

PREMIUM SPACE.
PRIME LOCATION.
PERFECT OPPORTUNITY.



8680, 8690 & 8710 BARNARD STREET, VANCOUVER

LOCATION. DESIGN. OWNERSHIP. VISION.

MOVE IN TODAY.



INTRAURBAN
SOUTHLANDS



EVERYTHING YOUR BUSINESS NEEDS. RIGHT HERE.

The opportunity – Three premium strata industrial buildings of superior build quality thoughtfully designed and architecturally distinct, specifically tailored for long-term ownership by forward-thinking small and medium sized businesses.

Unit sizes starting from 1,741 sf – 7,878 sf are available to suit your business, or storage and hobby uses. Need more space? Units can be combined to provide additional flexibility and full building opportunities.

IntraUrban has extensive experience and a successful track record building in South Vancouver. The company's previous three projects in the neighbourhood have all proven to be outstanding investments for purchasers.

Strategic location in Vancouver's prestigious Southlands neighbourhood, offering ease of access, proximity to prime residential and commercial areas, as well as convenient community amenities.

ELEVATED INDUSTRIAL
SPACE, BUILT FOR
A NEW GENERATION
OF USERS.



FLEXIBLE USES PERMITTED WITHIN THE I-2
ZONE.

I-2 (Light Industrial) zoning allows for a wide variety of uses, including storage warehouse, wholesale, showroom, manufacturing, school (vocational or trade), vehicle dealer, work shop, production or rehearsal studio, laboratory and more.





**YOUR
BUSINESS
BELONGS
AT THE HEART
OF IT ALL.**

Strategic location

Situated on the border of one of Vancouver’s most affluent neighborhoods, IntraUrban Southlands is strategically positioned at the heart of Southwest Vancouver.

An evolving neighbourhood

IntraUrban Southlands offers owners an opportunity to capitalize on South Vancouver’s rapid evolution into a highly desirable residential and commercial neighbourhood.

Low inventory means big opportunity

The location has historically been one that enjoys exceptional ease of access but has always lacked inventory. That presents a rare opportunity for both business owners and investors to control their long-term future.

A vibrant community

The neighbourhood offers excellent lifestyle opportunities, with shopping, restaurants, convenient community amenities, multiple golf courses, parks and trails, and marinas all within easy reach.

DELIVERY SPECIFICATIONS

Buildings One, Two & Three Ground Oriented Units with built-in enclosed mezzanines

Plenty of flexibility and room for growth.

- Available units starting from 2,918 sf
- Clear warehouse ceiling heights ranging from 24’ – 28’
- 12’H x 10’W grade level loading doors
- Up to 500 lbs/sf floor load capacity on ground floor; 100 lbs/sf on mezzanine
- 3-phase power supply (up to 400 amp, 120/208 volt)
- Built-in enclosed concrete mezzanine with roughed-in plumbing for an additional washroom
- Fully finished accessible washroom with shower on ground floor
- HVAC delivered to mezzanine, ready for downstream distribution
- Operable windows provided in mezzanine
- Skylights, ceiling fans, and forced air unit heaters in warehouse
- Separately metered utilities allowing full independent usage
- Exterior signage opportunities
- Bicycle rack/locker
- Minimum two (2) reserved parking stalls per unit (plus loading bay)

Building Two, Lower Level Units with smaller footprints

Designed for smaller businesses, personal storage, hobby uses, and more.

- Available units starting from 2,483 sf
- 13’ clear ceiling heights
- 10’ x 10’ grade level loading doors
- 500 lbs/sf floor load capacity
- 3-phase power supply (200 amp, 120/208 volt)
- Fully finished accessible washroom with shower
- Electric unit heater
- Separately metered utilities, allowing full independent usage
- Exterior signage opportunities
- Bicycle rack/locker
- Minimum one (1) reserved parking stall per unit (plus loading bay)



CLOSE TO THE CITY, CONNECTED TO EVERYTHING.

IntraUrban Southlands is located near the intersection of Granville Street and Marine Drive, one of the city’s major arterial corridors connecting downtown with the surrounding communities.

