



ONECENTRAL

ENERGIZED URBAN LIVING | CENTRAL CITY

SURREY'S TALLEST RESIDENTIAL TOWER

Imagine living at the heart of a vibrant urban community. Being able to walk out your front door and into thriving, energetic streets and squares. Within seconds, you can be at your desk at the office or at school; at a table at your favourite cafe or restaurant; or under a tree in a beautiful urban park or plaza. Without getting on a train or starting your car, you can access recreation and culture; work and play. This is Surrey City Centre. The future lives here.



THE BUILDING

Everything you need to live an active, vibrant life.

[LEARN MORE >](#)



THE LOCATION

This is the new Surrey, Canada's 3rd fastest growing city.

[LEARN MORE >](#)



THE AMENITIES

Host or hang out, work or work out.

[LEARN MORE >](#)

A HOME THAT EVOLVES AS YOUR LIFE DOES

In a downtown urban location, this is the new way of living for the future.

INTERIORS & FEATURES

Thoughtfully designed for usability and flexibility

[LEARN MORE >](#)

FLOORPLANS

Homes intelligently designed for efficiency and livability

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URBAN 3 BEDROOM

AN EXPERIENCED TEAM



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THE BUILDING
LOCATION
AMENITIES
INTERIORS & FEATURES
FLOORPLANS
OUR TEAM
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SALES CENTRE LOCATION

10522 KING GEORGE BLVD,
SURREY, B.C.

12PM - 5PM EVERYDAY
(EXCEPT FRIDAYS)

SITE LOCATION

13350 CENTRAL AVE,
SURREY, B.C.

CONTACT

INFO@ONECENTRAL.CA

604.588.1186



THE BUILDING

A GOOD LIFE,
WITHIN REACH

Here, everything you need to live an active, vibrant life is within reach — within steps, in fact. Recreation, higher education, culture and fine dining are minutes away on foot; downtown Vancouver is a just a short train ride away. And with smaller, smarter footprints, homes at One Central are also remarkably affordable, meaning more opportunities for great dinners with friends, a vacation, the possibilities are endless.



BUILDING A
HEALTHY LIFESTYLE

In many buildings, residents rarely see their lobbies. They drive in and drive out, accessing their homes via underground parking. Not here. You can drive in and out, of course, but with so much just steps away, why bother? We think you'll be coming and going on foot — so our grand lobby is a gateway: to work and play, shopping and dining, education and recreation. On your return, it's a warm welcome to the comforts of your home, and to thousands of square feet of high-quality amenities — all yours to enjoy.



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LOCATION

THIS IS THE NEW SURREY

If you've been to Central Surrey lately, you've seen for yourself: big things are happening here. Some of the province's top employers and most celebrated post-secondary institutions are here. Healthcare innovation and architectural innovation, recreation and culture — it's all happening in Surrey's downtown core. And at One Central, it's right outside your front door.

SURREY IS CANADA'S 3RD FASTEST GROWING CITY

Surrey is growing fast — in fact, it's expected to become bc's largest city by 2041. Between 2011 and 2016, the population grew 10.6%. And with more people come more businesses, more jobs, more investments — and ultimately a more dynamic place to live, work and play.

\$2.6

BILLION
PROPOSED INVESTMENT IN
PUBLIC TRANSIT

\$25

MILLION
INVESTED IN SURREY CENTRAL
STATION UPGRADE



1,000

PEOPLE
MOVE TO SURREY
EACH MONTH

\$12

BILLION
SPENT ON NEW CONSTRUCTION
IN SURREY IN LAST DECADE



GREAT CITIES MEAN GREAT TRANSIT

With so much within steps of your front door, you might find your feet are the only mode of transportation you need. But when you're called away from Central Surrey, you can get there quickly and easily with TransLink. At one central, you'll be able to see the incoming Skytrain from your front door — and still make it in time.

