



# *Corporate Profile*



## **WELCOME TO THE BENCHMARK GROUP**

The Benchmark Group of Companies is the leading provider of leasable commercial and industrial space in Surrey and Langley. We offer Commercial Real Estate leasing with a unique difference: The Benchmark Advantage. We invite you to discover why business owners are making the move to quality Benchmark premises.

The Benchmark Group of Companies is a family-owned and operated corporate group. Its principal business activities include commercial, industrial and residential land development, construction, property management, and secondary mortgage financing.

Benchmark Properties' focus is on the commercial, office and industrial land development, construction and property management of the resulting facilities.



*Mr. Robert Bontkes, Founder and President*

## CORPORATE PROFILE

Mr. Robert Bontkes, Founder and President of Benchmark Properties Ltd. has over 40 years of expertise in land development, industrial, commercial and residential construction. Our specialization in commercial development since the mid 1980's has served to increase the ability of the Benchmark team to serve our tenants at the highest level.

Following its inception in the mid 1970's, Benchmark constructed many homes in subdivisions such as Heritage Mountain, Guilford Chase, Langley Meadows, Walnut Grove, Fraser Woods, Brookside, Rolling Meadows and Clayton Village.

Over the past 40 years, the Benchmark Group of Companies has emerged as a leader in commercial real estate development. In many ways we pioneered the concrete tilt-up method of constructing architecturally designed multi-tenant buildings. In the City of Surrey Benchmark developed the Benchmark Plaza, followed by the highly successful 35 acre business park joint venture known as Surrey Central Business Park, a first of its kind for the City of Surrey. More recently Benchmark has been developing its lands in the Panorama area. The highly successful Benchmark Business Centre development includes first class office space with unique amenities and stands out as one of Surrey's premier office facilities.

In Langley, the Langley Business Centre is a 31 acre light industrial development. It is comprised of a number of multi-tenant warehouse/office complexes. This development is strategically situated in the centre of Langley's shopping district. Of particular interest in this development is the Canadian Tire Store, as well as Benchmark's own award-winning corporate headquarters. The Walnut Grove Commerce Centre is Langley's premier office building with exceptional facilities and our newest building under construction is the Golden Ears Business Centre on the approach to the Golden Ears Bridge. This building will encompass first floor retail spaces with two floors of class A office above and will also feature covered parking.

While the Benchmark Group manages its own construction, it also owns and provides property management services to more than 1,000,000 square feet of commercial space. Major office tenants include the RCMP, Fraser Health, RBC, HSBC, Solaris, Provincial Government Ministries, Canadian Blood Services, Pantry Restaurant and MNP; industrial tenants include Excel Railings, WESCO Industries, BC Fasteners, Langley Cold Storage, Torbram Electric, Polygon Canada.



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## OUR DEVELOPMENTS

### *.01 Benchmark Business Centre*

5455 – 5477, 152nd Street  
14928 & 15150 Hwy #10  
Surrey, BC

We are proud to present this high end four phase Office Park development with 2 three story, 112,500 sq.ft. office buildings, a two tenant retail building, as well as a single tenant 55,000 sq. ft. building facing Highway #10. We offer complimentary fitness facilities, common boardrooms and on-site caretakers. This is certainly Panorama's premier office complex. Within walking distance of: YMCA, McDonalds, Starbucks, convenience stores, banks, IGA grocery store, and restaurants and 2 miles from City Hall, the RCMP-Surrey detachment head office, Surrey Provincial Court House, Provincial Public Health Unit.

### *.02 Walnut Grove Commerce Centre*

9440 – 202nd Street  
Langley, BC

We very proudly refer to Walnut Grove Commerce Centre as our "flagship" 124,000 square feet office building. It offers some of the most professional office premises in all of Langley in a beautifully designed building. Located near the 200th Street interchange with the Trans-Canada Highway, and on the approach to the Golden Ears Bridge, it has it's own fitness facility, common boardroom, and Bistro.

### *.03 Golden Ears Business Centre*

9525 – 201st Street  
Langley, BC

Coming in 2012, the Golden Ears Business Centre will have service retail units on the first floor facing 201st Street and 96th Avenue. The second and third floors will be class A office space with balconies on the third floor. Directly on the approach to the new Golden Ears Bridge, the access to the freeway and access north and south of the Fraser is excellent.

### *.04 Anvil Way Industrial Center*

12824 – 12914 Anvil Way  
Surrey, BC

A series of four tilt-up concrete buildings in the Newton light industrial district of Surrey. With frontage on 128th Street at Anvil Way (78th Ave) these buildings are suitable for light industrial, retail and mixed use.

