

**Vancouver**

**+**

**Industrial**

**+**

**Strata**

**+**

**Ownership**

**+**

**Your Business**

**A Vibrant Cultural Location**



**Brand New Industrial Space**



**4 Levels of Opportunity**



**A Stake in Your Future**



**IntraUrban Evolution**



## Are you ready to move your business up in the world?

Industrial and office property ownership is a proven strategy for business success, but how can Vancouver businesses own industrial and office space when land is priced at such a premium?



*The British Columbia Sugar Refining Company is Vancouver's oldest industrial site. Built in 1903, it's a classic example of stacked industrial architecture.*

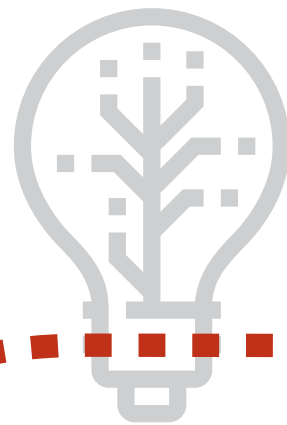
The answer is stacked industrial. An idea that helped define cities like New York, Toronto and early Vancouver at the turn of the 20th century is

now re-imagined for this city's vibrant future.

IntraUrban Evolution stacks up all the advantages of commercial real estate ownership in a class A location right between downtown Vancouver and the cultural hub of Commercial Drive.

It's a business ownership opportunity in a world-class market where strata-titled industrial and office space is increasingly rare.

Is your business ready to evolve?





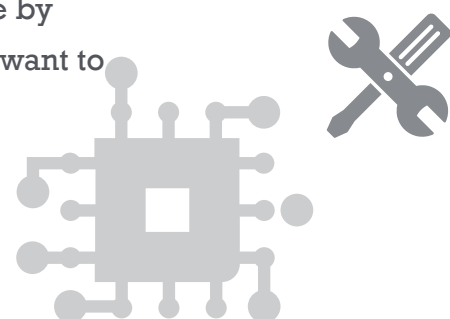


**This class A building offers growing businesses an incredible list of features:**

- *12' – 18' clear ceiling heights*
- *Two high-speed freight elevators*
- *Separately metered utilities*
- *Ample truck loading capacity*
- *Generous glazing and a variety of views*
- *Common area rooftop and private patio opportunities*

## **Brand new industrial and office strata space, ready for your business evolution.**

IntraUrban Evolution, located at 1055 Vernon Drive, takes the idea of industrial density and brings it to today's business world. Four stories of new construction will offer a total of 105,000 sq ft of space, which includes 29,000 sq ft of offices – all available for purchase by forward thinking businesses who want to take control of their own destiny.



The space is highly flexible to individual business needs. From distribution, maker and tech innovators, to fashion, showrooms, brewing... the list of new urban industrialists that could share this IntraUrban Evolution community is truly endless. The spaces will be open, flexible and served by a modern freight elevator system that brings the loading dock to a whole new level.

And above it all – a common area rooftop deck brings air, views and social activation to your industrial and office space.





## 1055 Vernon Drive.

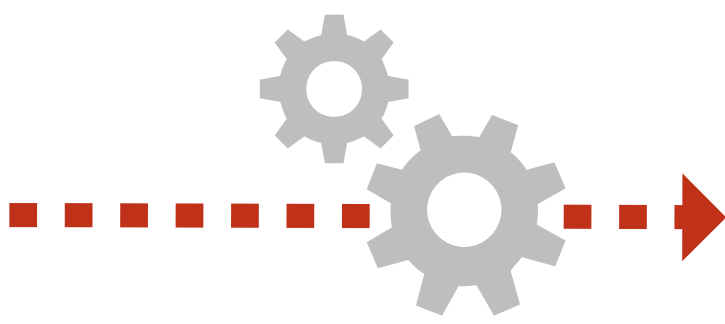
### Where industrial meets cultural.

The downtown core is just minutes away, with direct proximity to the Knight Street transportation corridor and the Port of Vancouver with easy access to Highway 1. IntraUrban Evolution is also on the eastern edge of the City of Vancouver's False Creek Flats planning area, targeted for a 3x - 4x increase in job creation over the coming decades.

But this is not just a new industrial hub. It's a bulls-eye location for inspiration and work-life balance. Gastown, Railtown, historic Chinatown and Mount Pleasant are a quick bike ride away. Restaurants and shops on Commercial Drive and the peaceful green of Strathcona Park put IntraUrban Evolution at the centre of a new urban industrial community.



