

PREMIUM SPACE. PRIME LOCATION. PERFECT OPPORTUNITY.



LOCATION. DESIGN. OWNERSHIP. VISION.





INTRAUrBAN SOUTHLANDS - BUILDINGS ONE, TWO AND THREE

## EVERYTHING YOUR BUSINESS NEEDS. RIGHT HERE.

**Three premium strata industrial buildings** of superior built quality, thoughtfully designed and architecturally distinct. Specifically tailored for long-term ownership by forward-thinking small and medium sized businesses.

**Unit sizes** ranging 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.

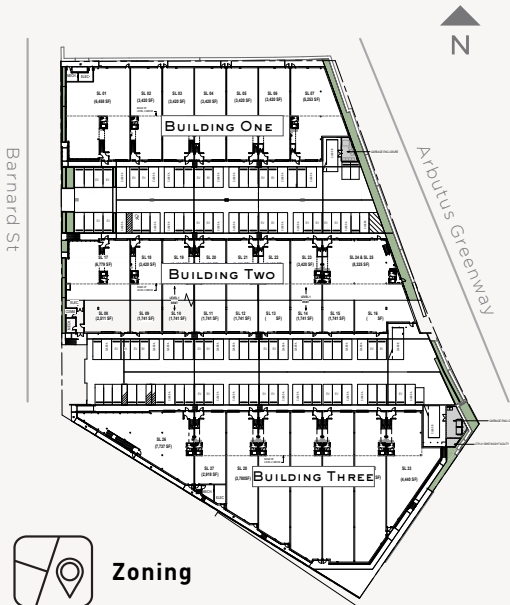
**Strategic location** in Vancouver's prestigious Southlands neighbourhood, offering ease of access, proximity to prime residential and commercial areas, as well as convenient community amenities.

**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.



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

SITE PLAN



Zoning

**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.

## DELIVERY SPECIFICATIONS

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

Plenty of flexibility and room for growth.

- 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 (200 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 racks/lockers and repair stands in each unit
- Minimum two (2) reserved parking stalls per unit (plus loading bay)

### **Building Two Lower Level Units with smaller footprints**

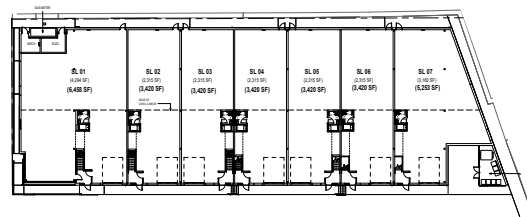
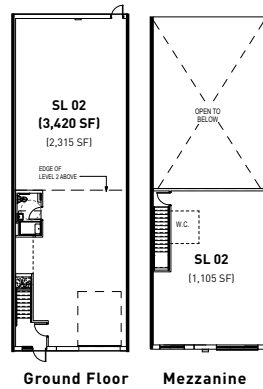
Thoughtfully designed for smaller businesses, personal storage, and more.

- Units starting from 1,741 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 racks/lockers and repair stands in each unit
- Minimum one (1) reserved parking stall per unit (plus loading bay)

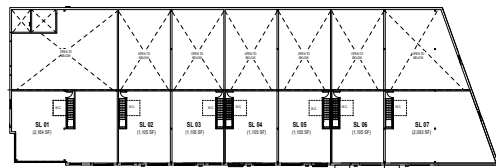


## BUILDING ONE

Typical Unit



Ground Floor

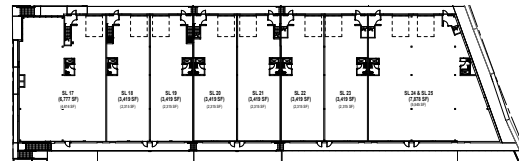
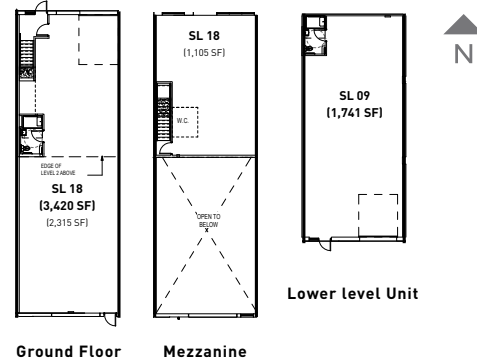


Mezzanine

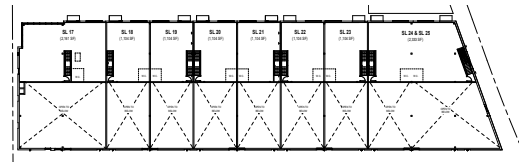
Total Building 1 Size = 28,811 sf

## BUILDING TWO

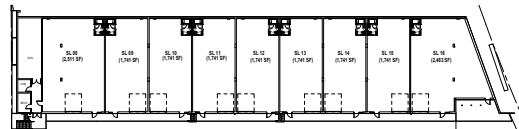
Typical Unit



Ground Floor



Mezzanine

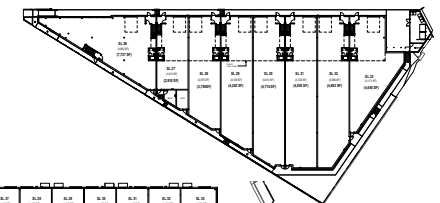
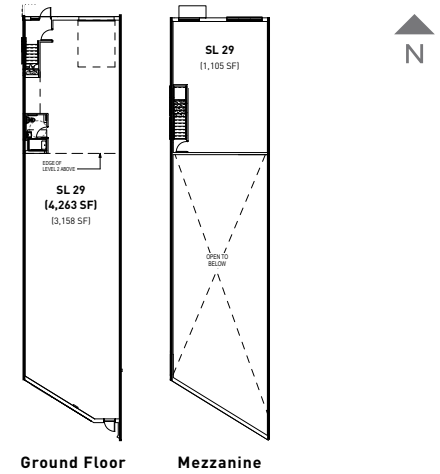


