

DISTRICT

N O R T H W E S T



LIFE HAPPENS HERE.

Life is a journey filled with motion, change, activity and pursuit. At District NW home is a refuge amid a hub of liveliness, a passageway that leads in whatever direction you choose. It can take you to quiet relaxation, new levels of fitness and athleticism, superb cuisine and fine dining, or the pulse of music and entertainment. The pleasure of life is in the choice, and at District NW, choice is everywhere.

District NW. Real life in motion.



NORTH TOWER

39 FLOORS

| | | | |
|-----|-------------|-----|-------------|
| 39 | Studio | 145 | 2 Bed |
| 79 | 1 Bed | 1 | 2 Bed + Den |
| 149 | 1 Bed + Den | | |

- Bright, airy homes with up to 9' ceilings in living areas
- Air-conditioning for all year comfort
- Full spectrum of social and wellness amenities including The Canopy Courtyard

NORTH TOWER



THE FUN STARTS HERE.

District NW places you in the heart of Surrey's new epicenter, a focal point for the city's surging growth in lifestyle and recreation opportunities. Here, choice is at your fingertips every minute of the day.

Head to Central City for an unmatched selection of retailers, restaurants and services. Take a swim at the Rec Centre, walk in the park or hop on the SkyTrain for a smooth, quick connect to your next destination.

District NW. Choice Happens Here.





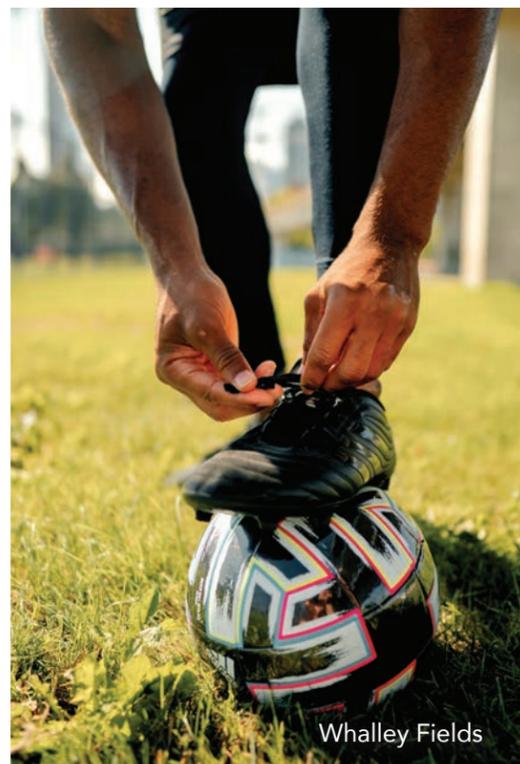
Central City Mall



Gateway SkyTrain Station



Civic Plaza



Whalley Fields



Central City Brewery



Prado Cafe



COQUITLAM



GATEWAY STATION



CHUCK BAILEY RECREATION CENTRE



WHALLEY ATHLETIC PARK

BURNABY

DOWNTOWN VANCOUVER

METROTOWN



SURREY CITY HALL



SAVE-ON-FOODS



SURREY LIBRARY



SURREY CENTRAL STATION



SIMON FRASER UNIVERSITY



CENTRAL CITY MALL



WALMART SUPERCENTRE

DISTRICT
NORTHWEST

THE FUTURE HAPPENS HERE.