87

TRANSIT
SCORE

98

BIKE
SCORE

80

WALK
SCORE

WALK EVERYWHERE

1 min to SFU SE3P building

2 mins to Surrey Central City Library

3 mins to SFU Surrey Campus

3 mins to Innovation Boulevard

3 mins to North Surrey Recreation Centre

5 mins to Holland Park

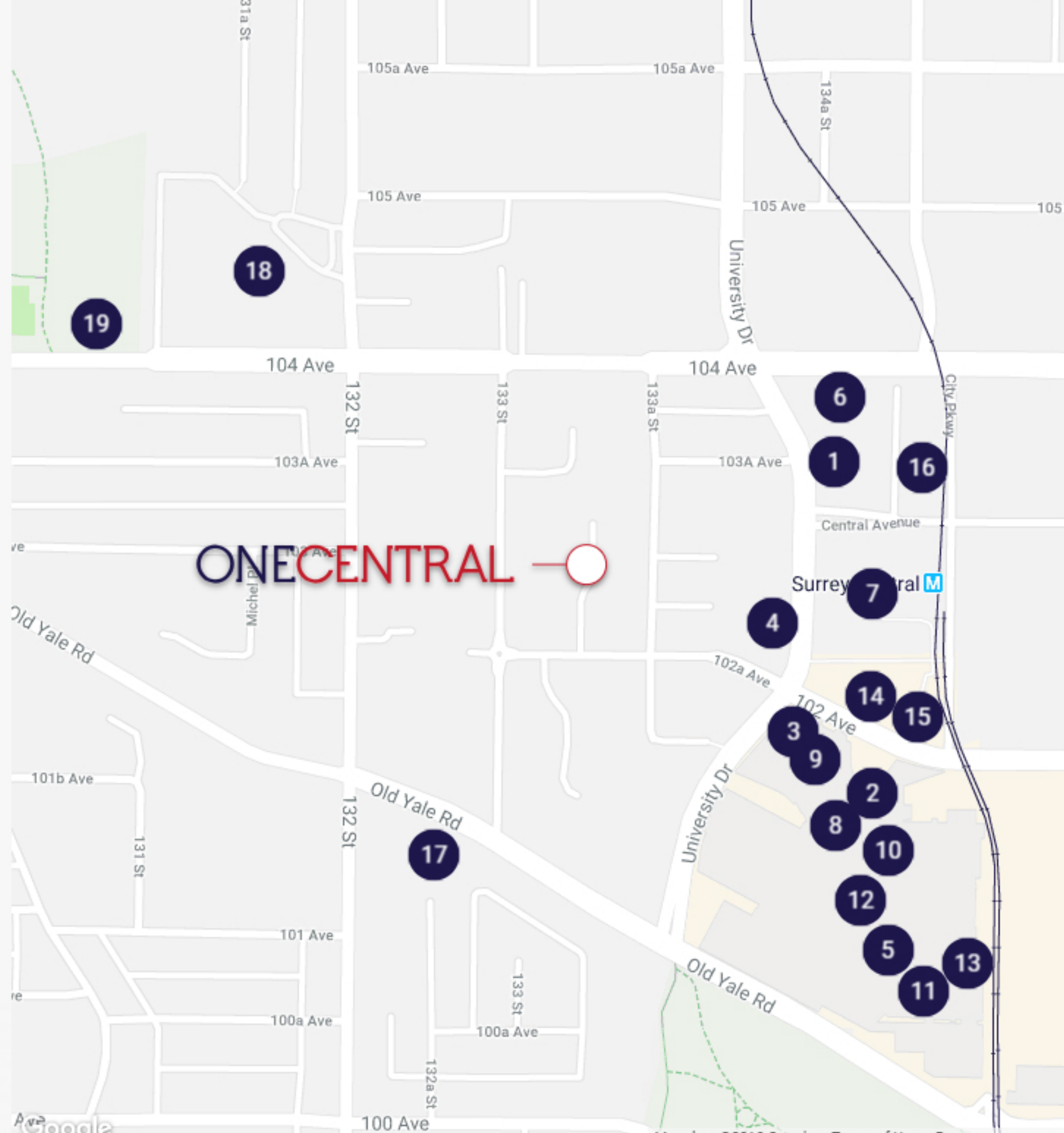
4 mins to cafés (Starbucks, Prado, Blenz)

5 mins to pharmacies (London Drugs, Shoppers Drug Mart)

5 mins to grocery stores (Safeway, T&T, Save On Foods)

THE HEART OF A VIBRANT URBAN COMMUNITY

- 1 Surrey Library
- 2 Simon Fraser University - Surrey Campus
- 3 FinancialCAD Corporation
- 4 SFU Sustainable Energy Engineering Building (SE3P)
- 5 Best Buy
- 6 Surrey City Hall
- 7 North Surrey Recreation Centre
- 8 Innovation Boulevard



SURREY AT WORK

Innovation Boulevard is "the catalyst for health tech," headquartered in central Surrey. A collaboration between the City of Surrey, Simon Fraser University, and Fraser Health Authority, Innovation Boulevard fosters innovation and creates economic and social value for the people of Surrey.

