



LINEA

# THE BUILDING

LINEA



# A NEW LEVEL OF EXCELLENCE

Architectural excellence acts as a form of public art, elevating our aesthetic experience of the everyday. For this unique project and location, we seek new levels of excellence in both design and purpose. Linea's elegant contours portray a beauty of form with utterly functional intent. Undulating exteriors create sweeping outdoor spaces flowing seamlessly from expansive indoor living spaces, where careful purpose can be found in every detail.

In the heart of Surrey's future-facing city centre, Linea helps lead and define the surge of forward momentum for this quickly emerging location. Sophistication and accessibility come together to create a lifestyle opportunity unique to Metro Vancouver, as Linea draws a line to the future.



# INTERIOR DETAILS AND FINISHES

## DESIGN QUALITY AND EXCELLENCE

Beautifully crafted interiors with quality finishes incorporate the kinds of details large and small that create authentically sophisticated living spaces.







## ATTENTION TO EVERY DETAIL

- // Generous 8'8" ceilings
- // Comfortably air-conditioned homes
- // Wireless smart thermostats offer flexibility and convenience
- // Two design colour schemes
- // Wide-plank laminate wood flooring in warm grey or pearl throughout living spaces
- // Seamless Caesarstone quartz countertop and backsplash in kitchen with single-bowl undermount sink and Baril pull-down faucet
- // Blomberg bottom-freezer built-in refrigerator
- // Integrated Blomberg dishwasher
- // Fulgor Milano convection wall oven and induction cooktop with touch control
- // Faber under-cabinet range hood
- // Blomberg front-load washer and integrated dryer
- // Large-format 24"x24" porcelain wall tile complements 12"x24" floor tile in powder rooms, bathrooms, and ensuites
- // Caesarstone quartz countertop in bathroom with rectangular undermount sink and Baril faucet
- // White skirted soaker tub and showers with Baril chrome faucets and fixtures
- // Recessed, flush mount, and diffusion LED lighting throughout the home for sophisticated and balanced lighting





# THE LIFESTYLE YOU SEEK, TODAY AND TOMORROW

More than 14,000 square feet of exceptional building amenities, including 7,000 square feet of courtyard, create a forward-thinking lifestyle at Linea.







## PLENTIFUL SPACE TO LIVE, WORK AND PLAY

// Over 14,000 sf of indoor and outdoor amenity space.

// Over 7,000 sf of outdoor courtyard with children's play area creates a shared backyard for all to enjoy.

// Rooftop patio/social area for a quiet escape at the end of your workday, or weekend socializing with friends.

// Two-level gym facility supports healthy living.

// Shared work space, for the way we work today.

// Inviting lounge, social kitchen, and elegant dining area for social gatherings with family and friends.

// Dedicated games and media room, because we all need more play in our lives.

// Parcel room for secure package delivery allows for convenient ecommerce.

// Well-situated dog wash area for easy pet care.