*We manage more than 1,000,000 square feet of commercial space in the Lower Mainland.*

*.05 Willowbrook Business Centre*

19292 – 60th Avenue  
Surrey, BC

This modern mixed use complex consists of two buildings and is located on the Surrey/Langley border. The street side has some second floor office space. Amenities include dock and grade loading, an on-site caretaker suite, ample parking and convenient location.

*.06 West Surrey Industrial Centre*

8268 – 128th Street  
Surrey, BC

With showroom frontage on 128th Street, this Newton industrial complex is in the heart of Surrey. Nestled between 80th & 84th Avenues, it is surrounded by a mixture of retail and industrial properties. This property has 4 premises each with showroom/office frontage, large warehouse space with numerous bay doors.

*Our tenants include RCMP, Fraser Health, RBC, HSBC, Solaris, Provincial Government Ministries, Canadian Blood Services, and more great companies & organizations.*

*.07 Langley Business Centre*

20120 – 64th Avenue  
6360 & 6375 – 202nd Avenue  
Langley, BC

Langley Business Centre is located in the heart of the Willowbrook commercial/office core in Langley. We offer three quality tilt-up concrete buildings suitable for a range of uses, including warehousing, light manufacturing, office, retail or mixed use. On-site caretaker suites, dock and grade loading and good parking facilities are just a few of the features of this outstanding location.

*.08 Willowby Business Centre*

20353 – 64th Avenue  
Langley, BC

A two-story office building in a business park and commercial district, this architecturally designed building offers a professional environment and high quality improvements and common areas. Directly adjacent to the Municipal Hall of the Township of Langley, this flex-space building has the potential to have ground level showroom space fronting on 64th Avenue or 203rd Street.

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*.09 Langmark Industrial Centre*

20560 Langley Bypass  
Langley, BC

The Langmark Industrial Centre is located on the Langley By-Pass near the 204th overpass. Because of the high traffic exposure, the three buildings fronting the four lane highway contain large retail tenants. The remaining two buildings towards the rear of the property contain light industrial warehouse uses. Common amenities include an on-site security caretaker, dock loading and a secured fenced yard area.

*.10 Benchmark Plaza*

6830 – 6848 King George Boulevard  
Surrey, BC

Benchmark Plaza is centrally located on King George Boulevard and the Newton Ring Road (68th Avenue). This neighbourhood office/retail/professional complex consists of three separate buildings that form Benchmark Plaza with retail units on the ground floor and second floor office space.

*.11 Homelife Realty Building*

6323 – 197th Street  
Langley, BC

In the heart of Willowbrook, this two-story office building is the home of Homelife Benchmark Realty.

*.12 City Crossroads*

19300 Highway #10  
Surrey, BC

Location, location, location. An old cliché that suits this development very well. It is located on the corner of 56th Avenue and the Langley By-Pass, thus enjoying superb exposure. A dynamic location for a multi-purpose, highway-commercial business complex.

*.13 Fleetwood Office Complex*

9128 – 152nd Street  
Surrey, BC

Near the cross roads of 152nd and Fraser Highway, this two storey, prominent office building has great street exposure and many amenities close by.

*.14 Hollshop Building*

20215 – 62nd Avenue  
Langley BC

Centrally located in the Willowbrook industrial area, this single tenant tilt-up warehouse has great access to Highway #10 and 200th Street.

## **BENCHMARK ADVANTAGE — ONE STOP LEASING**

*Benchmark Properties* has attained a high level of satisfaction for our tenants through a very simple philosophy: we lease great space and manage it professionally.

### *One Source, All You Need to Move In*

Benchmark deals directly with its tenants from the very start. From negotiating with our in-house marketing the offer to lease contract, preparing all of the lease paperwork, designing and building their tenant improvements and facilitating their move-in. No expensive incremental costs for paperwork or construction consultation are required. We stay in regular communication with our tenants ensuring a healthy tenant/landlord relationship, including the renewal process. Of course we

extend full courtesy to all licensed realtors, and currently use the professional services of RE/MAX Commercial Advantage in listing and leasing our newest building(s) as it is being constructed.

### *Maintenance and Services*

We are not just a holding company. Benchmark Group has a staff of full-time professionals who specialize in the maintenance and upkeep of our properties. That means when you contact us with a need or concern, you are talking directly to the people who will manage the service.

What do you call commercial space that works? Our tenants call it Peace of Mind. *We call it The Benchmark Advantage.*

Visit us at our website for more information on Benchmark Group and our properties.

[www.benchmark-group.com](http://www.benchmark-group.com)



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