- La Mezcalaria
- The Charlatan
- Mt.Pleasant Coffee
- Hirado Sushi
- Victoria Park
- Cafe du Soleil
- Storm Crow Tavern
- Strangefellows Brewing
- Grandview Park
- Absinthe Bistro
- la Casa Gelato
- Luppolo Brewing
- Havana
- Uprising Breads Bakery
- Via Tavere Pizzeria
- Bomber Brewing
- The Cultch
- Woodland Park
- The Gourmet Warehouse
- The Tiki Bar



**53**  
Restaurants

**13**  
Coffee Houses

**6**  
Craft Breweries

**5**  
City Parks

**4**  
Major Arteries

**1**  
Highway



## IntraUrban Evolution can make your dream of owning business space in Vancouver into reality.

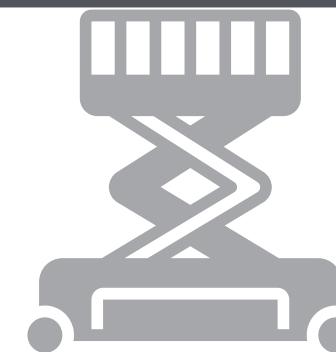
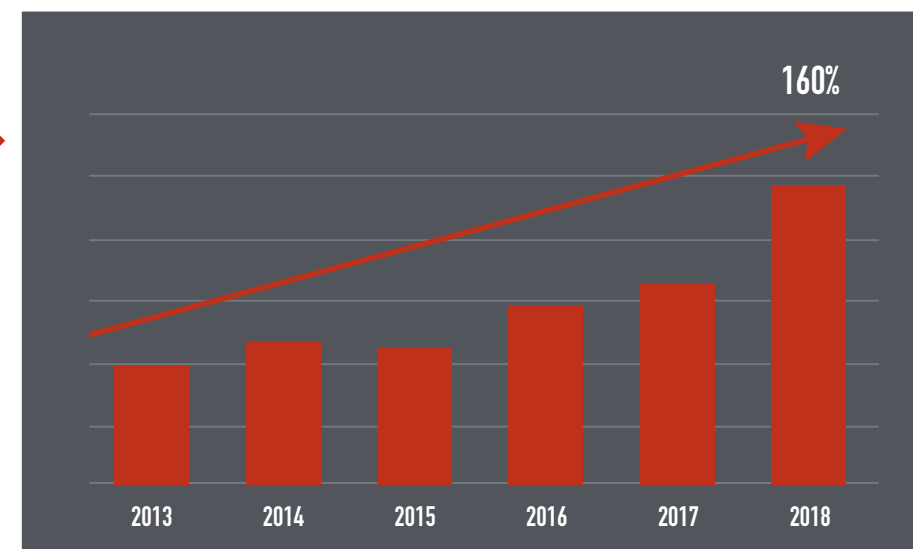
Industrial space availability in Vancouver is at a critically low level. Stacked industrial and office is the answer to this challenge.

With IntraUrban Evolution, you get all of the advantages of strata title ownership in an amazing location, with the relative affordability that increased density is able to provide.

Business owners know that owning real estate, especially in a tight market, is a good business strategy. Pride of ownership and control over costs are just the beginning of a long list of advantages. Those that are first to invest in stacked industrial and office and its opportunities for networking and local scalability stand to benefit even more.



Vancouver Industrial Strata Sales (2013 - 2018)



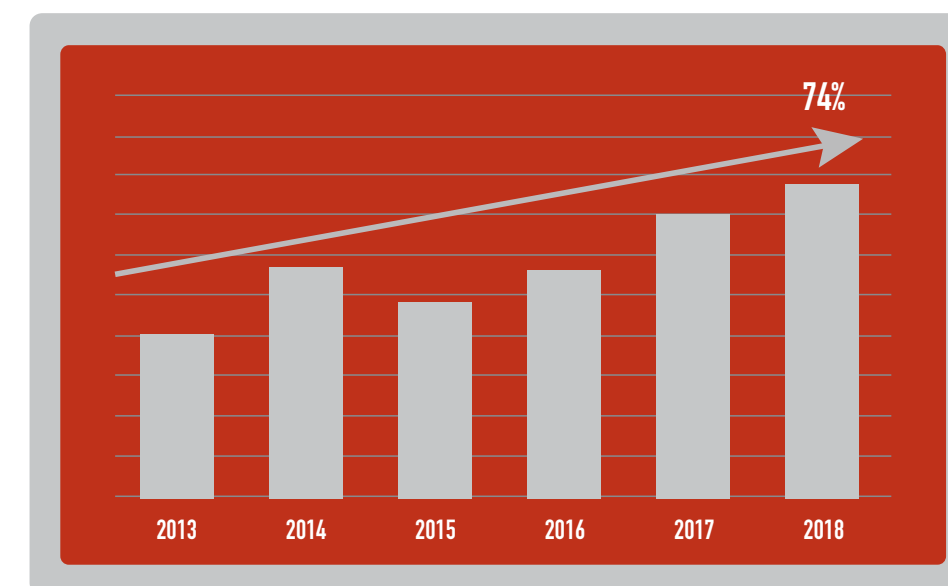
### Why owning your space is a smart business decision