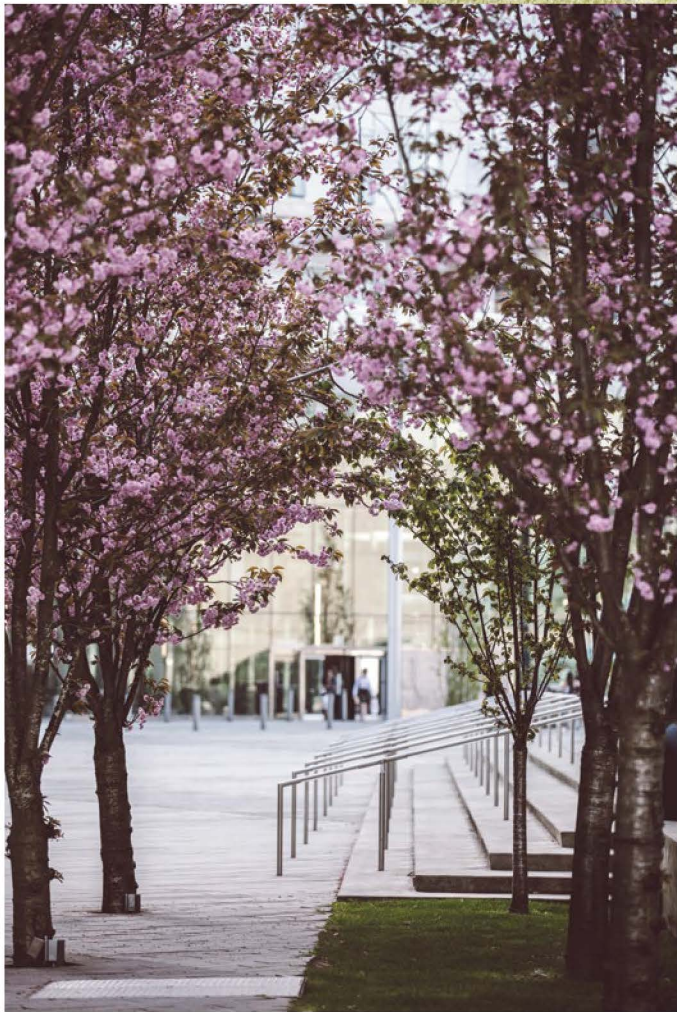
LINEA

# THE NEIGHBOURHOOD





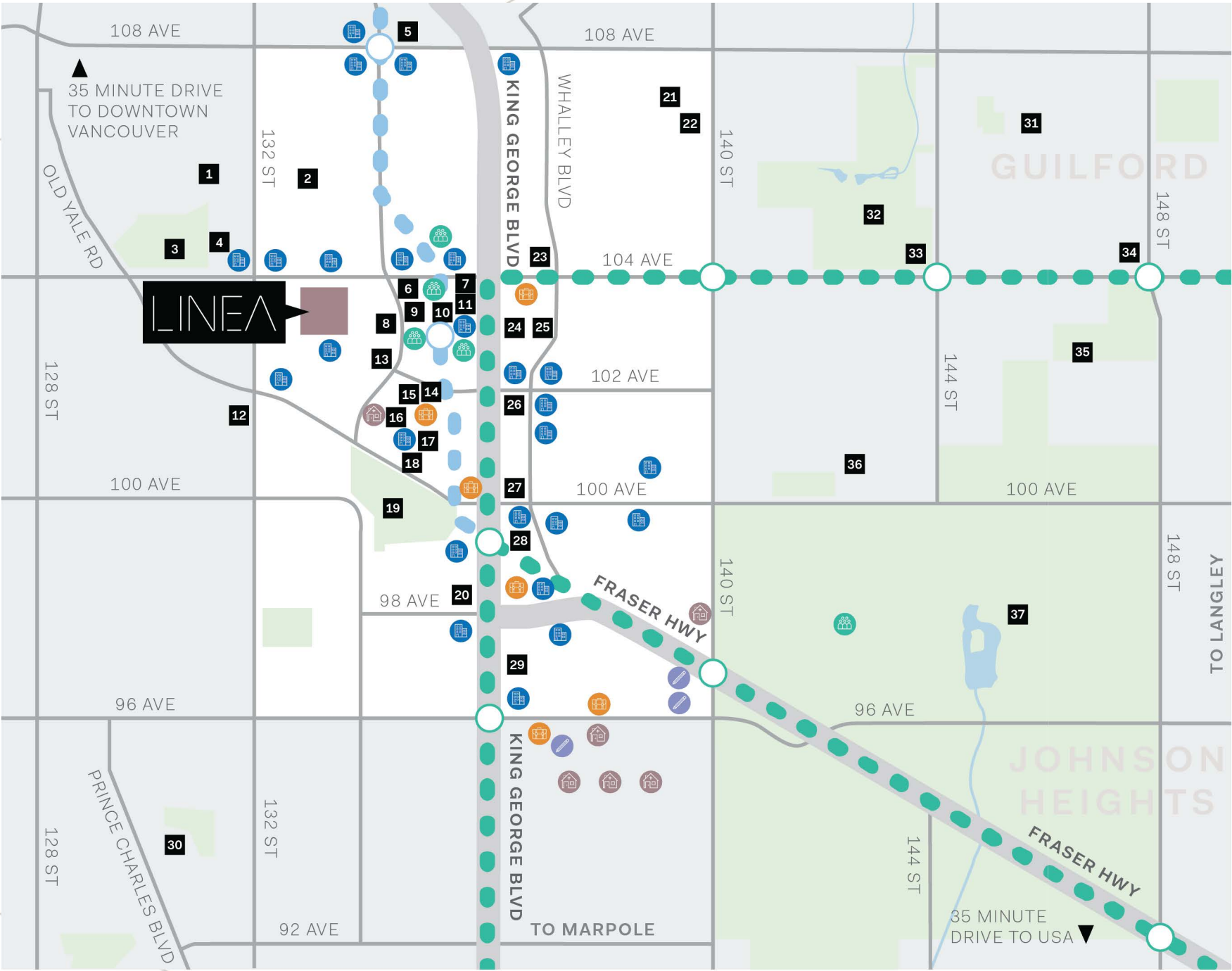




The neighbourhood is filled with families and the facilities that cater to them. Parks, large and small, sports fields, and recreation centres abound here. Surrey is heading in all the right directions, and its city centre is the place to be.



# GROWTH. OPPORTUNITY. LIFESTYLE.



- |   |                                      |
|---|--------------------------------------|
| 1 KB WOODWARD ELEMENTARY SCHOOL                               | 23 BRIGHT STAR MONTESSORI SCHOOL     |
| 2 WHALLEY DAY CARE  | 24 SAVE-ON-FOODS                     |
| 3 ROYAL KWANTLEN PARK   | 25 CANADIAN TIRE                     |
| 4 KWANTLEN PARK SECONDARY SCHOOL                              | 26 NAHM THAI BISTRO                  |
| 5 NESTERS MARKET  | 27 STARBUCKS                         |
| 6 SURREY CITY HALL  | 28 COAST CAPITAL SAVINGS HEAD OFFICE |
| 7 SAFEWAY   | 29 BROWNS SOCIALHOUSE                |
| 8 SFU SUSTAINABLE ENERGY & ENVIRONMENTAL ENGINEERING BUILDING | 30 BETTY HUFF ELEMENTARY SCHOOL      |
