

188

SILVER

STAR

COMMERCIAL

CENTER

航星商貿中心



航行浩瀚商海，你需要耀目的星光指引！

士嘉堡最矚目的商業發展項目 - **航星商貿中心**，無論在選址、建築設計、環保科技以及管理規劃上都冠絕同儕，引領你登上成功之岸。

Most desirable location. Stunning architecture. Energy efficient building.

Street savvy design. Smartly tailored corporate office.

188 Silver Star Commercial Center a place where the prestige of owning your own office speaks volumes about who you are.

航 行 商 海 星 光 顯 現

THE STAR LEADING YOU TO SUCCESS

188 SILVER STAR COMMERCIAL CENTER

航星商貿中心位處士嘉堡最繁華地段，由資深發展商 Blockwood Construction Co. Ltd. 精心策劃，整體設計新穎，節能環保，勢必成為區內最令人期待的現代化高級商貿大廈。

188 Silver Star Commercial Center is located right in the heart of the commercial area that connects the prosperous southern Markham to the robust northern Scarborough.

Developed by Blockwood Construction Co. Ltd., **188 Silver Star Commercial Center** is an embodiment of both energy-saving eco-friendly design and state-of-the-art architecture. It is the most sought-after office building project in Scarborough, Toronto.





閃耀登場 佔盡優勢

士嘉堡 Midland Ave. 和 McNicoll Ave. 交界是加拿大最繁華的華人社區中心，商機處處，百業興旺。就營商而言，可謂擁有天時、地利、人和的優勢。航星商貿中心的建成，必定會成為該區的閃耀之星，商界焦點之所在。

交通方便

比鄰 401, 404, 407 高速公路，步行至 TTC 巴士站及 GO 火車站僅 3 分鐘，到士嘉堡輕軌站亦只需 10 分鐘車程。

消費樞紐

聞名全國的太古廣場、城市廣場、Scarborough Town Center, Markville Mall 等時尚購物和美食中心近在咫尺。

客源充足

航星商貿中心所在地區每年人口增長高達 15%，是全國平均增長率的一倍，鄰近住宅區，有不少發展中的大型項目，潛在客戶極多。

Being close to the intersection of Midland Avenue and McNicoll Avenue, **188 Silver Star Commercial Center** is situated in Canada's most established and populated Chinese communities. Definitely it will soon become a place where many businesses and entrepreneurs sprout and flourish.