BEST PLACE

to Buy Real Estate by MoneySense



BEST PLACE

to start a business in Metro
Vancouver by Vancity



#1 CITY TO INVEST

Real Estate Investment Network



2ND LOWEST

municipal businesses tax in BC



150,000

New jobs in the next 30 years



\$13.7 BILLION+

construction investment in
the last 10 years

2ND LARGEST

Metro area Vancouver
set to be the largest by 2034

NEW

health, tech and education hub
in Metro Vancouver

43,000 HOMES

will be built by 2041

1,110

new residents making the move
to Surrey every month

40% INCREASE

in average rents from 2010

5-MINUTE WALK

to Skytrain and access to major
transport networks

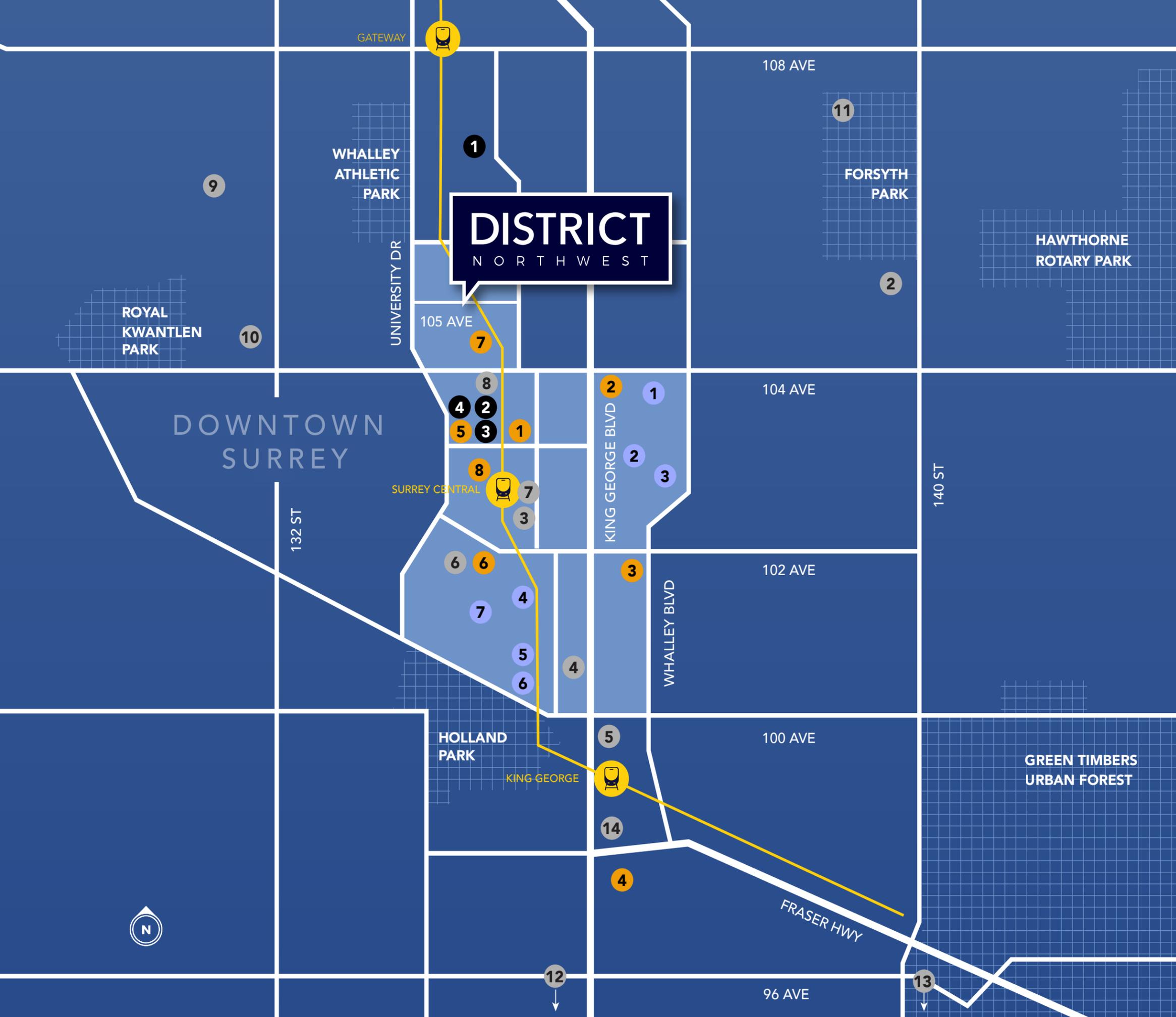
200

Parks, sports fields
& playgrounds

20

Community recreation
facilities





RESTAURANTS

- 1 Prado Cafe
- 2 Starbucks
- 3 Nahm Thai Bistro
- 4 Browns Socialhouse
- 5 Dominion Bar + Kitchen
- 6 Central City Brew Pub Surrey
- 7 Rickshaw Chinese Food
- 8 Chatime Surrey