| 9 SURREY LIBRARY  | 31 GUILDFORD PARK SECONDARY SCHOOL   |
| 10 CIVIC HOTEL, AUTOGRAPH COLLECTION                          | 32 HAWTHORNE PARK                    |
| 11 PRADO CAFÉ   | 33 HENLONG MARKET                    |
| 12 OLD YALE ROAD ELEMENTARY                                   | 34 HJORTH ROAD ELEMENTARY SCHOOL     |
| 13 BLENZ COFFEE   | 35 GUILDFORD ATHLETIC CLUB           |
| 14 CENTRAL CITY BREW PUB                                      | 36 LENA SHAW ELEMENTARY SCHOOL       |
| 15 CENTRAL CITY PLAZA   | 37 GREEN TIMBERS URBAN FOREST        |
| 16 SFU SURREY CAMPUS  |                                      |
| 17 CENTRAL CITY SHOPPING CENTRE                               |                                      |
| 18 CLUB 16 TREVOR LINDEN FITNESS                              |                                      |
| 19 HOLLAND PARK   |                                      |
| 20 AUREUS UNIVERSITY SCHOOL OF MEDICINE                       |                                      |
| 21 FORSYTH ROAD ELEMENTARY SCHOOL                             |                                      |
| 22 FORSYTH PARK   |                                      |

