

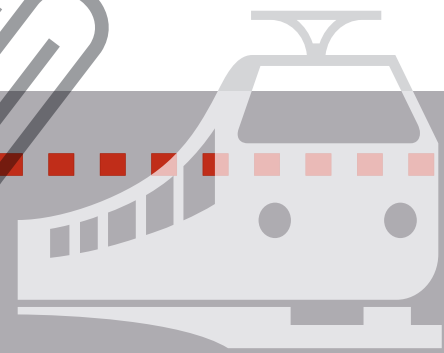
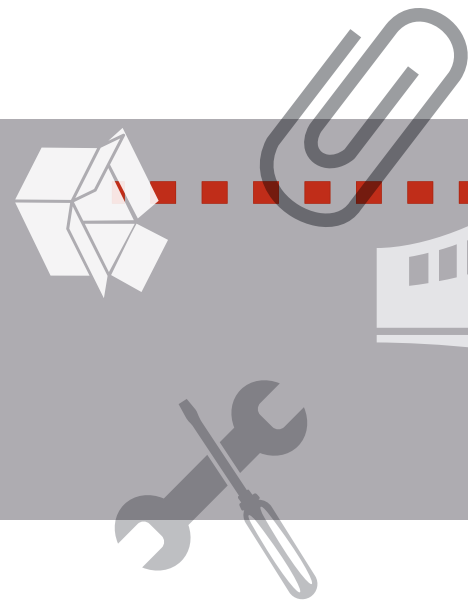
**YES.** Your business  
can own in Vancouver.



# Commercial property in Vancouver is finally within reach.

It's no secret that owning real estate is a good long-term strategy. But for small to medium-sized businesses looking to own commercial space, choices have been very limited.

Until now. A prime, centrally located commercial site is being re-imagined, specifically for businesses that want access to ownership in the City of Vancouver.



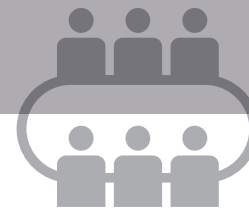
access



design



ownership



vision



# A world of business is coming. Be here for it.



8811 Laurel Street, Vancouver

In the last 5 years, the area bordered by Granville Street, Cambie Street, SW Marine Drive and the Fraser River has seen extraordinary development. In the next 5 years, it is destined to evolve even further. Some of the reasons for the popularity of this area include:

- *15 minute drive to downtown*
- *Quick access to YVR*
- *Marine Drive Station – just 20 minutes to downtown*
- *Densification of the South Marpole area*
- *3 bridges and convenient Highway 99 access*
- *Easy access to Van Term Container Port*
- *Gateway to Richmond & Burnaby*
- *Convenient access to US border*

**South Vancouver is one of the last areas with room to grow in the mature Vancouver market.**

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

Why this is the best location, location, location for business investment.



Vancouver's real estate market is an international story, but one that to date has focused exclusively on the residential market. Now, there is an opportunity for smart business owners and investors to capitalize on the success and projected growth with this unique commercial opportunity.

**A master-planned community right next door.**

With the development of the Marine Drive Station, the City of Vancouver has focused on extensive planning for the Marpole neighbourhood. Over 8,500 new homes are planned or under construction, serviced by 380,000 sq. ft. of planned new retail. Key themes of character, transportation, connectivity, open spaces and business vitality will make this area increasingly desirable.

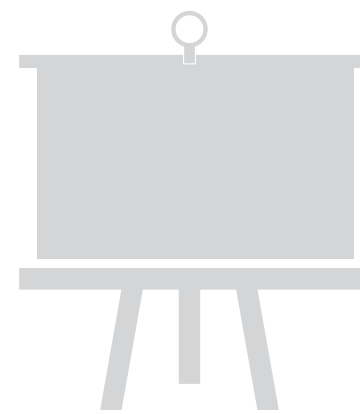


8811  
Laurel St.  
Vancouver



**Downtown meetings are just a quick ride away.**

Getting to a meeting in the city core shouldn't be an all-day affair. By car or Canada Line, IntraUrban is close to Vancouver's hub of international commerce and decision-making. It's an advantage many small and medium-sized businesses cannot easily access.