10.6%

POPULATION GROWTH
BETWEEN 2011-2016

16,800+

ACTIVE BUSINESSES

"SURREY HAS INNOVATION BUILT INTO THEIR DNA."

LOUISE TURNER,
CEO INNOVATION BOULEVARD

SURREY AT SCHOOL

What do three post-secondary institutions within a single square mile do for a neighbourhood? Infuse it with a youthful, energetic spirit, for one. The Surrey central campuses of Simon Fraser University, Kwantlen Polytechnic University and the University of British Columbia are also major contributors to the area's economy. And they're all an easy walk from One Central.

8,000+

SFU STUDENTS

\$126

MILLION
INVESTMENT IN SFU'S
NEW SE3P BUILDING



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SURREY'S TALLEST TOWER

< VIEW THE BUILDING

HOST, WORK AND EXERCISE

> VIEW AMENITIES

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AMENITIES
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AMENITIES

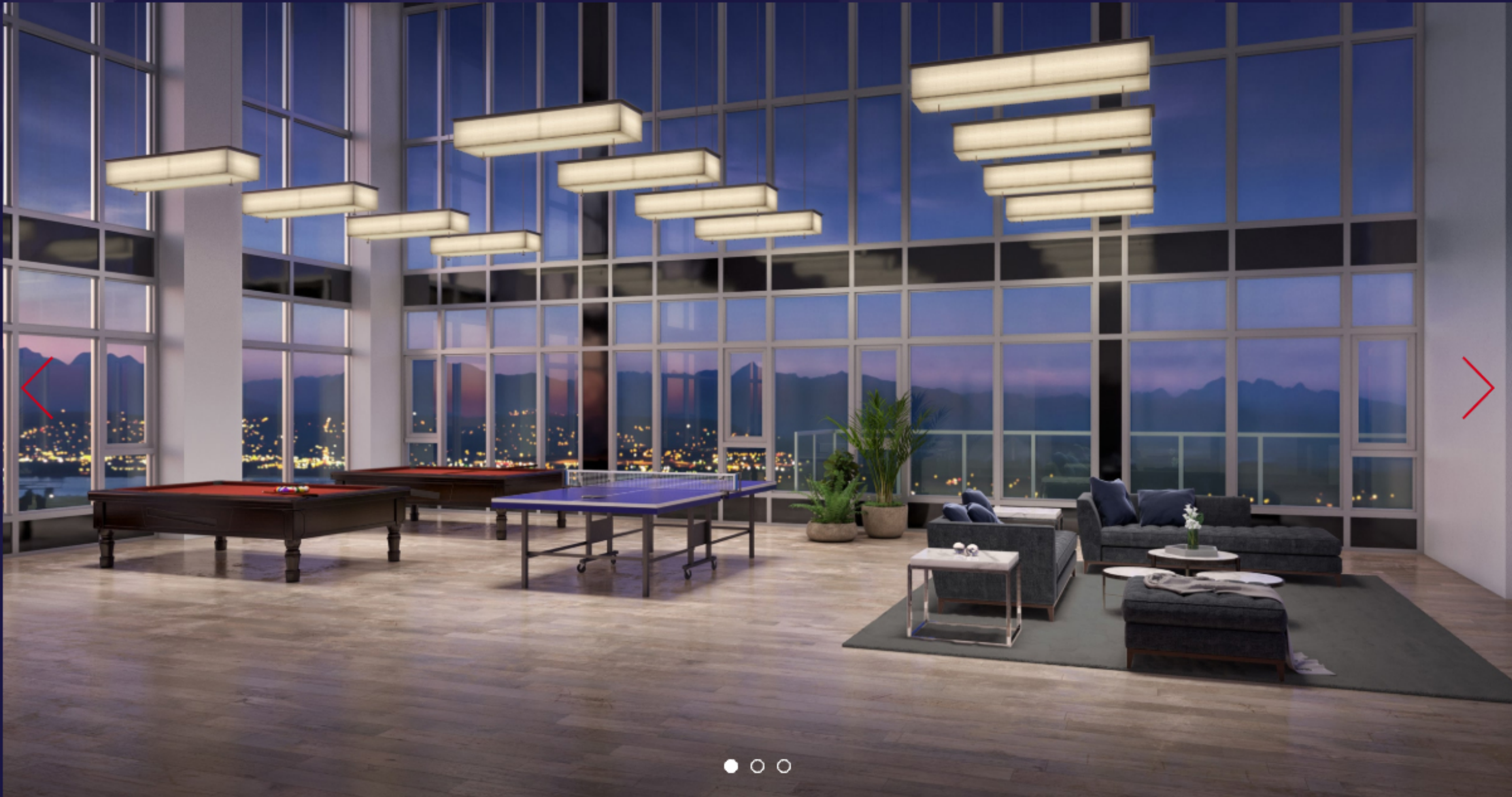
TAKING LIFESTYLE AMENITIES TO NEW HEIGHTS

From workshop below to sky-high entertaining spaces above, One Central boasts thousands of square feet of amenities, spread over several levels. With sweeping views across the Lower Mainland, One Club rooftop lounge might just become your favourite.

