



THE REDWOOD

10201-10239 King George Boulevard, Surrey, BC

Strata Retail & Office in the heart of Surrey's commercial core

Introducing,


THE REDWOOD

The tallest multi-asset building in Surrey,
reaching an astonishing height of 66 floors



THE
REDWOOD





**THE
REDWOOD**

THE REDWOODS

Embark on a journey of awe and wonder as you explore the majestic uniqueness of the redwood trees! These **MAGNIFICENT GIANTS** stand tall at an **ASTONISHING HEIGHT** of over 300 feet, reigning as the tallest trees on Earth, exclusive to the Northern Pacific Coast. With an incredible lifespan surpassing 2,000 years, redwoods possess a remarkable ability to clone themselves, ensuring their legacy lives on through the creation of new trees.

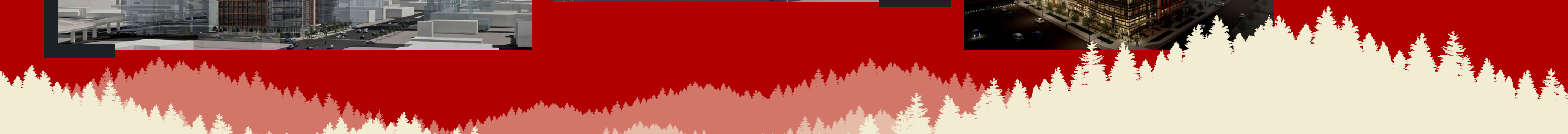
Not only do redwoods captivate us with their **SOARING STATURE** and longevity, but they also amaze us with their interconnectedness. Their shallow yet extensive root system intertwines with other trees, granting them stability and unwavering support. Witness the beauty of this harmonious union, where **STRENGTH AND RESILIENCE** are celebrated in the world of these grand trees.

THE BUILDING

Drawing inspiration from this extraordinary species, The Redwood stands as an **ARCHITECTURAL MARVEL**. Like the redwoods, it **PROUDLY REACHES FOR THE SKY** with exceptional height, symbolizing **GROWTH AND PROGRESS** of the flourishing Surrey community. Its roots, much like those of the redwoods, are intertwined, fostering a strong sense of connectedness and contributing to the city's **PROMISING FUTURE**.

Let yourself be inspired by the wonder and tenacity of the redwoods, as they serve as a reminder of the beauty of nature's creations and the **BOUNDLESS POTENTIAL** of human ingenuity. Experience the majesty of these remarkable trees and let The Redwood inspire you with its enduring legacy and architectural prowess.

AN ARCHITECTURAL MARVEL



THE OPPORTUNITY

The Redwood is a 66-storey Class AAA mixed-use residential and commercial tower located in the heart of Surrey's bustling core. This transit-oriented development will contribute 209,065 sf of office and retail space, and 529,468 sf of residential space adding to the city centre's highly frequented education and commerce hub.