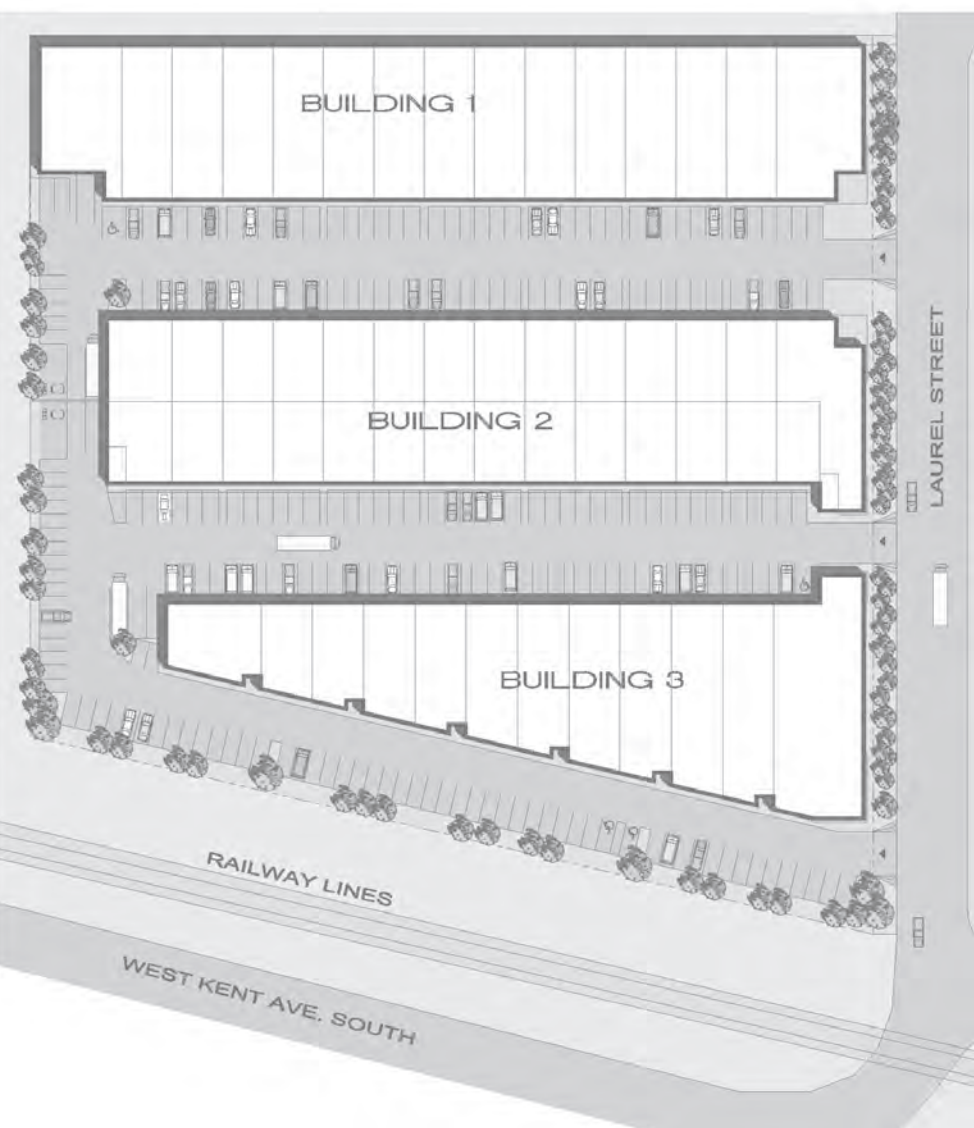
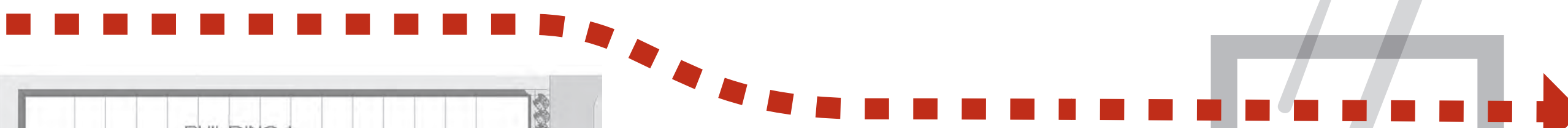
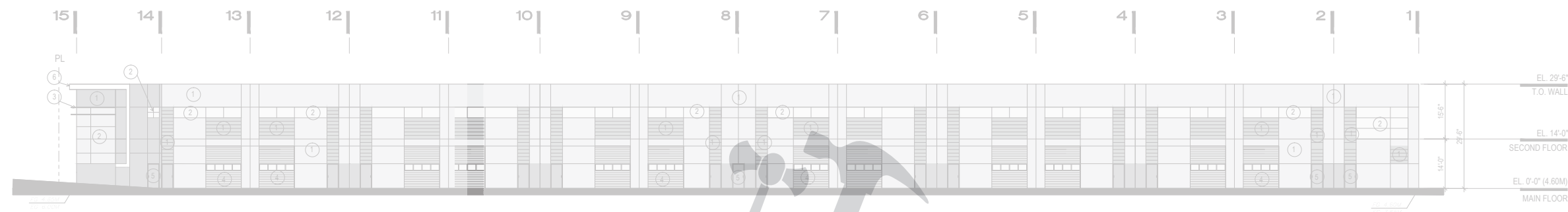