THE ONE CLUB

LEVEL 44 | 7,640 SF ROOFTOP INDOOR & OUTDOOR LOUNGE

Whether you want to host a gathering or just hang out, you'll have two full levels of space for cooking, dining, and lounging. In addition to an outdoor terrace with BBQ, dining and lounge spaces, One Club's top-floor amenity includes an indoor kitchen and dining area, lounge, ping pong and pool tables.



GAMES ROOM

WORK, OR WORK OUT



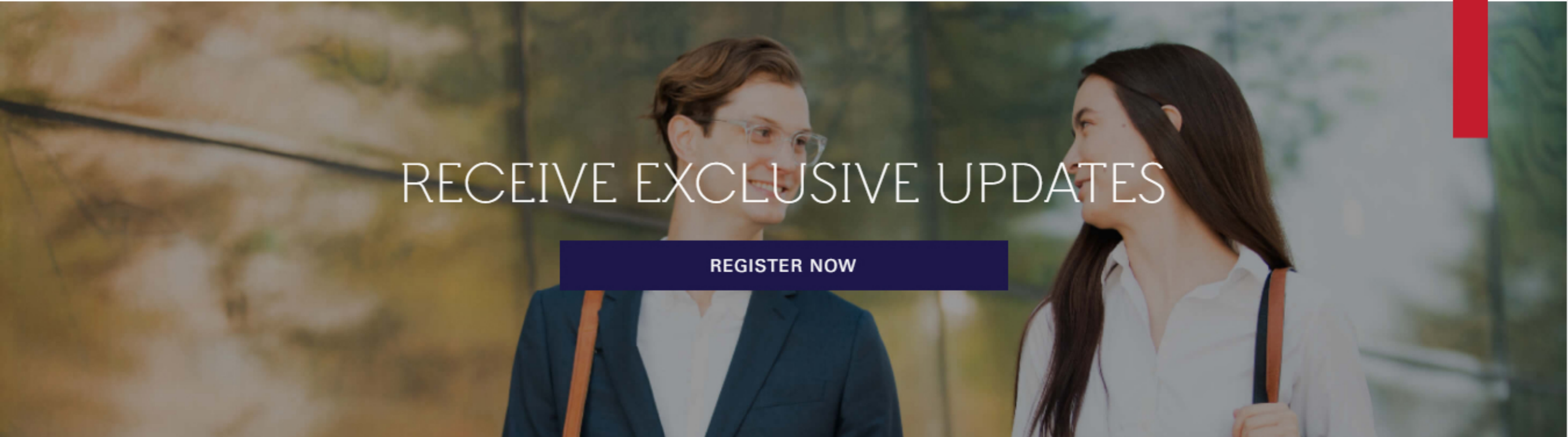
FITNESS ROOM
LEVEL 3+4 | 5,110 SF
FITNESS

You won't want or need to join a gym when you have this private fitness facility just an elevator ride away. Enjoy state-of-the-art equipment and in-house fitness programming. Jog, spin, or lift weights in our third-floor fitness centre, or practice yoga in our fourth-floor mezzanine.



WORKSPACE
LEVEL 34 | 1,410 SF
BUSINESS AND LEARNING CENTRE

Whether your work is for study or business, independent or with a group, this quiet business and learning centre has space for you, including desks, work pods and private meeting rooms.