- **Exercise Control:** Avoid annual rent escalations, and know your occupancy is safe in Vancouver's limited commercial supply
- **Build Equity:** As you pay down your principal, your equity grows
- **Enjoy Financial Certainty:** Fixed interest rates mean you can lock in monthly payment
- **Realized Advantages:** Capital investments bring long-term value while operating expenses and mortgage interest can be written off
- **Reap Rewards:** Property ownership means you have a long-term asset that can be leased or sold

### Proven Industrial Historical Growth

*The value of industrial strata space in Vancouver increased 160% in the last 6 years with recent growth in value driven by historically low vacancy. The current vacancy rate of 1.6% marks seven straight quarters where vacancy has been below 2.0%.*

Vancouver Office Strata Sales (2013 - 2018)



### Proven Office Historical Growth

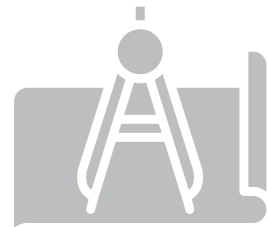
*The value of office strata space in Vancouver increased 74% in the last 6 years with recent growth in value driven by historically low vacancy.*





# IntraUrban Business Parks – an independent business success story.

The launch and sell-out of the first IntraUrban Business Park near Marine Gateway changed the industrial space game. Since then, IntraUrban Business Parks have re-imagined industrial space in Richmond, Burnaby and Kelowna.



INTRAUROBAN LAUREL, VANCOUVER



INTRAUROBAN RIVERSHORE, RICHMOND



INTRAUROBAN BRENTWOOD, BURNABY



INTRAUROBAN ENTERPRISE, KELOWNA



Vancouver-based real estate development and investment company PC Urban understands the challenges and needs of independent businesses. Specializing in retail and commercial/industrial properties that have true, unrealized potential, this group creates innovative spaces designed to provide long-term value to businesses like yours.







[intraurban.ca/evolution](http://intraurban.ca/evolution)

**Register Now.**  
**Vancouver's Stacked  
Industrial Evolution  
has begun.**

We are excited to hear about your  
business strata ownership needs and  
let you know more about all that  
IntraUrban Evolution has to offer.

Come join us for a closer look at  
this amazing neighbourhood  
and opportunity.

**PCurban**  
property re-imagined™

A Vancouver-based real estate development and  
investment company, specializing in re-imagining  
retail centres and commercial/industrial properties  
that have true, unrealized potential.