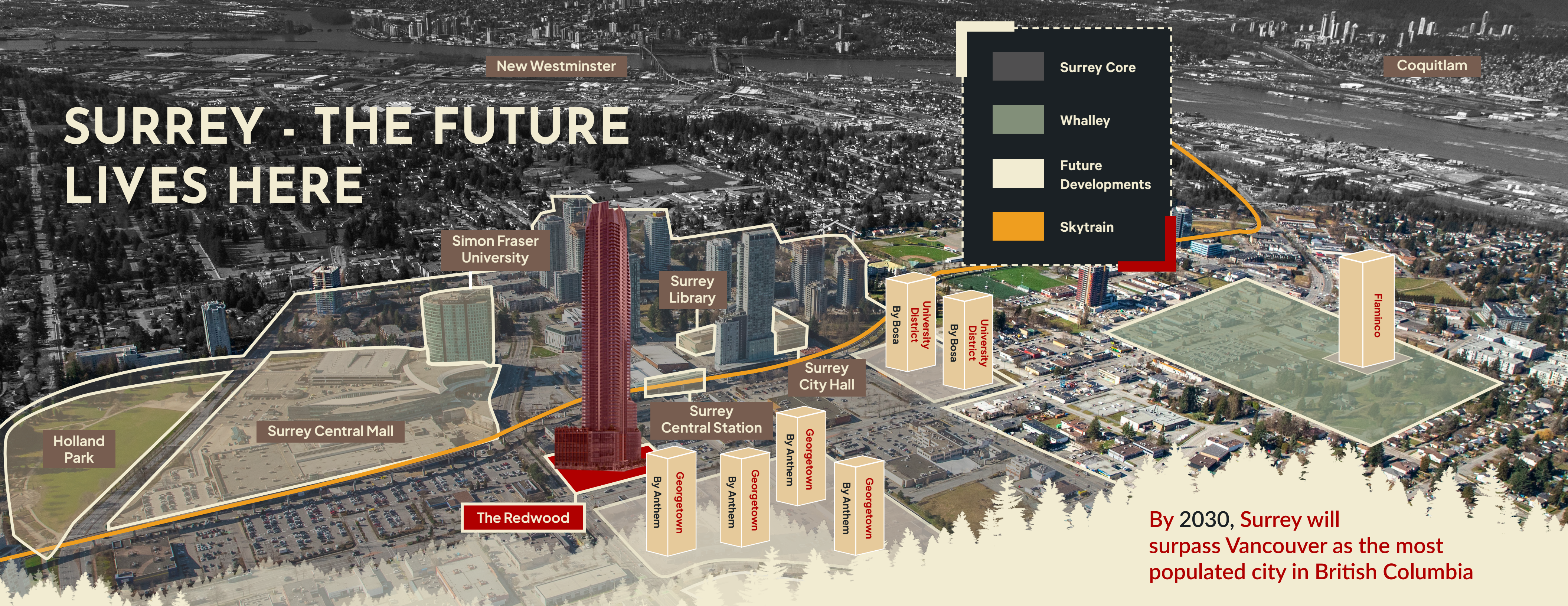
Featuring top-tier indoor and outdoor amenities, the project blends the beauty of nature, sustainability, while focusing on the spaces that foster innovation and creativity. Two public plazas will animate opposing corners of the development, bolstering the social and vibrant community Surrey offers. The Redwood's prominent location and superior stature categorizes itself as a cut above the rest – making it the city's most desirable new office and retail opportunity.

7 FLOORS OF STRATA OFFICE AND RETAIL SPACE

- FLOOR 7 - 31,339 SQ. FT.
- FLOOR 6 - 31,339 SQ. FT.
- FLOOR 5 - 31,339 SQ. FT.
- FLOOR 4 - 31,339 SQ. FT.
- FLOOR 3 - 31,339 SQ. FT.
- FLOOR 2 - 31,916 SQ. FT. + OUTDOOR DECK
- FLOOR 1 - 11,058 + 8,482 SQ. FT.



SURREY - THE FUTURE LIVES HERE



New Westminster

Coquitlam

- Surrey Core
- Whalley
- Future Developments
- Skytrain

Simon Fraser University

Surrey Library

University District
By Bosa

University District
By Bosa

Surrey City Hall

Flamenco

Surrey Central Mall

Surrey Central Station

Georgetown
By Anthem

Georgetown
By Anthem

The Redwood

Georgetown
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Georgetown
By Anthem





