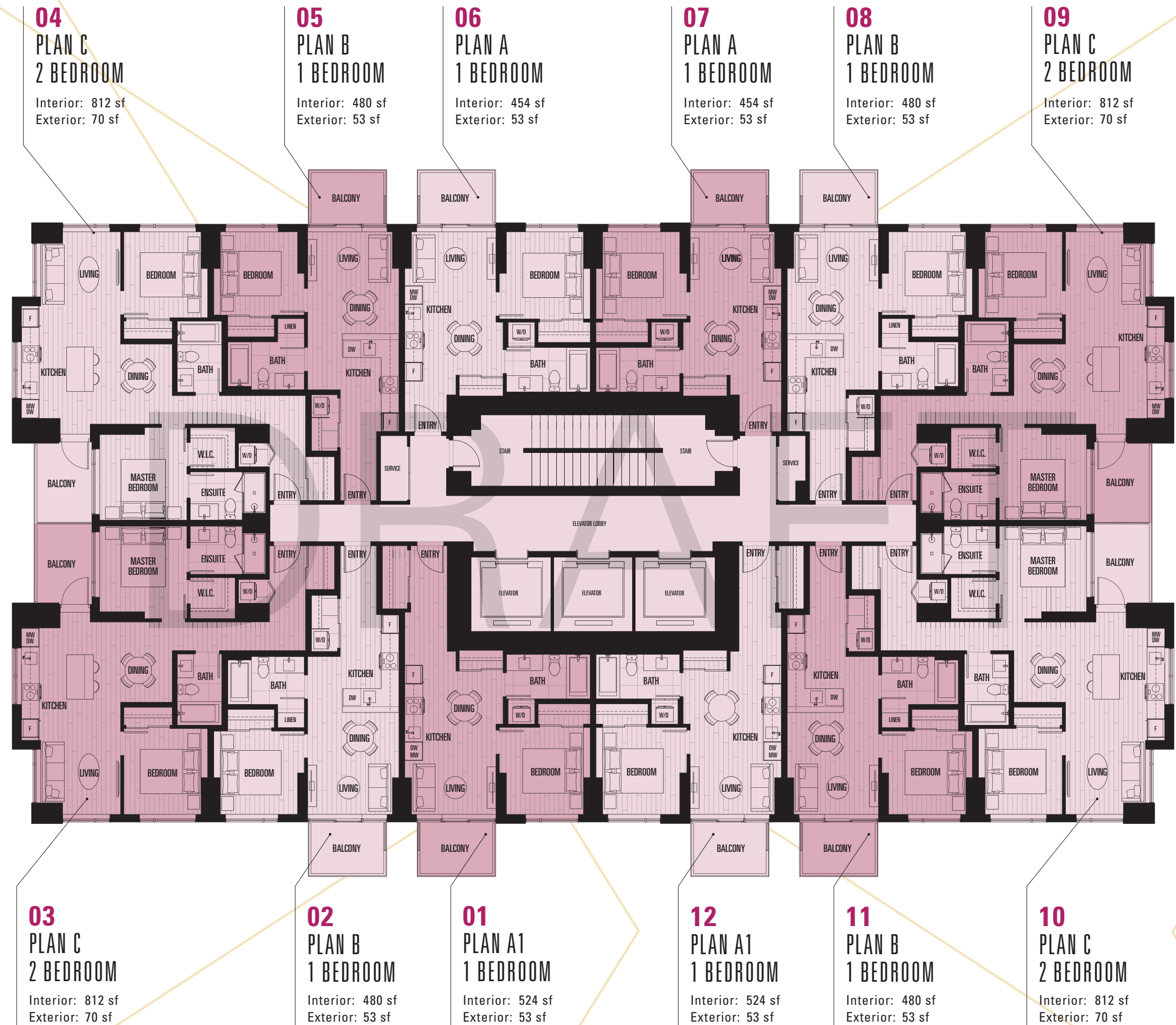




# PLAZA TWO

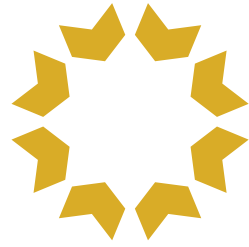
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## LEVELS 05-33



