



THE **OPPORTUNITY**

Jones Lang LaSalle Real Estate Services Inc. ("JLL") as the court-appointed sales agent, presents District Northwest ("District NW") - a fully rezoned mixed-use development site in Surrey's City Center. Located at University Drive and 105 Avenue, this 2.03-acre property stands just steps from rapid transit in the heart of Surrey, British Columbia.

This strategic acquisition opportunity lies nearby Surrey's main commercial and retail district, with exceptional transit access via the nearby Expo Line SkyTrain station and proximity to Surrey Central City – a world class mixed-use urban centre. Current development plans feature over 583,000 square feet of saleable area (1,023 units) designated for market residential condominiums in an impressive two-tower built form.

District NW is fully rezoned with building permit readiness offering immediate development potential, with the project able to be promptly relaunched by building on in-place presales and utilizing existing marketing materials. Alternatively, the pending City Centre Plan updates provide flexibility to modify existing zoning, potentially creating an all-purpose-built rental community or a condominium/rental mixed-use development.

This investment represents a rare opportunity to establish a significant presence in Surrey's growing urban center. The property is being offered free and clear of all encumbrances. For comprehensive information on this exceptional development opportunity, interested parties should execute the provided Non-Disclosure Agreement (NDA) and contact JLL directly.

SILIENT **DETAILS**



ADDRESS

13438 105A Avenue, Surrey, BC



PID

031-746-667



SITE AREA

(NET/GROSS)

2.03 ac / 2.43 ac



BUILDING PERMIT READY

583,000 SF of condominium saleable area



ZONING

Comprehensive Development (CD)



