



# FRESH DESIGN WITH A MODERN EDGE

## FEATURES AND FINISHES

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, 10,000 square feet of in-building 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.

### PCI/WPM CUSTOMER CARE

On-site professional property management.



## 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 vinyl flooring throughout
- Two contemporary colour palettes, Light or Dark
- Blomberg Front Loaded Washer and Dryer

## SERENE BATHROOMS

- Bathroom and laundry flooring feature porcelain tiles with matte finish
- Porcelain undermount sink, paired with a sleek chrome two-function faucet
- Sleek frameless tempered-glass shower enclosure with porcelain mosaic tile shower base in ensuite (2 & 3 bedrooms only)
- Chrome bath and shower fixtures, including unique square rain shower head
- Rectangular porcelain undermount vanity basin with quartz countertops
- White soaker bathtub

## FUNCTIONAL KITCHEN

- Premium appliance collection, including:
  - Whirlpool 24" & 30" Freestanding Fridge
  - Whirlpool 24" Dishwasher
  - Whirlpool 30" Electric Range & Oven
  - AEG Built-In Hood Fan
- Rich and refined quartz countertops with unique back-painted glass backsplash in white (light) or beige (dark)
- Modern and durable wood laminate cabinetry, accented with white matte-finish upper cabinets
- Full-height pantry provides additional storage
- Chrome faucet
- Stainless steel kitchen sinks

## ENRICHING AMENITIES

- Rooftop:
  - Indoor TV lounge with small kitchen
  - Washroom
  - Outdoor seating and lounge areas
- L3 Podium:
  - Gym and yoga space
  - Theatre
  - TV lounge and games area
  - Private dining room
  - Work spaces
  - Washroom
  - Onsite property management office
  - Outdoor seating and BBQ area
  - Outdoor kids play area
- Ground Level/Level 2:
  - Lobby and mail room
  - Parcel delivery
- Secure underground parking is available
- Storage lockers are available
- Secure bike rack with all homes
- Secure fob access throughout building
- Three high-speed elevators