## FORWARD-LOOKING

- EDUCATION
- HEALTH CARE
- RESIDENTIAL
- COMMERICAL & OFFICE
- COMMUNITY & INFRASTRUCTURE

## TRANSIT

- EXPO LINE
- FUTURE LRT

HUNDREDS OF FITNESS AND SPORTS ACTIVITIES

\$12 BILLION  
IN NEW CONSTRUCTION  
IN SURREY IN THE  
PAST 10 YEARS

**SURREY**  
IS GROWING BY 11% PER YEAR

12TH  
LARGEST CITY  
IN CANADA

AWARD-WINNING "SMART CITY" WITH  
80% LOW-CARBON ENERGY SYSTEM

WORKFORCE POPULATION OF  
**274,690**

**6,679**  
ACRES OF  
PARKLAND

**1,300**

BUSINESSES LOCATED  
IN SURREY CITY CENTRE

HOUSING PRICES ARE

**24%**

LOWER THAN VANCOUVER

15,000  
SKILLED  
WORKERS  
TRAINED BY  
TWO MAJOR  
UNIVERSITIES

THOUSANDS  
OF RESTAURANTS, SHOPS  
AND AMENITIES

20 KM CORRIDOR DEDICATED  
TO PUBLIC ART AND CULTURE

SURREY CITY CENTRE'S POPULATION  
PROJECTED TO DOUBLE BY 2041

SURREY IS THE SECOND-LARGEST CITY IN BC

**250**  
PARKS

40-MINUTE SKYTRAIN RIDE  
TO DOWNTOWN VANCOUVER

THOUSANDS  
OF REASONS  
WHY SURREY



A BOLD TRANSITION.  
A NEW DOWNTOWN CORE.





LINEA

# THE DEVELOPMENT TEAM



GOLD HOUSE // BURNABY



# RIZE STORY

Rize is a boutique real estate developer with a history of distinct quality and thought-leading success in pushing the boundaries of location and design. For more than 25 years, Rize has created unique, meaningful, and inspiring places to live, work, and learn throughout Metro Vancouver. With design that balances aesthetic beauty with ultimate function and rallies against frivolity, the Rize mission is to confidently pursue new ideas for creating better communities with developments that are beautiful, functional, and accessible.

THE INDEPENDENT // VANCOUVER



THE INDEPENDENT // VANCOUVER





# TEAM STORY

BRINGING LINEA  
TO LIFE



## FINANCIAL PARTNER

Mason Link is a developer of multi-family, high- and low-rise buildings. Mason Link embraces ideas and turns them into a living philosophy, meeting the challenge of creating the perfect spaces, presenting innovative ways to use space, and quality construction; blending individual talents, knowledge, and various cultures to reflect Canada's diversity.



## ARCHITECT

A global team of industry-leading architects, engineers, planners, designers, and technology professionals united by a common desire: to create livable, sustainable, technologically advanced urban environments.



## INTERIOR DESIGN

An award-winning design firm offering a full spectrum of design services for a broad array of clients. The experienced team is involved in every phase of a project, providing expertise in concept visualization and schematic design through design development and construction documentation to project management and completion.



## DURANTE KREUK LANDSCAPE ARCHITECTURE

An award-winning landscape architectural firm with over thirty years' experience in design and development. Durante Kreuk's broad perspective and diverse thinking are the keys to creating a wide range of sustainable, people-focused urban places, using a style of collaboration that nurtures the freedom to explore and push boundaries.

# Rize.

## CONSTRUCTION

RizeConstruction was created to guarantee Rize's ability to achieve their design intent. The organization is fully integrated within the larger development company and provides expertise and leadership throughout the entire development process. Since its formation in 2008, RizeConstruction has completed The Rolston, OnQue, and Containers developments in Vancouver; Wave in Surrey; and currently have The Independent in Vancouver and Gold House in Metrotown under construction.



THE ROLSTON // VANCOUVER



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