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THE NEW SURREY
VIEW LOCATION

FLEXIBILITY & EVOLUTION
VIEW INTERIORS AND FEATURES

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- LOCATION
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- INTERIORS & FEATURES
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INTERIORS & FEATURES

DESIGNED FOR ULTIMATE USABILITY

In both form and function, One Central homes do a lot. Designed for ultimate usability and flexibility, One Central homes are efficient and livable because of their smart design. With a contemporary urban aesthetic, these versatile homes offer value you won't find anywhere else in Metro Vancouver.

URBAN HOMES

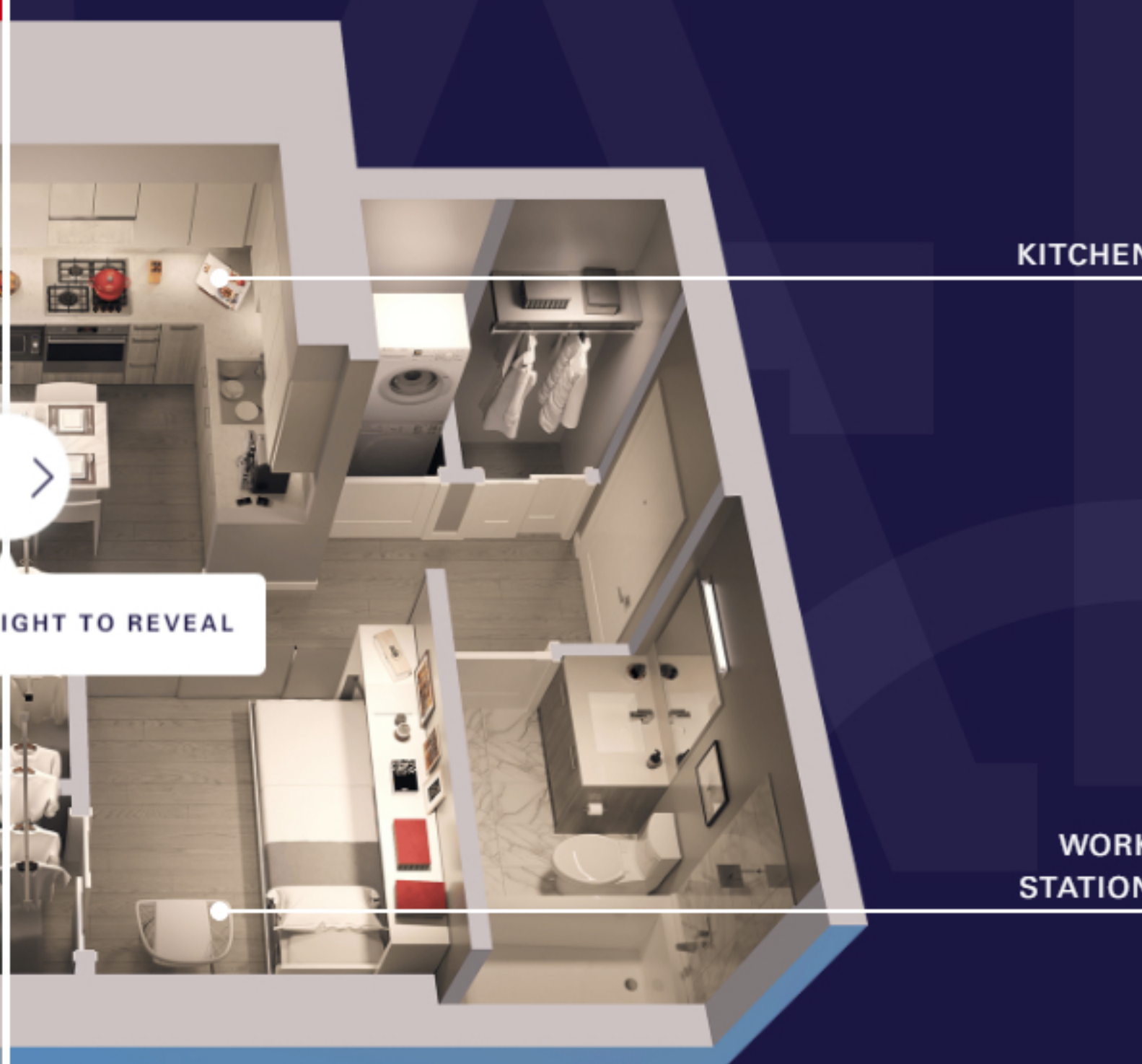
FLEXIBILITY + EVOLUTION
With retractable walls that quickly turn this space into a three-bedroom home, the Urban 3 is all about convertible comfort. Grow your family, host an international student, welcome a new roommate, or accommodate overnight guests — you can do it all here.