Holland Park

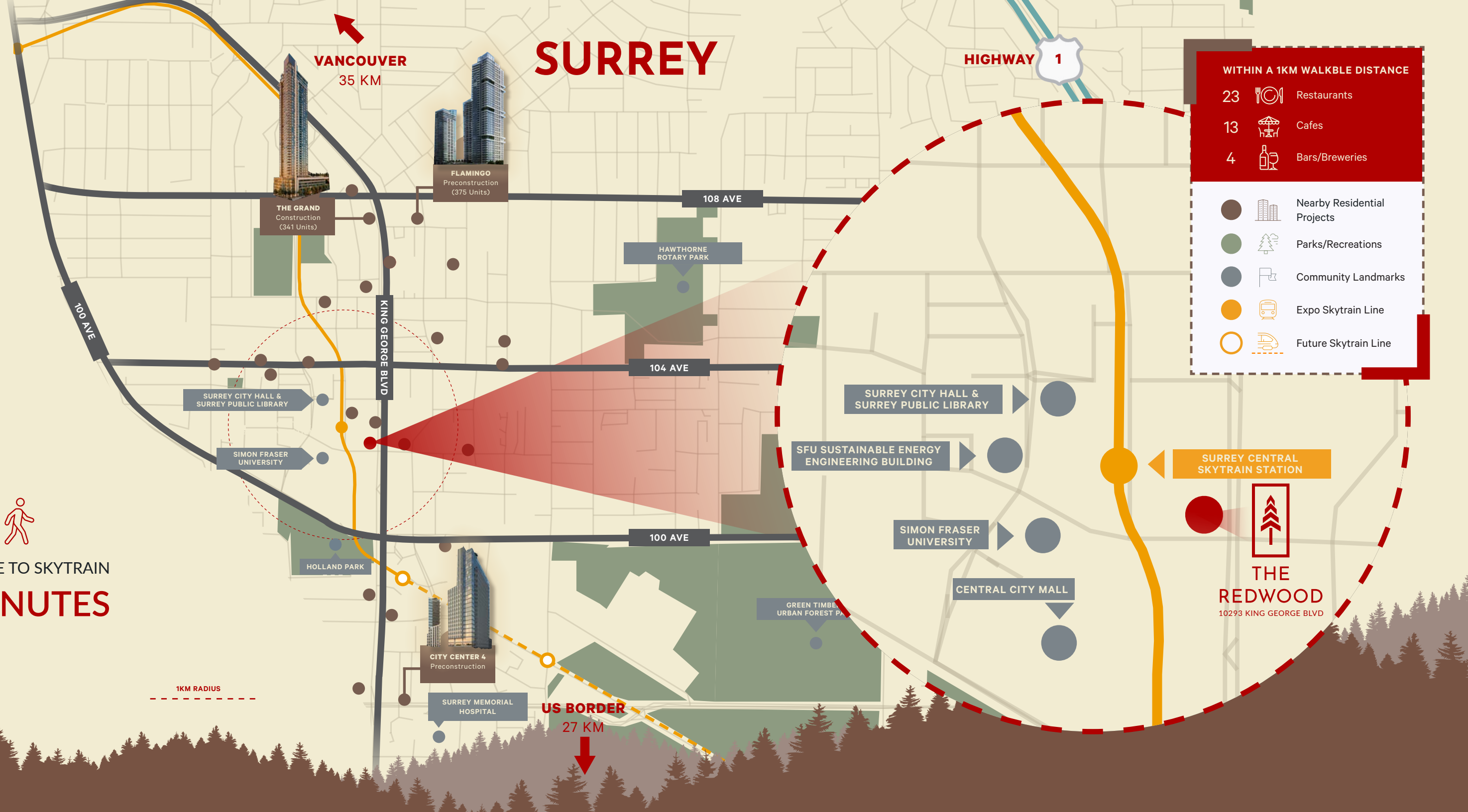
By 2030, Surrey will surpass Vancouver as the most populated city in British Columbia

THE NEIGHBOURHOOD

The intersection of 102 Ave & King George Blvd in North Surrey is uncontestedly Surrey's most crucial intersection in part due to upcoming developments in the area, proximity to esteemed universities, civic facilities, and convenient transit options connecting the Surrey to Metro Vancouver.

The planned Surrey-Langley Skytrain extension is projected to serve 62,000 daily riders in 2035, more than ten times the capacity of bus services today and with the ability to add further capacity to address future growth. The Redwood offers immediate proximity to many amenities, including restaurants, banking and retail stores. Priority sectors include health care, high technology, research, and development businesses. Population growth, coupled with increasing disposable incomes, has positioned Surrey as a thriving metropolis that will continue to attract significant investments.