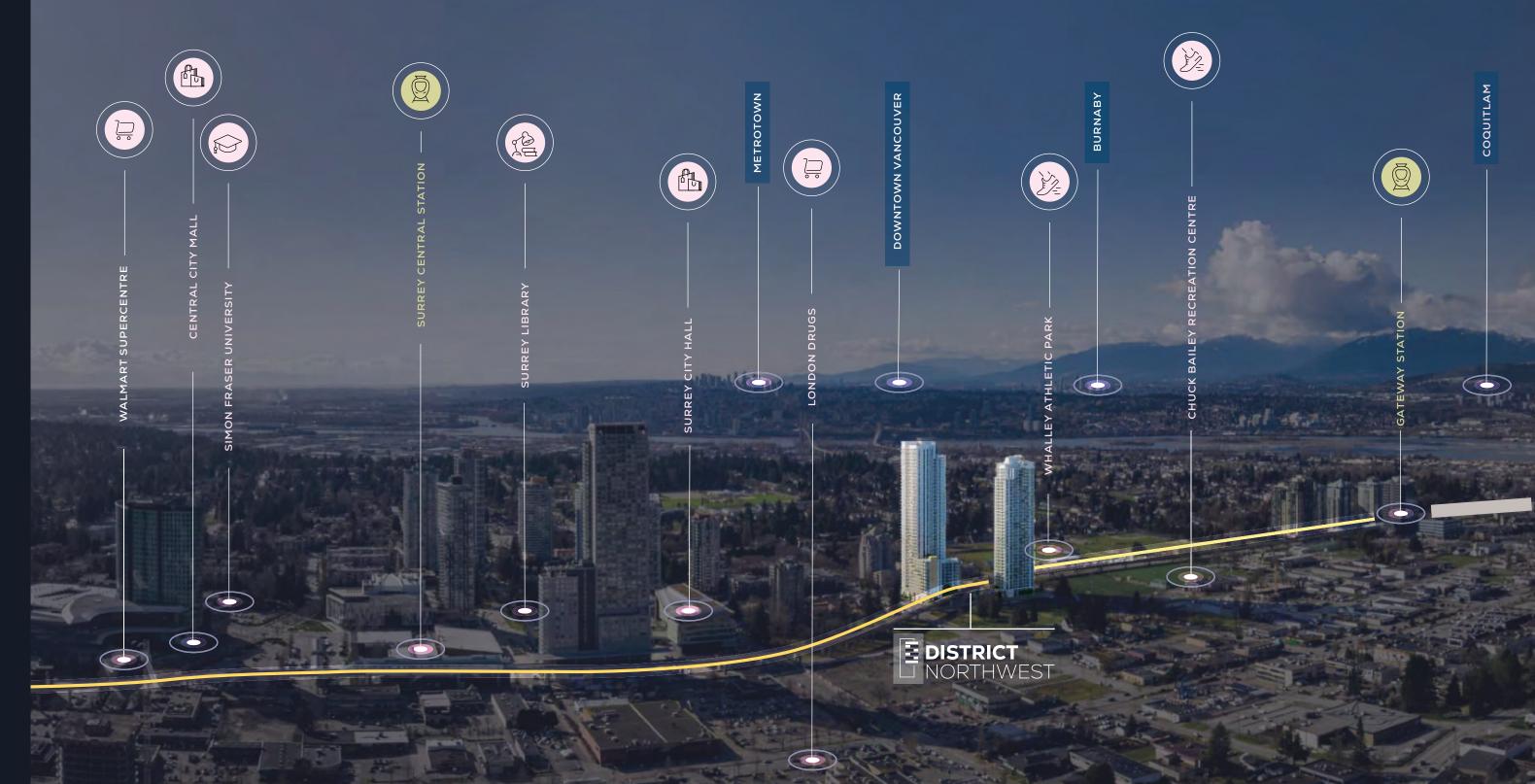
LAND USE DESIGNATION

High Rise Residential



LOCATION

Ideally situated just moments away from the Expo Line SkyTrain Station and Surrey's most sought-after amenities, including Central City Mall, SFU-Surrey Campus, Whalley Stadium, and the beautiful Holland Park.



PROJECT **SUMMARY**

District NW is a premium residential development in Surrey City Centre offering thoughtfully designed homes in a 39-floor North Tower and 45-floor West Tower.

The project features studios to two-bedroom units with 9' ceilings and built-in air conditioning alongside exception on-site amenities including The Canopy Courtyard with a playground, basketball court and outdoor fitness areas, coworking spaces, and hotel-inspired lobbies with concierge service. Designed by award-winning IBI Group architects and BYU Interior Design, homes showcase premium finishes including engineered quartz countertops and Bosch appliances.

PROJECT **SUMMARY STATISTICS**

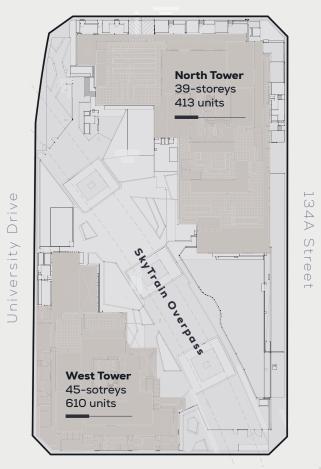
Gross Site Area	105,658 SF
FSR	6.79
Approved FSR	717,418 SF
Market Condominium	712,676 SF
Daycare	5,067 SF
Amenities*	8,008 SF
Amenities* Units	8,008 SF 1,023

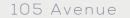






105A Avenue















^{*}Amenities are excluded from FSR.



All interested parties are encouraged to execute and return the attached NDA for access to a comprehensive due diligence data room and pertinent development information.

Any transaction is subject to Court approval. A bid deadline or a bid not before date will be communicated by JLL to all parties that sign an NDA.

Kevin Meikle

Executive Vice President T. +1 604 267 2455 M. +1 604 805 8787 kevin.meikle@jll.com

Edgar Buksevics

Executive Vice President T. +1 604 998 6021 M. +1 604 928 4689 edgar.buksevics@jll.com



Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 JLL Canada. All rights reserved.

^{*} Kevin Meikle is licensed with K.H.M. Realty Ltd. and has a contractual relationship with Jones Lang LaSalle Real Estate Services, Inc.