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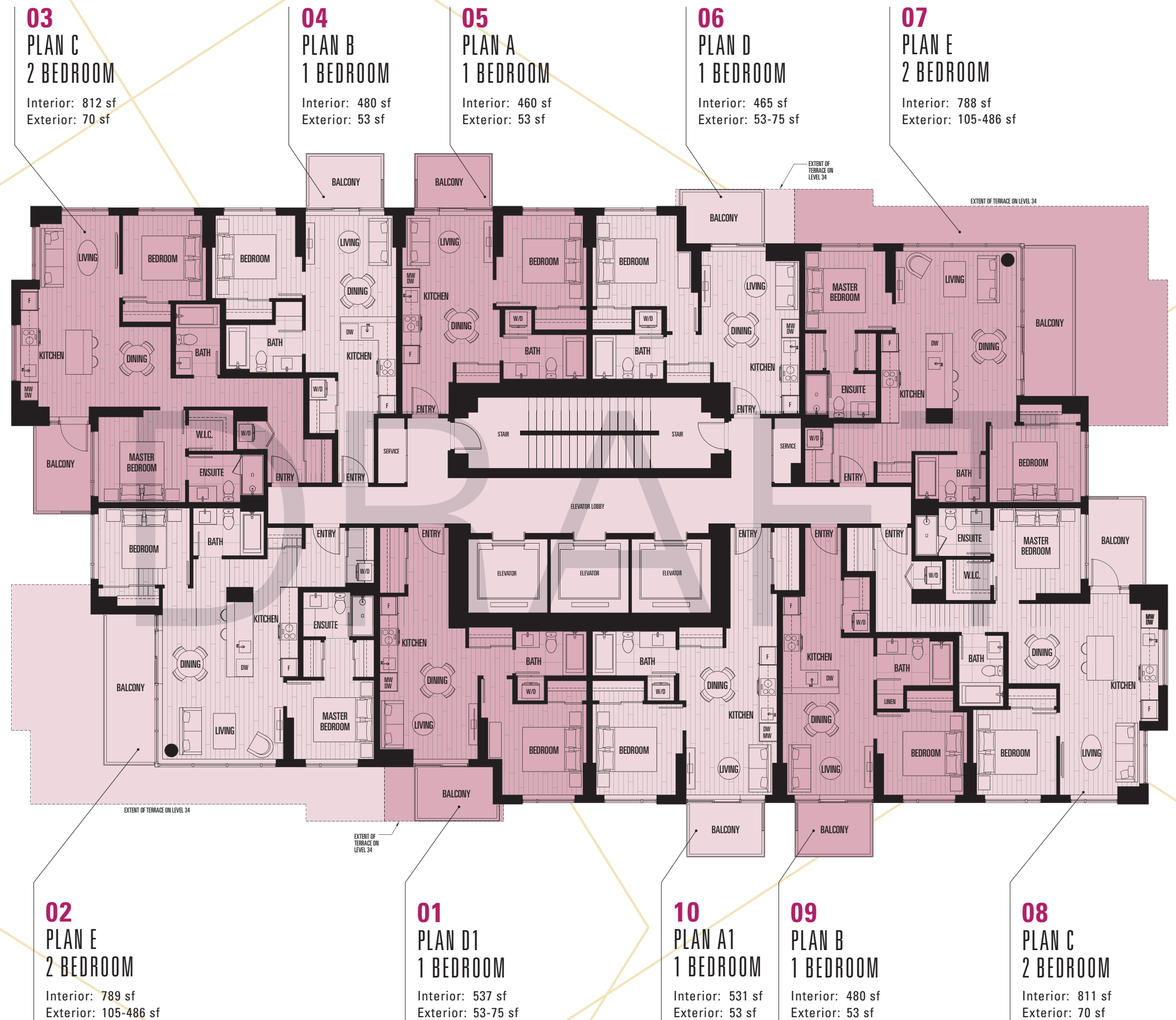




