



THE OBSERVATORY



AT GATEWAY



B C C O N D O S . N E T



GATEWAY IS AT THE HEART OF THE FASTEST GROWING REGION IN CANADA

The timing and location of Gateway couldn't be better. Greater Vancouver continues to draw people in ever larger numbers, with much of the growth from this population boom occurring in Surrey. Already the fastest growing municipality in Canada, Surrey is in the process of transforming its downtown into a city centre that will rival Vancouver's. ★ Parks. Theaters. Restaurants. Nightlife. Shops. Everything that makes a dynamic city centre a magnet for the singles and couples who will live here, will be here. And the focal point of it all is Gateway.

THE FUTURE'S BUILT IN.

The concept is grand by any standards. With 11 highrise residential towers and five office buildings, Gateway is a 20-acre (10 of which are green space) mixed use, master planned urban community destined to become the centre of the evolving new downtown Surrey. ★ It has been carefully planned allowing residential highrises and commercial buildings to harmonize in a campus setting. ★ Historically, each new phase adds value to the previous phases in master planned communities. Purchasing a condominium at The Observatory offers you a ground floor investment opportunity.

a comfortable 35 minute ride to downtown Vancouver. World-wide, statistics prove close proximity to a rapid transit station brings dramatic rises in property values.

A VIBRANT CAMPUS SETTING TO LIVE, WORK AND PLAY.

When the idea of a fully integrated community in a campus environment was being researched, it was greeted with enthusiasm by the singles, couples, and on-site employees for whom the The Observatory is being built. ★ Gateway will have a character and identity all its own. As it evolves over the next ten years, the people who live and work at Gateway will be surrounded by an urban environment with an incomparable array of facilities, conveniences and attractions. Besides having its own SkyTrain station, Gateway will have its own pedestrian parkway,



restaurants, shops, fitness centre and daycare centre.

★ And right across the street from The Observatory at Gateway, there will be a lavishly landscaped one acre urban park with a lake and interactive fountains, a landscaped plaza with bistro seating and recreation areas. Even an amphitheater for outdoor performances. Nowhere else will you find a community quite like it. ★ The attention to detail you see in the surroundings at Gateway will also go into the 21 and 25 storeys of The Observatory. It has been designed with the

distinctive features that inspire pride of ownership.

VIEW THE SPECTACULAR FROM THE OBSERVATORY AT GATEWAY.

The Observatory invites you to view the spectacular—the North Shore mountains, the Fraser River,

Mount Baker and beyond. Each suite has been carefully planned to take full advantage of the views and to provide a high level of comfort, at a reasonably affordable price. The Observatory includes a state-of-the-art fitness centre and a private tennis court, amenities that add to an enriched Gateway lifestyle.

THE TEMPTATIONS OF LIVING WHERE YOU WORK.

With suburban access to downtown Vancouver becoming increasingly constrained, a major decentralization of office space is underway. As a result, Gateway's Station Tower office building and future office facilities in the community are certain to attract companies and employees looking for more accessible office space. Over 100 companies will be doing business within the Gateway Corporate Centre. Significant interest in The Observatory at Gateway has already been shown by people who work for companies committed to moving into Station Tower. ★ Never before in the Lower Mainland has an office tower been so extensively pre-leased by a number of blue-chip companies. ★ And never before has a development concept been specifically designed to meet the rising aspirations of people to work where they live.

★ At Gateway, the future is built in. ★





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ABOUT INTRAWEST

Intrawest Corporation is Western Canada's largest diversified real estate development company.

The company's major strength is large master-planned projects. Here, Intrawest has earned a reputation for providing innovative concepts that offer exceptional investment opportunities. As these master-

planned developments grow, each new building or amenity is carefully conceived to complement the overall concept. This approach maximizes the quality of life in the development and adds value to the original properties.

In this way, Intrawest transformed Blackcomb into a world-class resort, where resort home owners continue to see their

properties significantly outperform all others in the Whistler area.

At Lonsdale Quay, Intrawest's award-winning public market and hotel on Vancouver's North Shore, retail space remains at a premium.

An outstanding early response to the 217 - acre Pacific Reach, B.C.'s first fully integrated business park, is another

indication of how strong purchaser confidence is in the Intrawest approach.

To every project, Intrawest brings something extraordinary: a resolve to make it the new standard by which others are measured.

This is why we say that, at Gateway, the future is built in.

And why The Observatory at Gateway is a genuine ground floor investment opportunity.



I N T R A W E S T

WHERE THE EXTRAORDINARY IS DEVELOPING.



B C C O N D O S . N E T