Well Connected

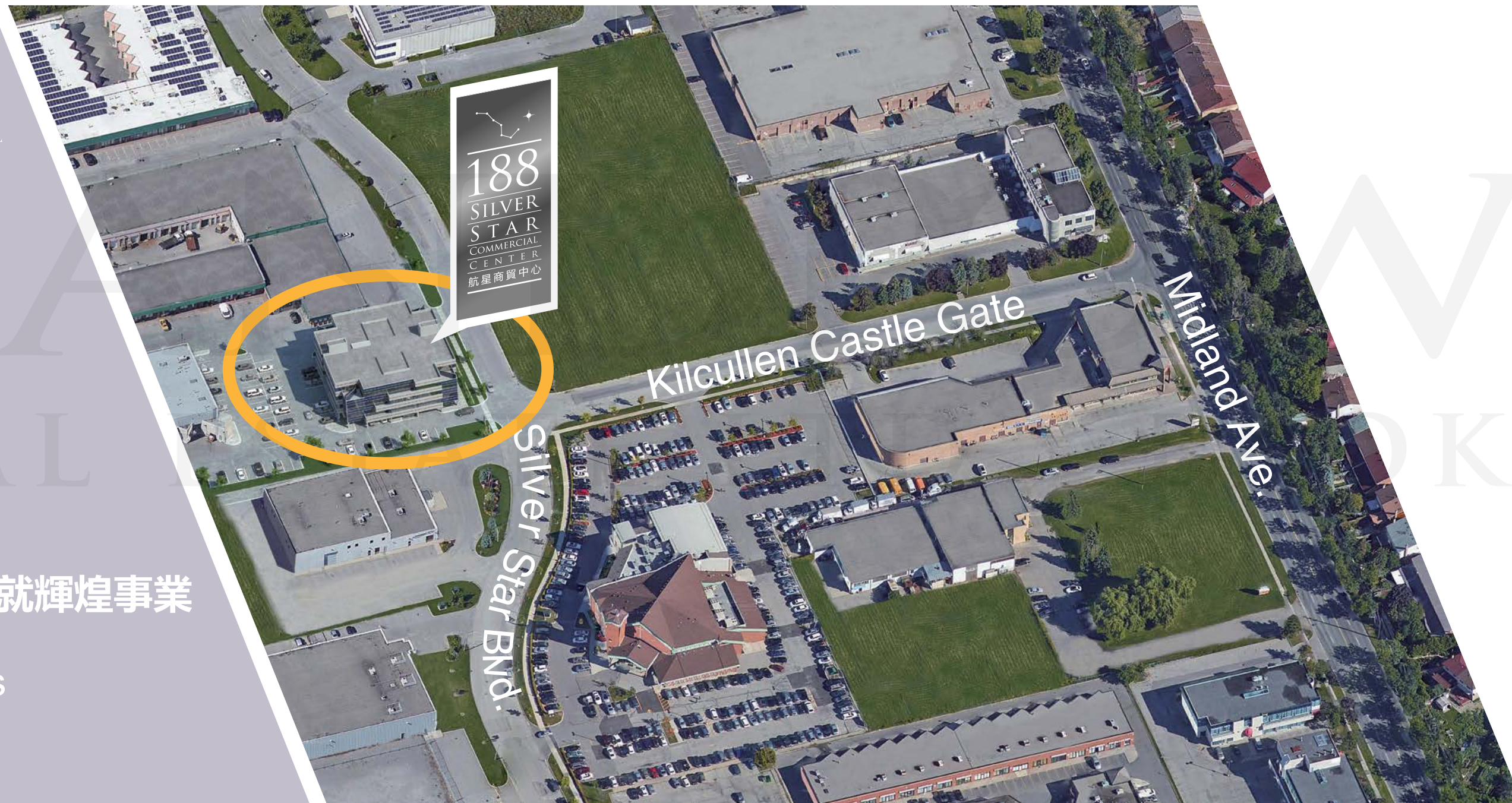
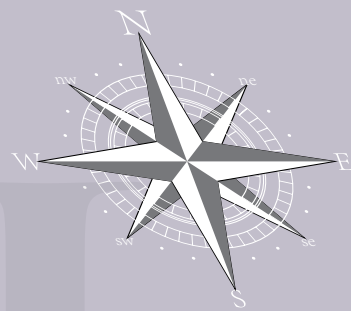
188 Silver Star Commercial Center is just minutes away from Highway 401, 404, & 407. The Center is also very accessible by means of public transportation; the TTC bus stop and the GO train station are both only a three-minute walk away. Even the Scarborough RT station is within a ten-minute drive from the center.

Affluent Neighbourhood With Endless Shopping & Dining

Pacific Mall, Market Village, Scarborough Town Center and Markville Mall are only minutes away from **188 Silver Star Commercial Center**. It is also surrounded by great selections of ethnic restaurants.

A Residential And Commercial Hub

188 Silver Star Commercial Center is located in an area with an annual population growth of 15% - doubling the national rate. **188 Silver Star Commercial Center** is not only next to many established residential areas, numerous large-scale projects are currently under construction.