**A better balance of business and living.**

For employees, customers and suppliers, easy Vancouver access in a thriving mixed-use neighbourhood will make working at IntraUrban Business Park productive and inspiring. Proximity to restaurants, shops, transportation, cycling and jogging paths is part of the Vancouver experience. Few industrial parks offer this level of lifestyle.

Choose your piece of Vancouver's business future.

1 BUILDING 3 - SOUTH ELEVATION  
A3.202 SCALE: 1/8"=1'-0"



IntraUrban Business Park consists of three buildings ranging in size from 44,000 to 69,000 sq. ft. featuring contemporary design and high quality construction specifications. A range of space options is available from 1200+/- sq. ft., compact units to 3300 +/- sq. ft.



**Building Features:**

- 22' clear height
- Air conditioned 2nd floor mezzanine
- Grade level roll-up loading doors
- High efficiency lighting
- Separately metered utilities
- Handicapped accessible washroom on main floor
- Contemporary storefront and generous glazing
- Lots of light





# Occupancy: Q1 2017

## Opportunity:

IntraUrban is Vancouver's first commercial strata property opportunity in 5 years.

While residential condo development has proceeded at a frantic pace, the supply of commercial strata property in Vancouver has been almost non-existent. Strong demand is expected among business owners who recognize the value of building equity, while enjoying the benefits of this evolving South Vancouver location.

Looking back, it's easy to see that owning real estate is a good long-term strategy.

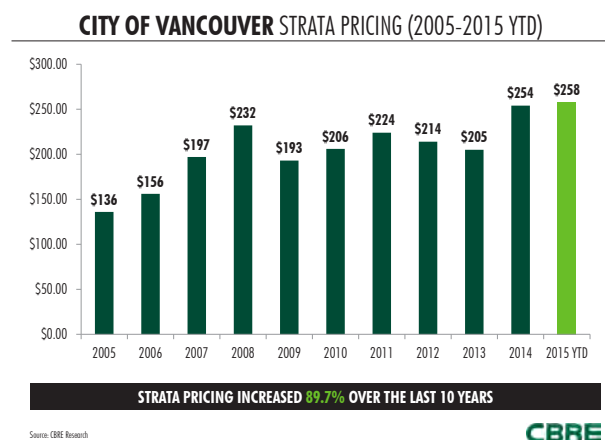
Yet until now, owning in Vancouver has been a choice available mainly to large enterprises. Now, small and medium-sized businesses have their opportunity.

## Immediate

A true Vancouver location has its advantages.

Many industrial parks are located where land is plentiful, but access and services are not. IntraUrban Business Park is walking distance from rapid transit, a quick drive to downtown, right across the bridge from the airport and mere blocks from the on-ramp to Highway 99. A major retail and residential hub is under construction at Marine Drive and Cambie Street. You're even next to a bike path. From employee satisfaction to customer convenience to exceptional value, it's a location that just makes good business investment sense.

**The average price of industrial strata has increased 90% over the past 10 years.**





When you're ready to make your Vancouver business move, we're here.

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



**Chris MacCauley**

**Personal Real Estate Corporation**

[chris.maccauley@cbre.com](mailto:chris.maccauley@cbre.com) **604.662.5190**

**Jason Kiselbach**

[jason.kiselbach@cbre.com](mailto:jason.kiselbach@cbre.com) **604.662.5108**

**Ilya Tihanenoks**

[Ilya.tihanenoks@cbre.com](mailto:Ilya.tihanenoks@cbre.com) **778 372 3930**

**CBRE**

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property re-imagined

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



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