**Matt Smith**

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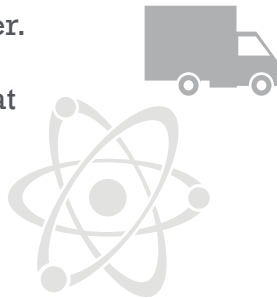
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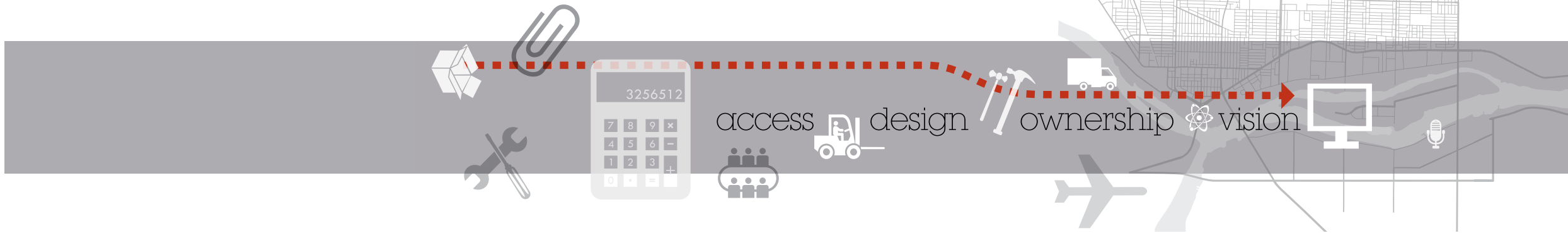
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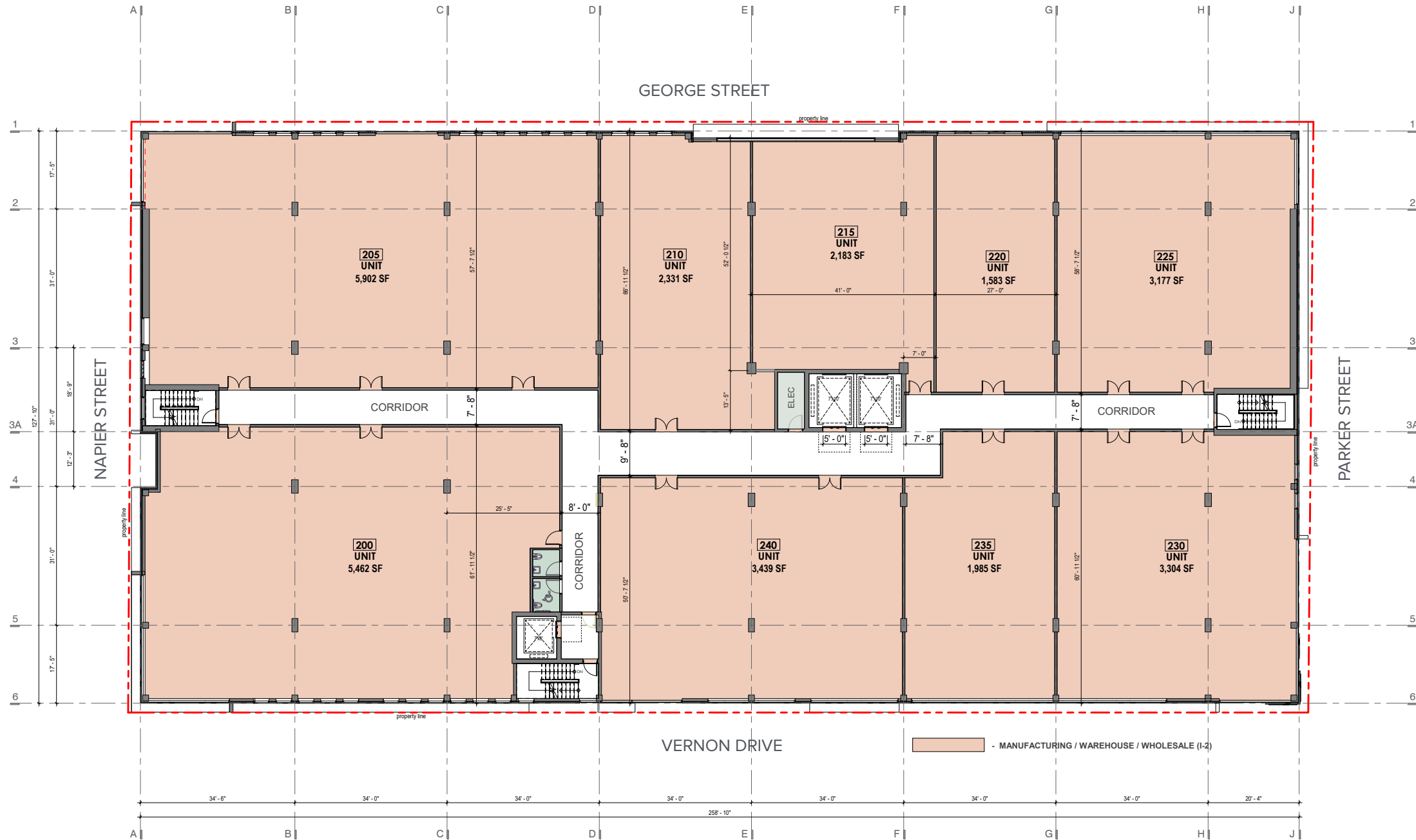
**604.681.4111**