			
TRANSIT SCORE	WALK SCORE	BIKE SCORE	DISTANCE TO SKYTRAIN
89 +	91 +	72 +	3 MINUTES



SURREY IS HOME TO MANY

As one of the fastest-growing cities in Metro Vancouver, Surrey is home to several major educational and government institutions. These include the CRA Western Head office, Simon Fraser University – Surrey, Kwantlen Polytechnic University, and Surrey City Hall. North Surrey is also where many large corporations have their headquarters, such as Coast Capital, Fraser Health Authority, and Westland Insurance. Surrey's growth can be attributed to its proximity to Vancouver, affordable housing options, and numerous schools. The city's expanding population has led to economic opportunities and a growing reputation.



CENTRAL CITY

Community Savings
the unions' credit union



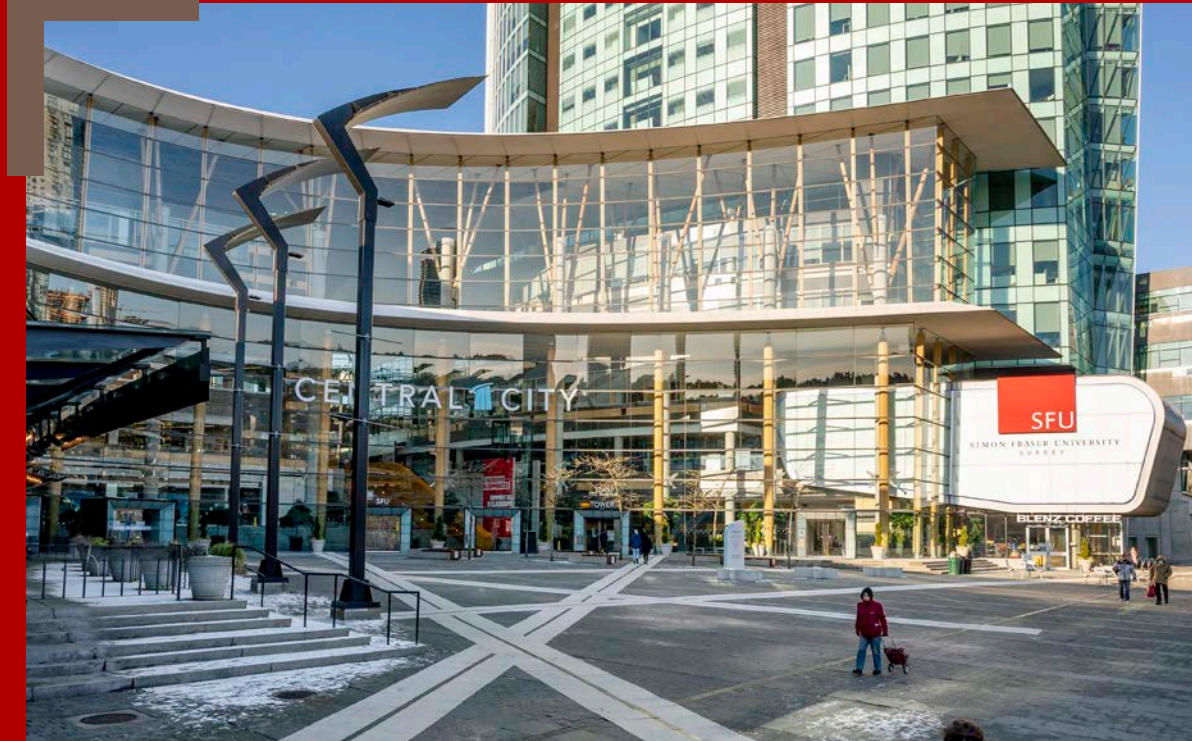
coastcapital



Westland Insurance



Canada Revenue Agency





THE
REDWOOD

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CBRE

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