優越地理位置 成就輝煌事業

Superb location,
A road to success

Finch Ave. East



甲級標準 匠心獨運

航星商貿中心建築風格時尚簡約，無論外形設計或內部裝潢，都令人眼前一亮。其新穎的環保概念和先進的科技更能令用家有效減少能源開支，是創業人士大展鴻圖的理想之地。

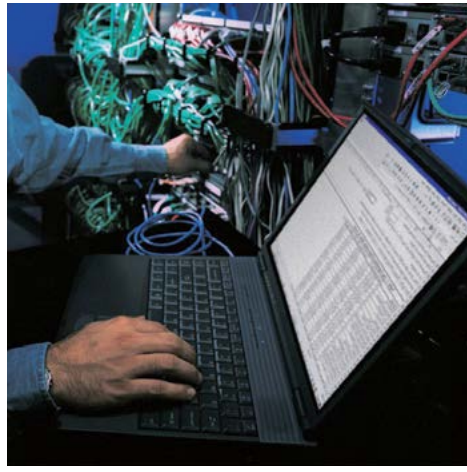
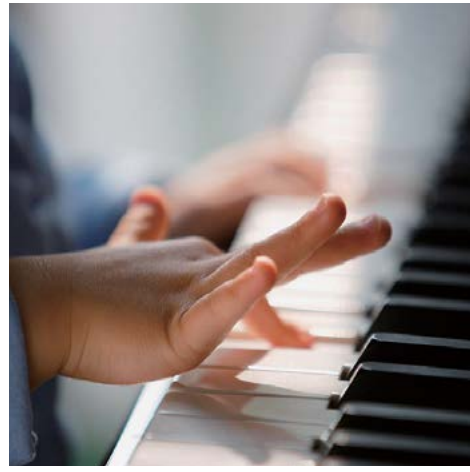
- 環保白屋頂，節能舒適
- 玻璃幕牆，引入天然光線，舒適明亮
- 智能感應燈光系統，高效節能
- 9呎高樓底，空間感十足
- 高效能冷暖系統，營造舒適環境
- 獨立電錶，有效控制成本
- 車位充裕，方便用家

Stunning Architecture & Smartly Tailored Corporate Office

188 Silver Star Commercial Center illustrates the fundamental of architectural design, "Form follows function", achieving optimal space efficiency. By adopting energy saving features, not only reduce its overhead costs; the intelligent eco design helps ensure a healthy, sustainable and happy environment.

- White-coloured roof, Both energy-saving and eco-friendly
- Energy efficient windows including low 'E' glass, Argon filled sealed units, warm edge spacers and coated glass "curtain wall" system
- Energy efficient lighting with motion and/or daylight sensors where applicable
- 9 feet finished ceiling
- High efficiency heating and cooling system
- Individual metering
- Ample parking spaces





各行各業 同步創富

A place where success comes easy with your entrepreneur passion

度身訂造 閃動商機

航星商貿中心樓高四層，單位面積由 240 呎至 1,500 呎不等，適合中小型企業。可經營醫療診所、律師事務所、會計師樓、建築師樓、金融投資管理、移民服務、教育中心、廣告及公關公司、旅行社、各類中介服務、貿易批發、美容院、健身中心等。買家更可根據業務發展需要，購買相連單位并將其打通，靈活運用。單位四正實用，以闊長方形為主，毫不浪費空間。

Tailor-Made To Suit Your Business Needs

188 Silver Star Commercial Center is a four-storey business center, with sizes range from 240 sq. ft. to 1,500 sq. ft. Suitable for small to medium businesses like, legal offices, accounting firms, software developer's offices, investment firms, immigration services, education centers, advertising agencies, public relations services, travel agencies, trading companies, beauty salons, therapy centers, and fitness centers... Units can also be combined together to satisfy your business needs.





即入伙，即營運

航星商貿中心優勝之處，是它以一站式全包方案 (Turnkey Operation) 交付。發展商會在交付前完成內牆、地面、天花、照明、冷暖氣設備、灑水系統和電箱等配置，方便家入伙後可立即開業，投資者以最短時間推出租賃市場，省卻金錢和時間。

- 發展商負責基本設計圖則
- 發展商負責向政府有關部門申請裝修許可證 (Building Permit)
- 買家無需聘請專業人士設計圖，省卻大量精神，時間和金錢
- 買家無需費時等待裝修期，即可自用或出租

Turnkey Operation

188 Silver Star Commercial Center outshines other commercial real estate projects with its turnkey operation. Interior walls, floorings, T- Bar ceilings, electrical and mechanical works(HVAC), sprinkler systems, fire safety systems are complete on occupancy. This would allow investors and buyers to lease/use the units immediately, without extra costs for renovation and the time delays from obtaining building permits.

- Basic finishes completed by developer
- Building permit obtained by developer
- No need to hire Engineering consultants thus saving money and time
- As an investor, you save on rent free incentive, hence better return

投資自用 前景耀目

- 士嘉堡地區連續 10 年，商住物業價格不斷攀升
- 區內商廈老化陳舊，缺乏現代化商業樓宇新項目
- 單位價格合理
- 升值潛力高
- 租金回報高，管理費合理
- 位處繁華地段，交通方便，人流匯集，吸引顧客