SHOPPING

- 1 London Drugs
- 2 Save-On-Foods
- 3 Canadian Tire
- 4 Shoppers Drug Mart
- 5 T&T Supermarket
- 6 Best Buy
- 7 Central City Surrey

RECREATION

- 1 Chuck Bailey Rec Centre
- 2 Surrey Civic Hall and Plaza
- 3 Surrey City Centre Library
- 4 North Surrey Recreation Centre

EDUCATION

- 1 Douglas College
- 2 Kwantlen Polytechnic University
- 3 Canadian Health Care Academy
- 4 Vancouver Career College
- 5 Sprott Shaw College Surrey
- 6 SFU
- 7 Westminster College
- 8 Canadian College
- 9 KB Woodward Elementary
- 10 Kwantlen Park Secondary School
- 11 Forsyth Road Elementary School
- 12 Queen Elizabeth Secondary School
- 13 Simon Cunningham Elementary School
- 14 Future UBC Surrey Campus



West Tower looking south



DISTRICT NORTHWEST HIGHLIGHTS



Two uniquely designed towers, each inspired by the energy and vibrancy of the surrounding community



The Canopy Courtyard features a designed covered communal plaza with a playground, basketball court, an outdoor fitness gym, social seating and connective walkways to the Whalley Athletic Field



An urban community defined by iconic design by award-winning firms IBI & BYU



3 high speed elevators for each tower with private FOB access



Hotel-inspired lobby with parcel lockers and a concierge service to handle inquiries and deliveries



Exclusive amenity access for residents

DISTRICT NORTHWEST AMENITIES



Bike repair workshop



Dedicated pet and dog wash



Fitness Gym



Fully equipped social kitchen with a spacious fireplace lounge



Kids playground



Social & co-working communal business centre



Surrey's New Epicentre

- Ideally located in Surrey's new central urban hub, overlooking Whalley Athletic Fields
- Easy access to Surrey Central Station and Gateway SkyTrain Stations
- A short walk to Surrey Civic Centre, public library, community plaza, City Hall, and a promised performing arts centre
- Surrey City Centre is home to Simon Fraser University, Kwantlen Polytechnic University, and soon to have a University of British Columbia Surrey Campus
- Enjoy a variety of recreation facilities including Holland Park and Whalley Sports Arena within walking distance of your home
- Good school catchment area for all levels of education
- An endless variety of restaurants, grocery stores, services, parks, and shops at your doorstep



Safety and Comfort

- High-efficiency heating and air-conditioning throughout for year-round comfort
- Airy 9' ceilings throughout the main living areas
- Fully secured underground parkade with remote entry
- Select parking spots available with EV hook ups EV car share and e-bikes available for use
- Parcel delivery and receiving rooms to ensure your packages arrive safely
- Fire sprinklers and smoke detectors in all homes and common areas
- Front doors of every home features viewer and deadbolt lock hardware
- Secure access and lock-off control access to each floor
- Commitment to quality: 2-5-10 home warranty included in every home

FEATURES & FINISHES



Statement Kitchens

- Contemporary kitchens with flat panel designed doors and duo colour schemes for contrast
- Open shelving for display and easy access
- Engineered quartz stone countertops and large format porcelain tile backsplashes
- Illumination through overhead recessed lighting and under-cabinet task and ambient lighting
- Polished chrome single-lever Kohler faucet
- Large single-bowl under-mount stainless steel sink
- Built in high-speed panasonic microwave

For most studio, 1 bedroom, 1 bedroom and den homes, premium appliances include:

- 24" Bosch refrigerator/freezer with integrated front panel to match cabinetry
- 24" Bosch electric cooktop finished in black ceran glass
- 24" stainless steel Bosch wall oven
- 24" stainless steel Bosch dishwasher
- 24" stainless steel Faber hood fan rated at 300 CFM

For 2-bedroom, 2 bedroom and den, 3-bedroom, and 3-bedroom and den homes, full size premium appliances include:

- 30" Bosch refrigerator/freezer with integrated front panel to match cabinetry
- 30" Bosch Milano electric cooktop finished in black ceran glass
- 30" Bosch Mialno stainless steel wall oven
- 24" stainless steel Bosch dishwasher
- 24" stainless steel Faber hood fan rated at 300 CFM