- Convenient SkyTrain and transit connections via Granville and Cambie streets.
- 7 min drive to Vancouver International Airport (YVR).
- 9 min drive to Highway 99 / Highway 91 Interchange.
- 15 min drive to downtown Vancouver via Granville Street.
- Steps away from the Arbutus Greenway, a scenic, landscaped walking and biking path that connects South Vancouver to Kitsilano

AMENITIES

FOOD & BEVERAGE

1. Cafe de l’Orangerie
2. Gigi Blin Marke Café
3. McDonald’s
4. Milltown Bar & Grill
5. Solo Pasta
6. Starbucks
7. Subway
8. Sushi Wow
9. Talay Thai
10. Triple O’s
11. Wendy’s

SHOPPING & CONVENIENCE

13. BC Liquor Marpole
14. Best Buy Canada
15. BMO
16. Canadian Tire
17. Canada Post Delivery Centre
18. CIBC
19. Marine Gateway
20. RBC
21. Real Canadian Superstore
22. Safeway
23. Scotiabank
24. The UPS Store

RECREATION & FITNESS

25. Fraser River Park & Trails
26. Oxygen Yoga & Fitness
27. William Mackie Park
28. Marine Drive Golf Club
29. Langara Golf Club
30. Queen Elizabeth

INTRAURBANS

31. IntraUrban Laurel
32. IntraUrban Gateway
33. IntraUrban Kent
34. IntraUrban Rivershore

Granville Bus

Canada Line Skytrain

Arbutus Greenway Trail

Canada Line Stations





Some of the city's most prestigious golf courses are nearby including Marine Drive Golf Club, Point Grey Golf Club and Shaughnessy Golf Club.



Proximity to the Fraser River and Milltown Marina provides spectacular scenery and opportunities for recreation and relaxation.

A VIBRANT, MUCH-SOUGHT-OUT LOCATION.



The world-class riding facilities at Southlands Riding Club are a part of the only urban-based equestrian community in North America.



The 9km landscaped Arbutus Greenway offers easy access to some of the city's best urban trails and cycling routes for transportation and leisure.

INDUSTRIAL, REFINED BY INTRAURBAN.

Founded in 2016, IntraUrban, a division of Vancouver-based developer PC Urban, has a dedicated focus on creating innovative industrial strata spaces and ownership opportunities for small to medium business growth.

Sold-out IntraUrban Business Parks across Western Canada speak for themselves showing how we've made strata industrial into an art form. IntraUrban is active throughout Metro Vancouver, the Central Okanagan, and Southern Vancouver Island communities.

Other IntraUrban projects in Greater Vancouver have proven to be outstanding investments.



IntraUrban Brentwood, Burnaby



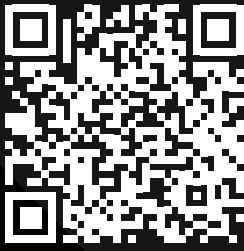
IntraUrban Eagle Ridge, Coquitlam



IntraUrban Kent, Vancouver



IntraUrban Gateway, Vancouver



FOR MORE INFORMATION, PLEASE CONTACT:

KEVIN KASSAUTZKI
Principal
604.646.8393
Kevin.Kassautzki@avisonyoung.com

RYAN KERR*
Principal
604.647.5094
Ryan.Kerr@avisonyoung.com

JULIAN PARSONS
Associate
604.757.5116
Julian.Parsons@avisonyoung.com

**AVISON
YOUNG**

MATTHEW MACLEAN*
Executive Vice President
604.640.5855
Matthew.MacLean@cushwake.com

ANDREI JELESCU*
Associate Vice President
604.640.5812
Andrei.Jelescu@cushwake.com



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INTRAURBAN.CA/SOUTHLANDS



A dedicated team of experienced real estate and asset management professionals overseeing more than seven billion dollars' worth of real estate investments in Canada and the United States.



Founded in 2010, PC Urban is a Vancouver-based real estate development company focused on recognizing the untapped potential that can transform industrial, office, and multi-family residential properties into premium urban spaces.