EFFICIENCY + QUALITY
Thoughtfully designed for the new urbanite, these dynamic homes provide ultimate flexibility. The Urban 3's multifunctional spaces allow you to adapt your space to suit your lifestyle needs.

URBAN HOME BY DAY



URBAN HOME BY NIGHT



BY DAY

- LIVING**
Get together or chill out. A spacious living space for gathering with friends, lounging, or watching Netflix.
- KITCHEN**
Beautiful and functional. Kitchens offer a contemporary aesthetic and plenty of smart storage. The open concept design allows for dining and entertaining space as well.
- WORKSTATION**
Comfortable and quiet. Study, catch up on email, or get other work done in your flexible office-den tucked away from the rest of the living space.

BY NIGHT

- LIVING**
Transformative design. Slide out your retractable walls, and your living room becomes a spacious additional bedroom.
- KITCHEN**
The hub of the home. While the rooms around it shift in form and function, your kitchen is always accessible to you and any roommates or houseguests — day or night.
- WORKSTATION**
Flexible and convenient. When study time turns to bedtime, the work space's sliding door can be closed to create a private bedroom with closet storage.

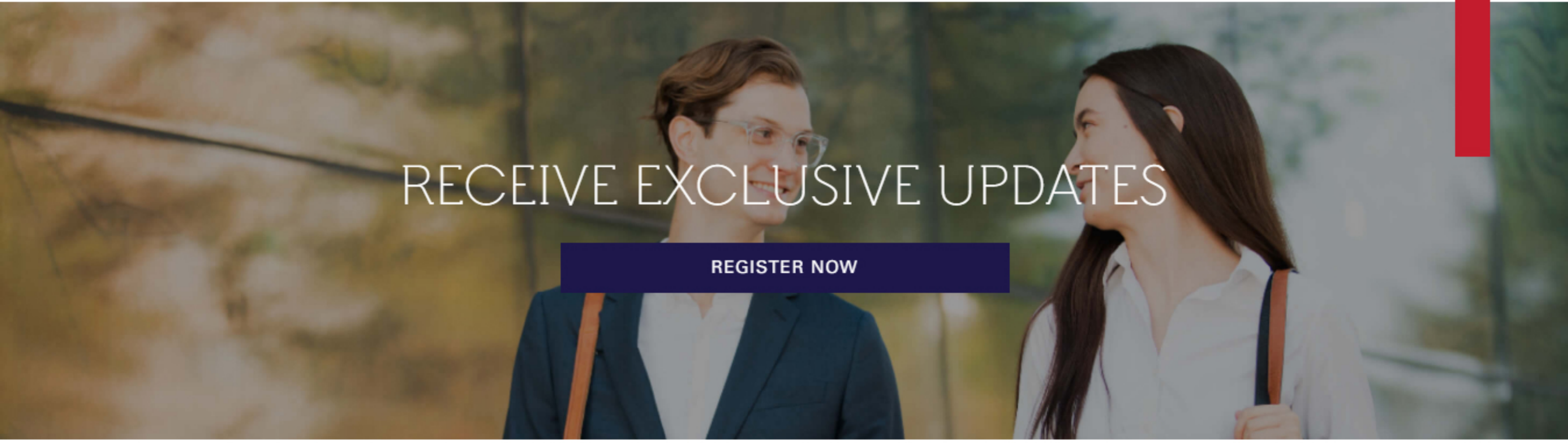
IN A DOWNTOWN URBAN LOCATION,
THIS IS THE NEW WAY OF LIVING FOR
THE FUTURE.

FEATURES & FINISHES



HOMES	×
- Surrey's tallest residential tower at 44 storeys - Distinctive contemporary architecture designed by Chris Dikeakos Architects - Stylish interior design by Cristina Oberti Interior Design, including two designer colour schemes - Beautiful panoramic view overlooking Greater Vancouver	- Laminate wood flooring throughout the unit - Plush carpeting in bedrooms - Airy 8'6" ceilings - Custom roller blinds in every room - Low-E glazed windows for UV protection - Stacked Blomberg washer/dryer
GOURMET KITCHENS	+
SOPHISTICATED BATHROOMS	+
AMENITY PACKAGE	+
PARKING	+
PEACE OF MIND	+