Smart Vision, Brilliant Decision

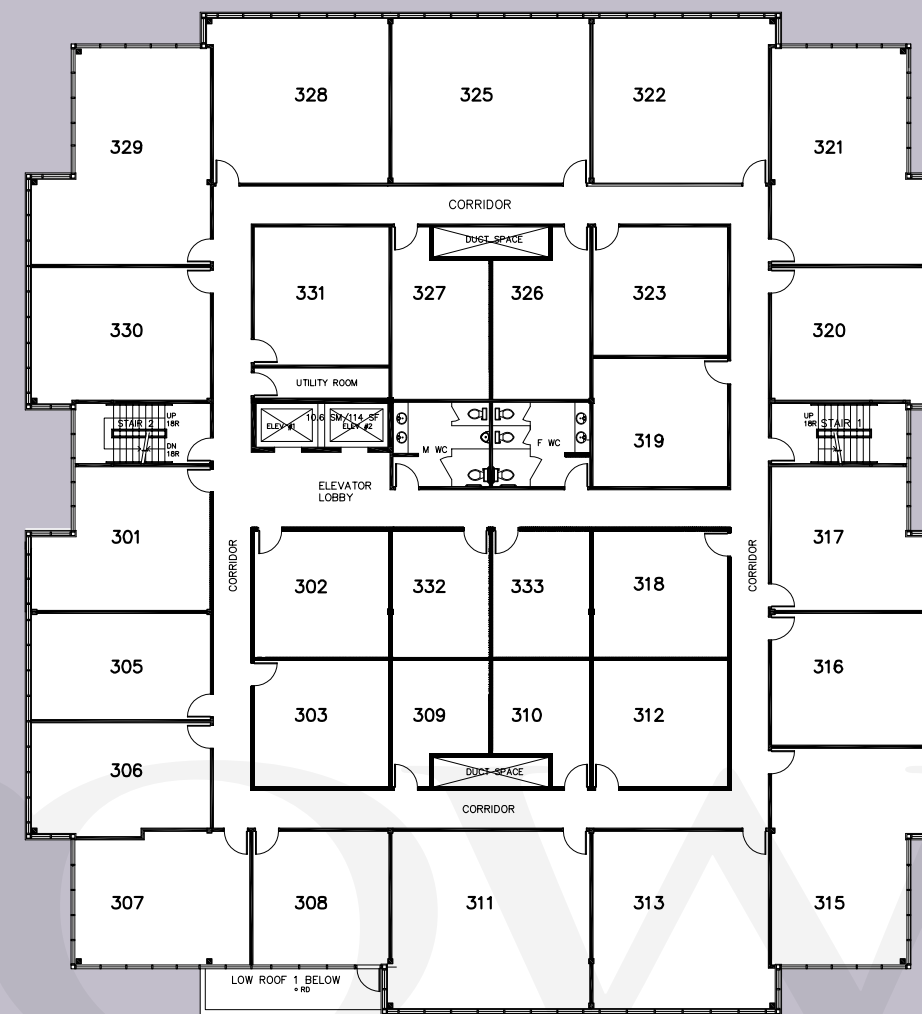
- Commercial property values in Scarborough have continuously appreciated in the last 10 years
- Shortage of modern commercial buildings in Scarborough
- Well priced units
- Strong appreciation potential
- High rental yield
- Competitive management fees