# PLAZA TWO

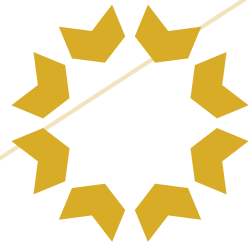
AT KING GEORGE HUB

## LEVELS 34-38



LIVE ► WORK ► SHOP ► PLAY ► TRANSIT ► LIVE ► WORK ► SHOP ► PLAY ► TRANSIT ► LIVE ► WORK ► SHOP ► PLAY





# PLAZA TWO

AT KING GEORGE HUB

## LEVELS 39-43

### 03 PLAN H 2 BEDROOM

Interior: 789 sf  
Exterior: 114-311 sf

### 04 PLAN G 1 BEDROOM

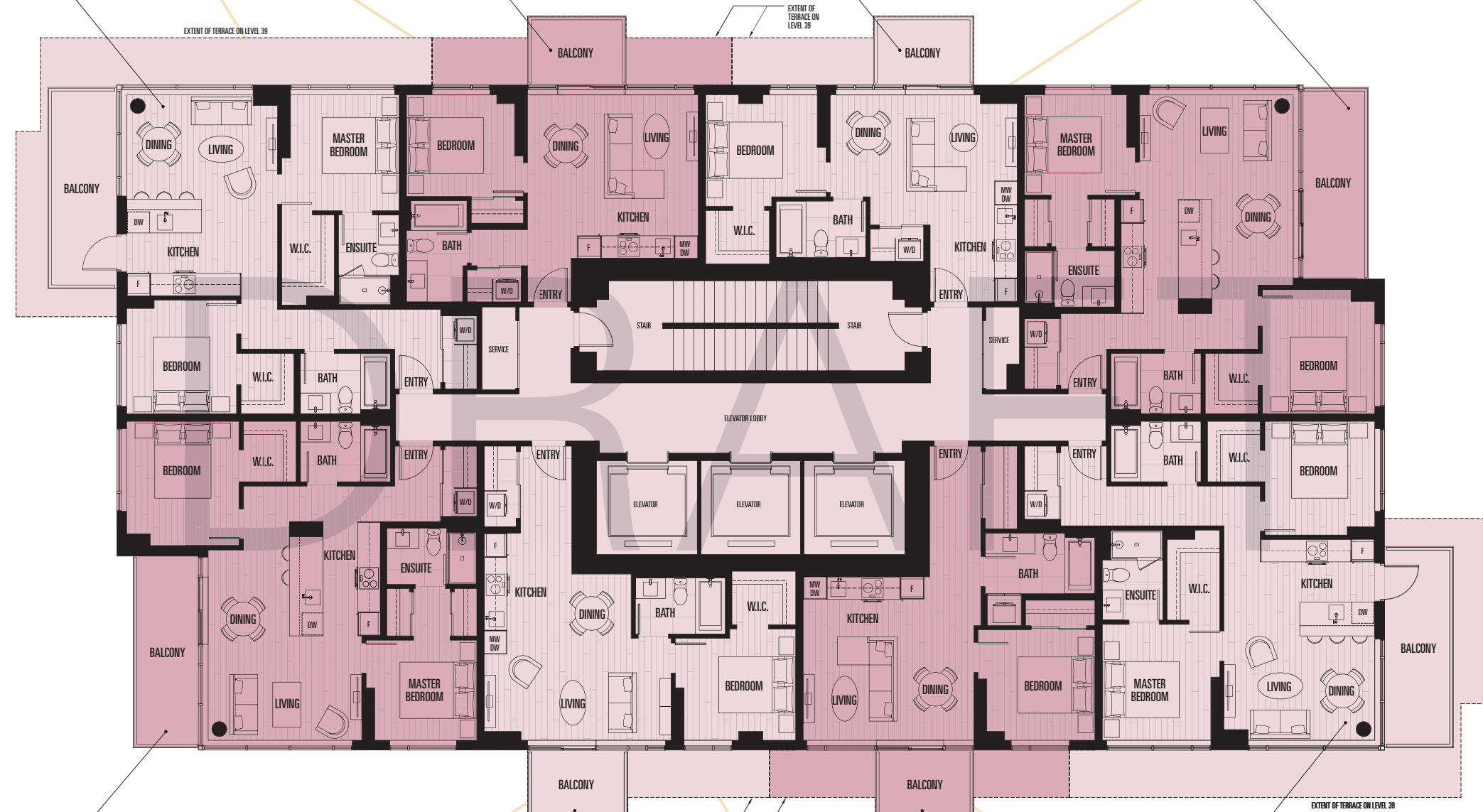
Interior: 483 sf  
Exterior: 53-112 sf

### 05 PLAN F 1 BEDROOM

Interior: 492 sf  
Exterior: 53-119 sf

### 06 PLAN E1 2 BEDROOM

Interior: 799 sf  
Exterior: 105 sf



### 02 PLAN E1 2 BEDROOM

Interior: 800 sf  
Exterior: 105 sf

### 01 PLAN F1 1 BEDROOM

Interior: 564 sf  
Exterior: 55-119 sf

### 08 PLAN G1 1 BEDROOM

Interior: 555 sf  
Exterior: 53-112 sf

### 07 PLAN H 2 BEDROOM

Interior: 789 sf  
Exterior: 114-311 sf



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# VALUE

FUTURE PROOF, SECURE INVESTMENT

## INTEGRITY, DISCIPLINE, VISION & INNOVATION

PCI is a locally owned and operated real estate developer and investor with award-winning expertise in transit-oriented development.