Intuitive Interiors

- Flexible living with an extensive collection of well designed floorplans that are efficient and thoughtfully designed to enhance urban living
- Contemporary interiors by BYU Interior Design with two colour palettes to choose from; Night and Day
- 7.5" wide plank laminate wood flooring throughout the home
- Stacked LG Energy Star washer and dryer with wifi-enabled technology 2, and 3 bedroom suites
- 24" Bloomberg washer and dryer studio & 1 bedroom suites
- Modern recessed LED pot lights
- Roller shades throughout, with privacy blinds in bedrooms
- Generous balconies to create desirable outdoor living spaces



Tranquil Ensuites

- Engineered quartz countertops with under sink soft-close cabinetry complete with undermount LED lighting
- Kohler under-mount rectangular vanity basin
- High-gloss 60" soaker bathtub with integrated apron (2 bedroom plans)
- Porcelain tile floor and duo colour tile surrounds for tub and shower
- Expansive mirror medicine cabinet with shelving
- Sleek stainless steel Kohler faucets and fixtures
- Invigorating stainless steel rain shower
- Showers feature a frameless glass enclosure for a seamless, modern look
- Kohler dual flush toilet with soft close seat
- Polished Kohler chrome accessory fixtures

CANOPY COURTYARD



Communal Courtyard Outdoor Fitness Gym



Kids Playground



Basketball Court

NORTH TOWER

LEVEL 2

FLOOR PLATE

PLAN A3
Studio
 INTERIOR: 418 SF
 EXTERIOR: 32 SF
 TOTAL: 450 SF

PLAN C6
1 Bedroom + 1 Bath + Den
 INTERIOR: 667 SF
 EXTERIOR: 39 SF
 TOTAL: 706 SF

PLAN C5
1 Bedroom + 1 Bath + Den
 INTERIOR: 613 SF
 EXTERIOR: 38 SF
 TOTAL: 651 SF

PLAN E1
2 Bedroom + 2 Bath + Den
 INTERIOR: 1,042 SF
 EXTERIOR: 38 SF
 TOTAL: 1,080 SF

PLAN B11
1 Bedroom + 1 Bath + Den
 INTERIOR: 664 SF
 EXTERIOR: 29 SF
 TOTAL: 693 SF