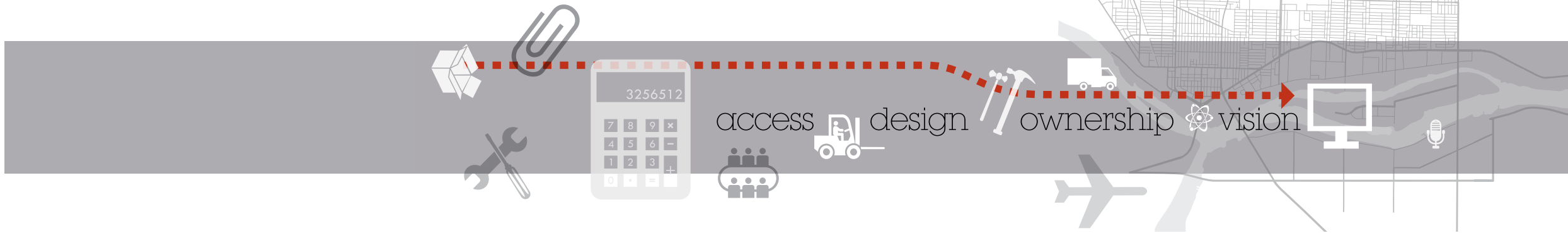




# Floor 2 | Industrial



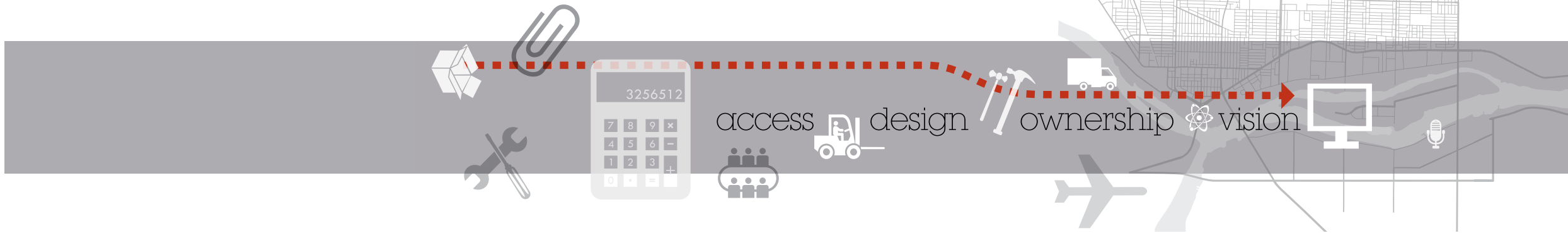




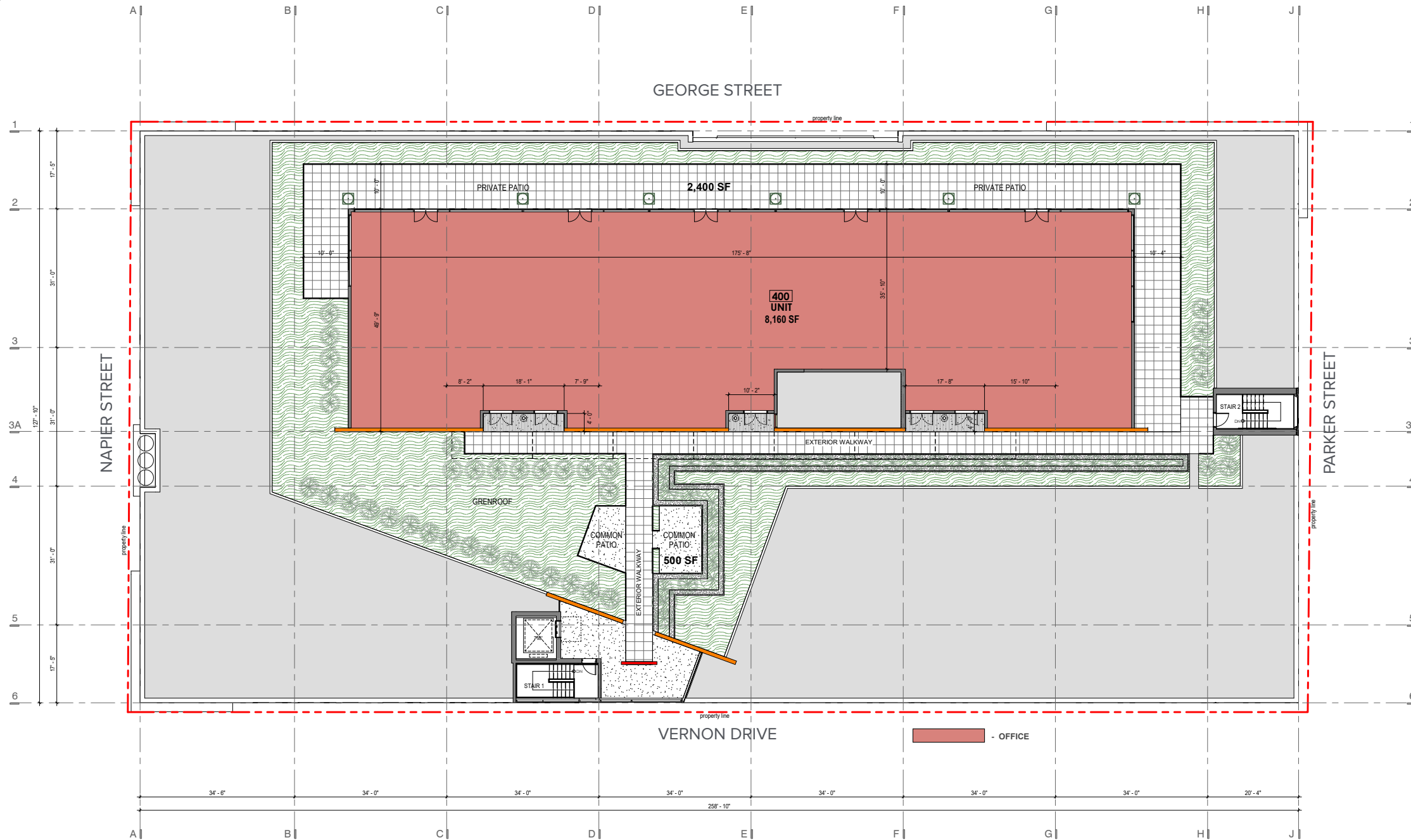
# Floor 3 | Industrial/Office



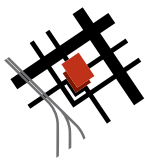




# Rooftop | Office







# Sample Financing Scenarios

	70%	80%	90%	100%
Purchase Price	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Down Payment	\$300,000	\$200,000	\$100,000	\$0
Mortgage Amount	\$700,000	\$800,000	\$900,000	\$1,000,000
Annual Mtg Payments	\$44,186	\$50,498	\$56,810	\$63,122
Total Principal Paid (5yrs)	\$90,623	\$103,569	\$116,515	\$129,461

Financing scenarios are based on market assumptions for owner - occupier financing, including minimum EBIDTA and Business Equity requirements.

## Debt Assumptions

Rate	4%
Amortization	25 years
Term	5 years

**Colliers has arranged tailored financing packages for this property. Please call us for details.**



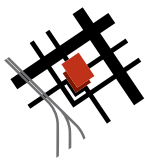
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# Features

	Floor 2	Floor 3	Floor 3	Floor 4
	Industrial	Industrial	Office	Office
<b>Access</b>				
Reserved underground parking	✓	✓	✓	✓