Since 1982, PCI has developed some of the Lower Mainland's most notable urban mixed-use communities, including:



### **KING GEORGE HUB, King George Station**

- Comprised of:
  - Coast Capital Saving's Help Headquarters – 190,000 SF LEED Gold office building (Completed 2015)
- Awards:
  - UDI 2016 Awards for Excellence – “Best of Fraser Valley (Commercial)”
  - Fraser Valley 2016 Commercial Building Awards – “Office” and “Best Overall”
  - NAIOP 2014 Vancouver Real Estate Awards of Excellence – “Office Lease” (Coast Capital Savings)
- 130,000 square feet of High Street retail including Save-On Foods (Partially complete – Save-On Foods opening 2021)
- Hub One & Two – 738 sold out residential suites (Completing 2021)
- Hub 9850 - 160,000 SF office tower home to Westland Insurance and Spaces (Completing 2021)
- The Line – 371 rental residential suites (Completing 2022)
- Plaza One & Two – 886 residential suites (Selling 2021)



### **MARINE GATEWAY, Marine Drive Canada Line Station**

- Comprised of:
  - 260,000 square feet of retail featuring T&T Supermarket, Cineplex VIP Cinema, Shoppers Drug Mart and Winners
  - 250,000 square foot office tower
  - 415 residential condos
  - 46 rental apartments
- Completed in 2015 and recognized for several awards including:
  - ULI 2016 Global Awards for Excellence - Winner (one of 13 global winners)
  - UDI 2016 Awards for Excellence - “Best in Show” and “Best Mixed-Use”
  - ICSC 2016 Maple Leaf Gold Award for Design & Development
  - NAIOP 2016 Vancouver Real Estate Awards of Excellence - “Mixed Use”
  - HOOPP 2016 Leaders in Environmental Advancement Program (LEAP) - “Innovation”
  - International Property Awards - Americas Property Awards 2017-2018 - “Mixed Use Development”

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**CROSSROADS, Broadway-City Hall Canada Line & upcoming Millennium Line Station**

- Comprised of:
  - 140,000 square feet of retail including Whole Foods and London Drugs
  - 80,000 square foot office tower
  - 88 residential condos
- Completed in 2008



**Upcoming PCI transit-oriented communities:**

- Moody Centre, Moody Centre Millennium Line Station
- 495 West 41st Avenue, Oakridge Canada Line Station
- Broadway & Granville, future South Granville Millennium Line Station
- South Flatz, future GNW-Emily Carr Millennium Line Station

**PCI**  
DEVELOPMENTS  
[PCI-GROUP.COM](http://PCI-GROUP.COM)

ARCHITECT



**Musson  
Cattell  
Mackey  
Partnership**

[mcmparchitects.com](http://mcmparchitects.com)

INTERIOR DESIGN



[byudesign.com](http://byudesign.com)

GENERAL CONTRACTOR



[ledcor.com](http://ledcor.com)

SALES & MARKETING



[rennie.com](http://rennie.com)

STRATA MANAGEMENT



WARRINGTON PCI  
MANAGEMENT

[warringtonpci.com](http://warringtonpci.com)

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SURREY



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TRANSIT



KING GEORGE STATION

WALKABILITY



HOLLAND PARK, HIGH STREET SHOPS  
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GROCERIES



save **on** foods

CONVENIENCE  
& HEALTH



**Rexall** Drugstore  
& MEDICAL CLINIC

WORK



360,000 SF OF OFFICES

AMENITY



42,000 SF FOR PLAZA RESIDENTS

PROTECTION



TOUCHLESS COMMON AREA &  
ELEVATOR ACCESS

RESIDENT-ONLY  
WORKSPACE



HUB CO-WORK BUSINESS CENTRE

VALUE



FUTURE PROOF, SECURE INVESTMENT

# KING GEORGE HUB IS HERE FOR TOMORROW



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