PLAN A4
Studio
 INTERIOR: 585 SF
 EXTERIOR: 34 SF
 TOTAL: 619 SF

PLAN B12
1 Bedroom + 1 Bath
 INTERIOR: 485 SF
 EXTERIOR: 30 SF
 TOTAL: 515 SF

PLAN B13
1 Bedroom + 1 Bath
 INTERIOR: 484 SF
 EXTERIOR: 30 SF
 TOTAL: 514 SF

PLAN A6
Studio
 INTERIOR: 438 SF
 TOTAL: 438 SF

PLAN A5
Studio
 INTERIOR: 509 SF
 TOTAL: 509 SF

PLAN A2
Studio
 INTERIOR: 446 SF
 TOTAL: 446 SF

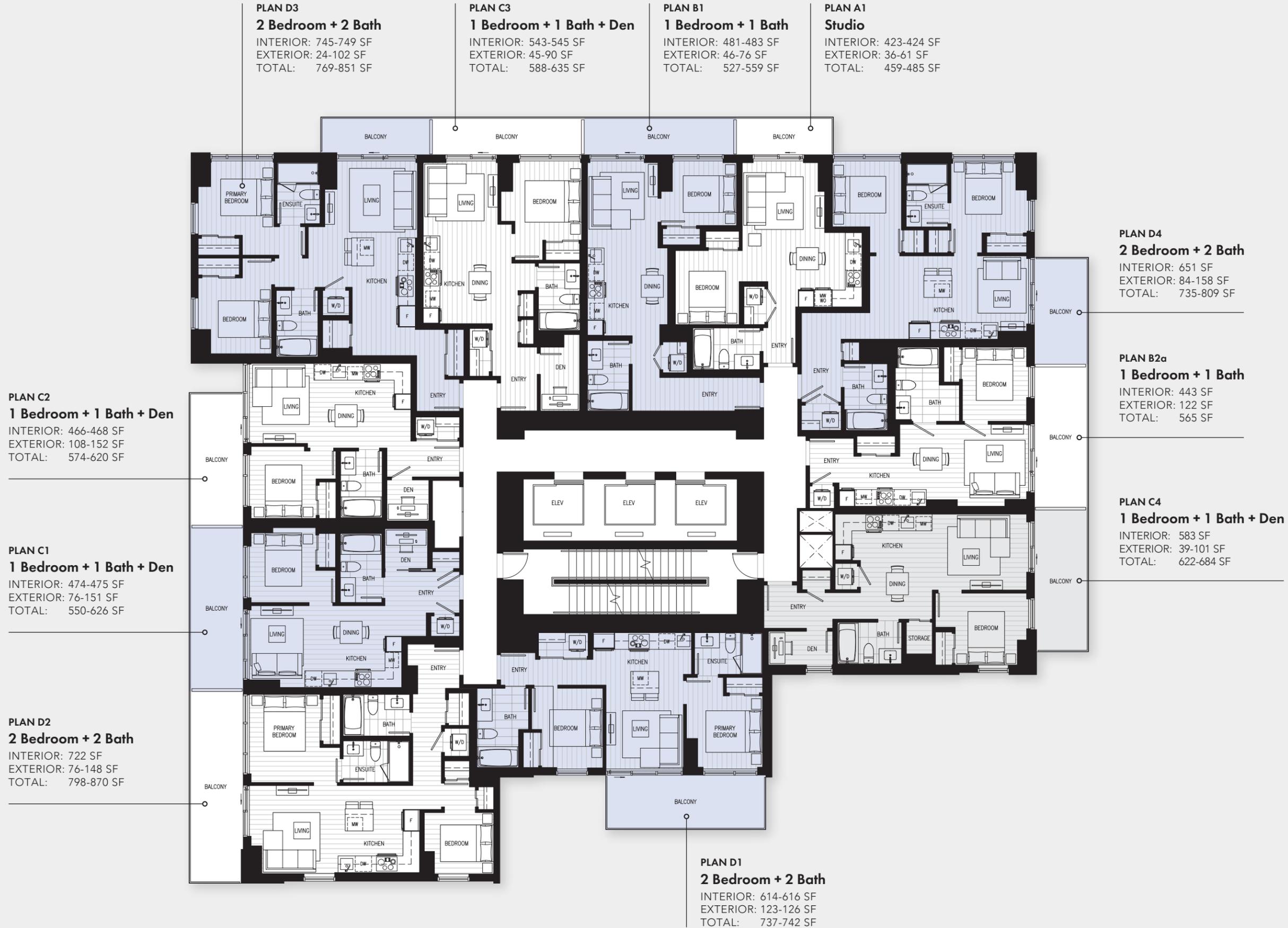
PLAN B10
1 Bedroom + 1 Bath
 INTERIOR: 579 SF
 TOTAL: 579 SF