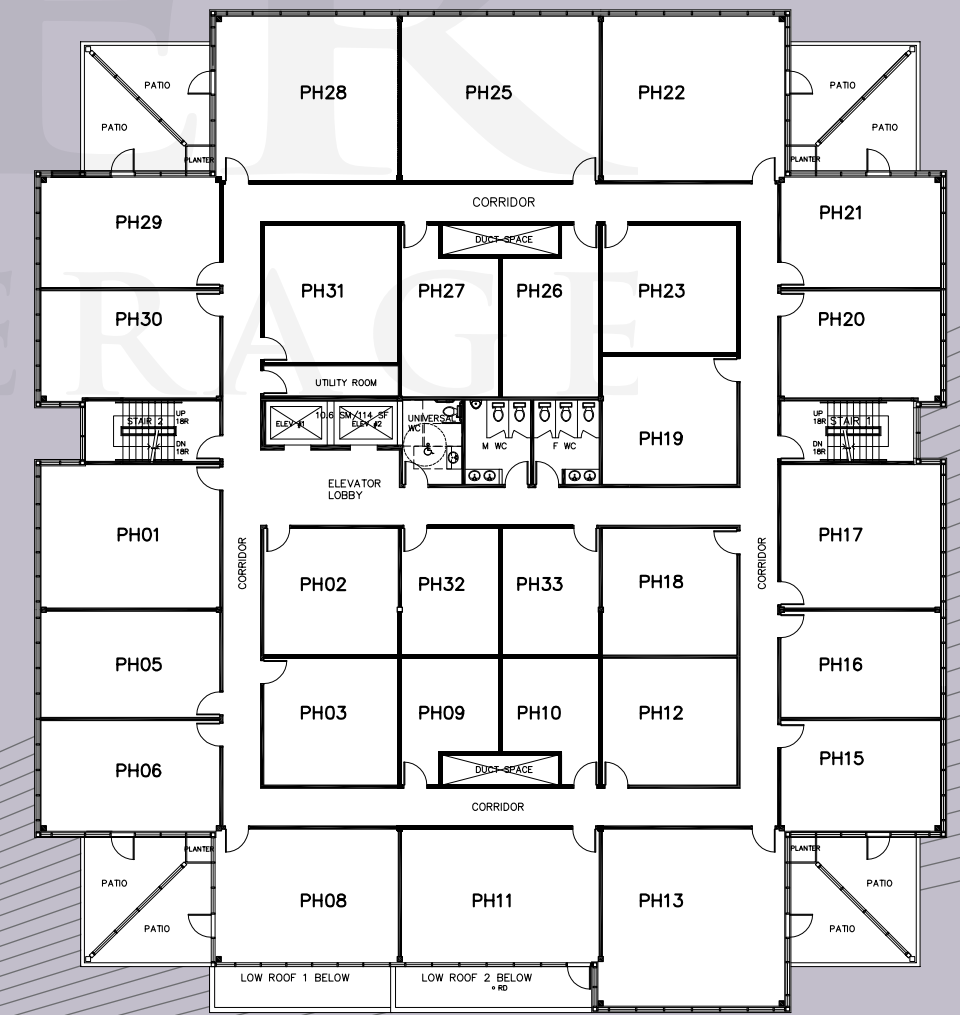
內部間隔平面圖
Interior Floor Plan



188 SILVER STAR BLVD SECOND FLOOR PLAN
2樓平面圖



188 SILVER STAR BLVD THIRD FLOOR PLAN
3樓平面圖



188 SILVER STAR BLVD PENTHOUSE FLOOR PLAN
頂層平面圖



188 SILVER STAR BLVD GROUND FLOOR PLAN
地下平面圖



航行創業 星光引路 最專業團隊 打造最強商業平台

發展商 / 建築商 — Blockwood Construction Co. Ltd. 成立於 1991 年，是多倫多響負盛名的商業及住宅發展商，曾參與管理及監督多倫多皮爾遜國際機場三號客運大樓建設。一直堅守事事盡善盡美，以客為先的營商理念，以發展優質建築項目為傲。

項目發展及銷售 — 天源地產 大多市最成功的地產代理及發展顧問公司之一。公司專營項目發展，策劃管理，融資組合及營銷代理。天源地產在行內擁有極高盛名，殷勤務實之餘又敢於創新進取。公司用才為專，精英雲集。所有其參與發展的項目盡都別具匠心，出類拔萃，皆為信心之選。

推廣宣傳 — Results Advertising Results Advertising 是一間專業廣告策劃公司，憑著對北美各族裔文化及市場的了解，為客戶提供全面的市場推廣策劃服務。多元化業務包括：電視及電台廣告製作，企業宣傳片製作，廣告創意，媒體投放，宣傳策劃及公關活動。

Developer and Consultants

Developer & Builder - Blockwood Construction Co. Ltd. established in 1991, it is an acclaimed developer upholds unsurpassed quality, integrity and innovation. With extensive experience in residential and commercial developments, Blockwood has developed and involved in numerous large scale projects including the Toronto Pearson International Airport, Terminal 3.

Project development and Sales - Landpower Real Estate Brokerage, specializing in investment and project development, is an innovative and visionary company committed to professionalism and excellence. Landpower is recognized as one of the most successful brokerages in Toronto, with a reputation solidly built on its multi disciplinary team with profound knowledge of both Canadian and international markets. The company provides clients with comprehensive real estate consultation services, including acquisition, project strategic planning, design, syndication and marketing.

Marketing Consultant - Results Advertising A full service marketing, planning and production house, with expertise in the ethnic markets. The agency provides clients with a comprehensive range of services including television/radio commercials, corporate video productions, concept and creative development, media buy, promotional campaigns and event planning.



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