DOWNLOAD FEATURE SHEET



HOST, WORK
AND EXERCISE

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A NEW WAY
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FLOORPLANS

FIND YOUR PERFECT HOME

NUMBER OF BEDROOMS

ALL

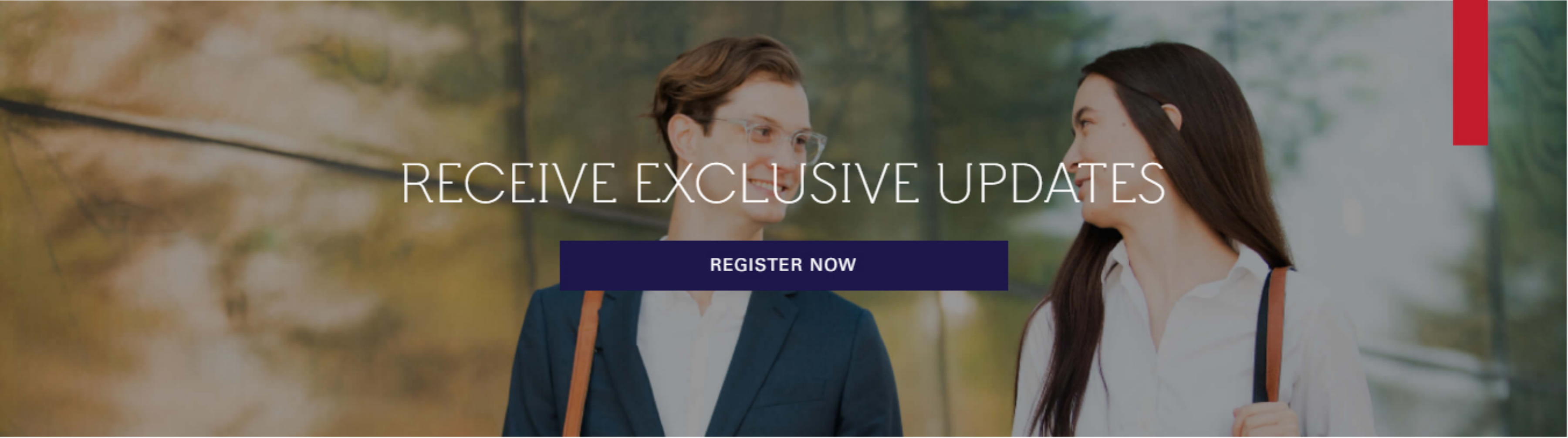
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RESET ALL FILTERS

A URBAN 1 315 SQ FT VIEW	A2 URBAN 1 332-339 SQ FT VIEW	B 1 BED 461 SQ FT VIEW	C URBAN 2 415-427 SQ FT VIEW	C1 URBAN 2 460-481 SQ FT VIEW
C2 URBAN 2 424-434 SQ FT VIEW	C4 URBAN 2 525-532 SQ FT VIEW	D2 2 BED 704 SQ FT VIEW	D3 2 BED 714-718 SQ FT VIEW	D5 2 BED 725-727 SQ FT VIEW
E1 URBAN 3 533 SQ FT VIEW	E4 URBAN 3 702-711 SQ FT VIEW			

FOR MORE HOMES AND FLOORPLANS, CONTACT OUR SALES TEAM

Call: 604.588.1186
Email: info@oncecentral.ca



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VIEW TEAM

OUR TEAM



DEVELOPER

AOYUAN INTERNATIONAL

Aoyuan International brings considerable expertise in mixed-use property development, with a passion for building a healthy lifestyle to all global projects. This hands-on approach is the only way to ensure a project's quality and sustainability. Staying true to their core values of efficiency, integrity and responsibility, Aoyuan was recently named to the Forbes list of Asia's Top 50 Companies of 2018. With 135 developments under the Aoyuan brand and projects in Sydney, Hong Kong, Macau and Canada, Aoyuan International is determined to deliver market-leading properties throughout the world in the years to come.

WEBSITE >



BUILDING A HEALTHY LIFESTYLE

'Building a healthy lifestyle' is the brand philosophy that Aoyuan International has consistently adhered to since its establishment two decades ago.

ARCHITECT

CHRIS DIKEAKOS ARCHITECTS

CDA's popular appeal and the uniqueness of its projects has positioned the firm as one of North America's leaders in multi-unit and hi-rise residential design. Highly respected for its proficiency in all facets of the design process, CDA surpasses its clients' needs and tailors its solutions from start to finish including concept and design development, construction drawings and site services, site capacity studies, master planning, urban design, and rezoning work.