NORTH TOWER

LEVELS 4-26

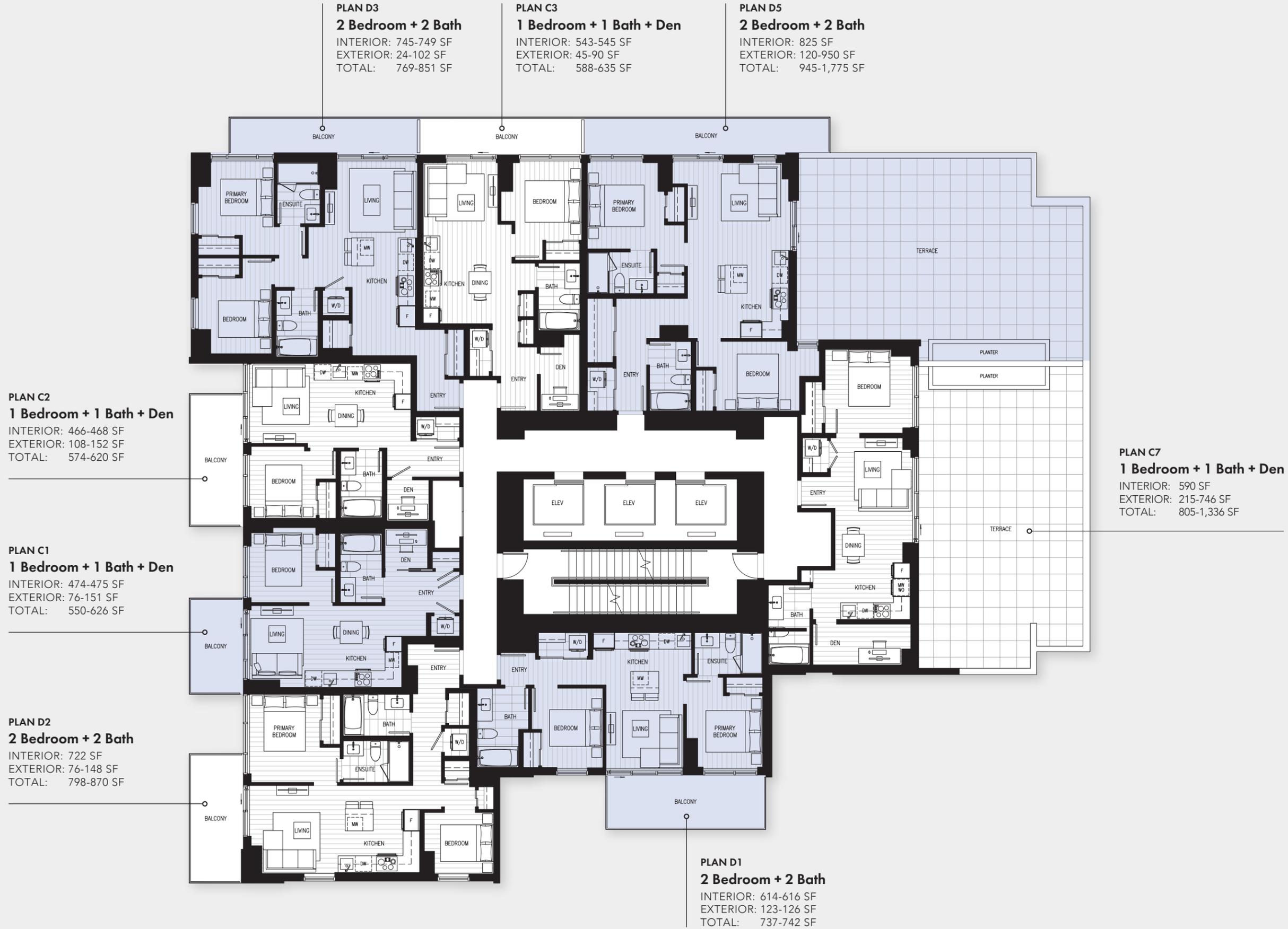
FLOOR PLATE



NORTH TOWER

LEVEL 37

FLOOR PLATE



NORTH TOWER

LEVEL 38-39

FLOOR PLATE



PLAN D3
2 Bedroom + 2 Bath
INTERIOR: 745-749 SF
EXTERIOR: 24-102 SF
TOTAL: 769-851 SF

PLAN C3
1 Bedroom + 1 Bath + Den
INTERIOR: 543-545 SF
EXTERIOR: 45-90 SF
TOTAL: 588-635 SF

PLAN D5
2 Bedroom + 2 Bath
INTERIOR: 825 SF
EXTERIOR: 120-950 SF
TOTAL: 945-1,775 SF

PLAN C2
1 Bedroom + 1 Bath + Den
INTERIOR: 466-468 SF
EXTERIOR: 108-152 SF
TOTAL: 574-620 SF

PLAN C1
1 Bedroom + 1 Bath + Den
INTERIOR: 474-475 SF
EXTERIOR: 76-151 SF
TOTAL: 550-626 SF

PLAN D2
2 Bedroom + 2 Bath
INTERIOR: 722 SF
EXTERIOR: 76-148 SF
TOTAL: 798-870 SF

PLAN C7
1 Bedroom + 1 Bath + Den
INTERIOR: 590 SF
EXTERIOR: 215-746 SF
TOTAL: 805-1,336 SF