Dock (2x Class-C, 3x Class-B) and grade loading (5x Class-A) access	✓	✓	✓	✓
Fob activated 24/7 building access	✓	✓	✓	✓
Access to rooftop amenities, bicycle storage and end-of-trip facilities	✓	✓	✓	✓
Elevator #1 - 3,500 lb passenger	✓	✓	✓	✓
Elevator #2 - 5,000 lb freight	✓	✓	✓	
Elevator #3 - 8,000 lb freight	✓	✓	✓	
<b>Floor Loads</b>				
250 psf floor load rating	✓	✓		
125 psf floor load rating		✓	✓	
100 psf floor load rating				✓
<b>Service</b>				
Independent water and power metering with access to gas available	✓	✓	✓	✓
Stumble lighting	✓	✓	✓	✓
Split heat pump system with 500 sf/ton cooling capacity	✓	✓	✓	✓
2" cold water, 6" sanitary and 2" sanitary vent (capped connection)	✓	✓	✓	✓
Fully sprinklered to comply with NFPA 13	✓	✓	✓	✓
208 V power supply at 25W/sqft	✓	✓		
208 V power supply at 15W/sqft			✓	✓
<b>Design</b>				
Glazing and insulated metal panel exterior walls	✓	✓	✓	✓
Full drywall demising walls (as necessary)	✓	✓	✓	✓
Double-swing 6' entry doors	✓	✓		
Single-swing entry doors			✓	✓
18' clear height	✓			
14' clear height		✓	✓	
10'6" clear height				✓

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