Lower level

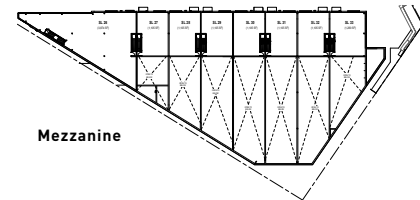
Total Building 2 Size = 52,362 sf

## BUILDING THREE

Typical Unit



Ground Floor



Mezzanine

Total Building 3 Size = 37,375 sf



# A UNIQUE OWNERSHIP OPPORTUNITY.

IntraUrban Southlands has been thoughtfully designed with floor plans specifically appealing to three types of owners:

## **Entrepreneurs and business owners**

who need to secure flexible work space that's ideal for a variety of business requirements.

## **Savvy investors**

who understand that the industrial real estate market in Vancouver presents an opportunity for long-term profitability.

## **Recreational buyers**

who require convenient expanded space for their passions, hobbies and storage needs in this highly desirable, central location.







## 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.



# 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.
- 2 min drive to Milltown Bar & Grill and Marina.
- 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.
- 15 min drive to the University of British Columbia (UBC).
- Arterial access to other Lower Mainland communities and to the US via Highway 91 and Highway 99.
- Parks, green spaces, and some of the city's most prestigious golf courses within easy walking/driving distance.
- Steps away from the Arbutus Greenway, a scenic, landscaped walking and biking path that connects South Vancouver to Kitsilano.
- Shopping, restaurants, pubs, cafes, groceries, banks, and other services all within a 5 min walk.



## AMENITIES

### FOOD & BEVERAGE

1. Cafe de l'Orangerie
2. Gigi Blin Market 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
12. Wick's Cafe

### SHOPPING & CONVENIENCE

13. BC Liquor Marpole
14. Best Buy Canada
15. BMO
16. Canadian Tire
17. Canada Post Delivery Centre

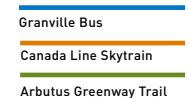
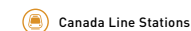
18. CIBC
19. Marine Gateway
20. RBC
21. Real Canadian Superstore
22. Safeway
23. Scotiabank
24. The UPS Store

### 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 Park

### INTRAUrbANS

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





## A VIBRANT, MUCH-SOUGHT-OUT LOCATION.



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.



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



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

# OWNERSHIP COULD BE THE SMARTEST BUSINESS MOVE YOU EVER MAKE.

Strata industrial ownership can be an excellent strategy for building a significant cost advantage over your competition, while also securing financial stability and control over your ability to grow and expand.



## A foundation for growth

Owning business space at IntraUrban Southlands, that you can occupy or lease gives you a long-term investment in a rapidly growing part of the city.



## Start building equity

Instead of paying your landlord's mortgage, you can build your own equity.



**IntraUrban Laurel** in South Vancouver proved to be an outstanding investment.



## Take back control

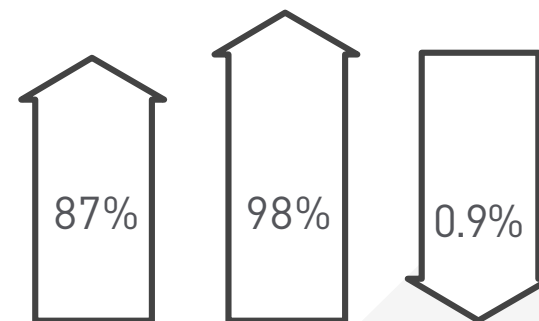
Locking in your monthly payments gives your business control over fixed costs and removes the risk of rising lease rates.



## Brighter future

Owning your business space is a smart investment which allows your business to take control of its future.

## Metro Vancouver Industrial Real Estate Market



**Strata values**  
[2018 – 2022]

**Lease rates**  
[2018 – 2022]

**Vacancy rate**  
As of May, 2023



# INTRAUrBAN: REDEFINING INDUSTRIAL.

As the developer behind IntraUrban projects, PC Urban has continued to redefine the limits of stratified industrial and commercial property, providing small and medium-sized businesses with flexible, premium-quality business space that's almost too good to be industrial. With highly flexible floorplans, modern design, and a full range of best-in-class features, our workspaces are built for how businesses work today.

As a developer with a track record of innovation, PC Urban has extensive experience developing

successful projects throughout Greater Vancouver, Southern Vancouver Island and the Okanagan. From unit design to public art, we have raised industrial strata to a new level, giving more Western Canadian businesses a chance to own and secure their future.

Notable projects include the original IntraUrban Business Park located at 8811 Laurel Street in Vancouver, IntraUrban Brentwood located at 5495 Regent Street near The Amazing Brentwood in Burnaby,

IntraUrban Crossroads at Highway 10 in Surrey, and IntraUrban Kent and Gateway, located in South Vancouver. Our sold-out IntraUrban projects speak for themselves.

These projects are dramatic examples of the company's expertise in building premium-quality business space in fast-growing, strategically located neighbourhoods made for your ownership success.

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**INTRAUrBAN.CA/SOUTHLANDS**

**N NICOLA**  
REAL ESTATE

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.

**pcurban.**  
Potential.Created.

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.