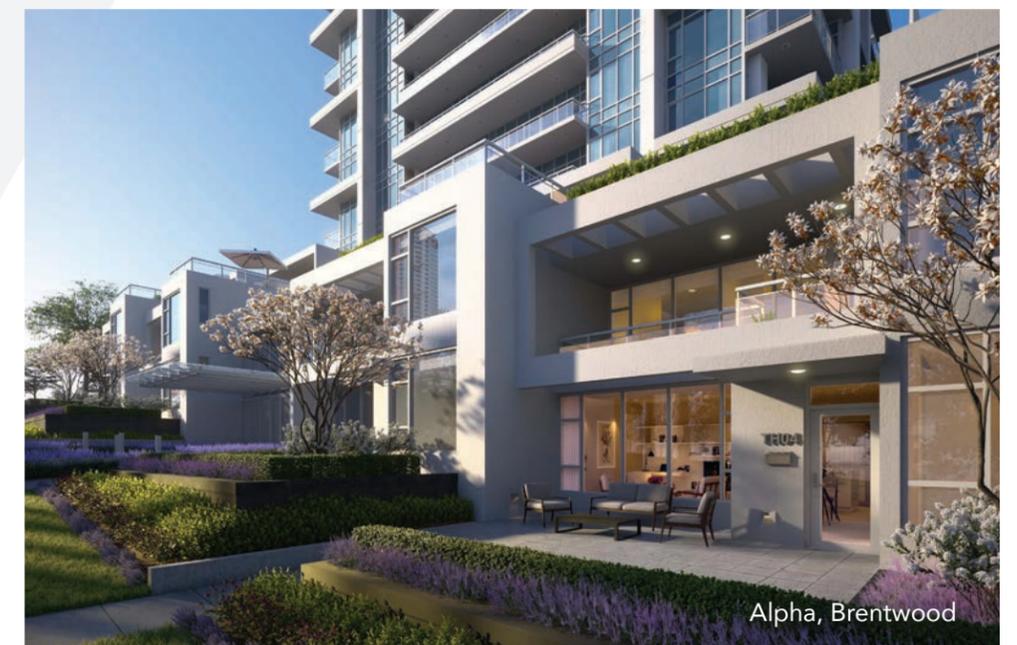
PLAN D1
2 Bedroom + 2 Bath
INTERIOR: 614-616 SF
EXTERIOR: 123-126 SF
TOTAL: 737-742 SF



BUILDING QUALITY. CREATING VALUE.

For 25 years, families have turned to THIND Properties to experience the dream of new home ownership. Today, we are one of the leading new home builders with a reputation for providing architectural innovation, tremendous quality, superior customer service and quality warranties.

THIND delivers all aspects of the construction industry from carefully designing the plans to choosing top team members to build the properties. We specialize in a wide range of projects from mixed-use to high rise multi-phase development condos. We began this company with a vision of building quality homes and creating value for our customers. Today, it is not only our vision, but it is the motto we stand by with the homes we build.



VISION STARTS HERE.



Architects

At the IBI Group we focus on design that promotes and enhances integrated cities. Our highly specialized team of architects bridges the gap between design and technology, creating sustainable buildings, efficient infrastructure and future-forward solutions in every design that carries our signature. Embracing a research and progress-driven collaborative approach, we combine intelligent design with smart systems to create innovative spaces for the next generation.



Interior Design

BYU Design has earned a reputation as one of the most trusted, accomplished, and inspired design firms in Canada. They excel at looking beyond the ordinary to create extraordinary spaces. They embrace change and enjoy the challenge of thinking differently, always with the intent of designing an optimal end-user experience. Every decision, process and idea are about making life better.



Marketing

For more than 40 years, rennie's full-service brokerage, developer services, and dedicated intelligence divisions have combined to help buyers, sellers, developers, and institutions achieve their goals. A family-run and owned company founded on considered collaboration, rennie offers a depth of experience and a level of service that sets them apart.

DISTRICT

N O R T H W E S T

THIND.CA/DISTRICTNW

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The developer reserves the right in its discretion to make changes to the floor plans, project designs, features and dimension. Renderings are artistic concepts only. Square footage is approximate and has been calculated from architectural plans. Actual final dimensions following completion of construction may vary from those set out herein. E.& O.E.