WEBSITE >

INTERIOR DESIGN

CRISTINA OBERTI INTERIOR DESIGN

Cristina Oberti Interior Design is an interior design firm that specializes in multi-unit residential developments and commercial designs. Whether the project is a modern hi-rise, a corporate office or a marketing centre, COID offers its clients leading industry experience, extensive knowledge, and a systematic design process. Because each project has its own story, interiors are created to convey a unique, coherent yet stylish message.

WEBSITE >

SALES & MARKETING

MAGNUM PROJECTS

Since 1991, George Wong and the Magnum Projects team have established an impeccable track record. From Vancouver's Coal Harbour to the Fraser Valley to the Okanagan, Magnum Projects has consistently delivered impressive results for developers and purchasers. A rigorous, market-driven approach, efficient, effective marketing programs and highly personalized sales techniques combine to create demand and maximize return on marketing investment. From waterfront luxury to first time buyers, Magnum Projects sets the standard for project marketing success.

WEBSITE >

CONSTRUCTION

URBAN ONE BUILDERS

Urban One Builders is a Vancouver based construction company focused on large-scale, mixed-use and multi-family residential projects in Western Canada. Urban One focuses on innovation, leading edge processes and collaborative building solutions. Each of the projects begins with the question: "How can the process be improved to create a better building?" The answer requires an openness of ideas and the participation of the entire team to find the best solutions well ahead of the start of construction.

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OF LIVING
< FLOORPLANS

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MISS OUT
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GET IN TOUCH

SALES CENTRE

VISIT US

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PROJECT LOCATION

SURREY CENTRE

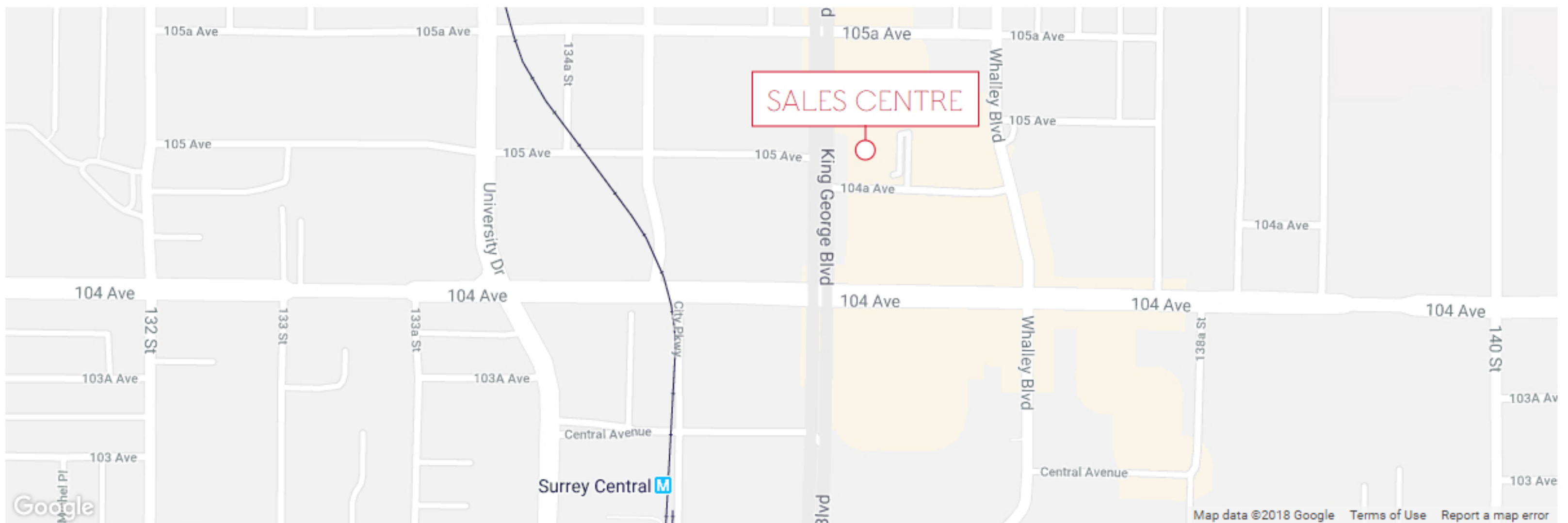
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