

DAVIES STATION



OWN
at South
Edmonton's
central location
for showcase
industrial.



IntraUrban Davies Station.

Your industrial condo opportunity is about to arrive.

Edmonton is an evolving city, with a blueprint for higher-density centres, linked by transit and transportation infrastructure. The new LRT Valley Line will connect downtown and residential areas with the Southeast Industrial District and beyond.

The Davies Station stop on this line will be a key transportation hub, bringing a new energy to the heart of the Southeast Industrial area. Your business could be at the center of it all.



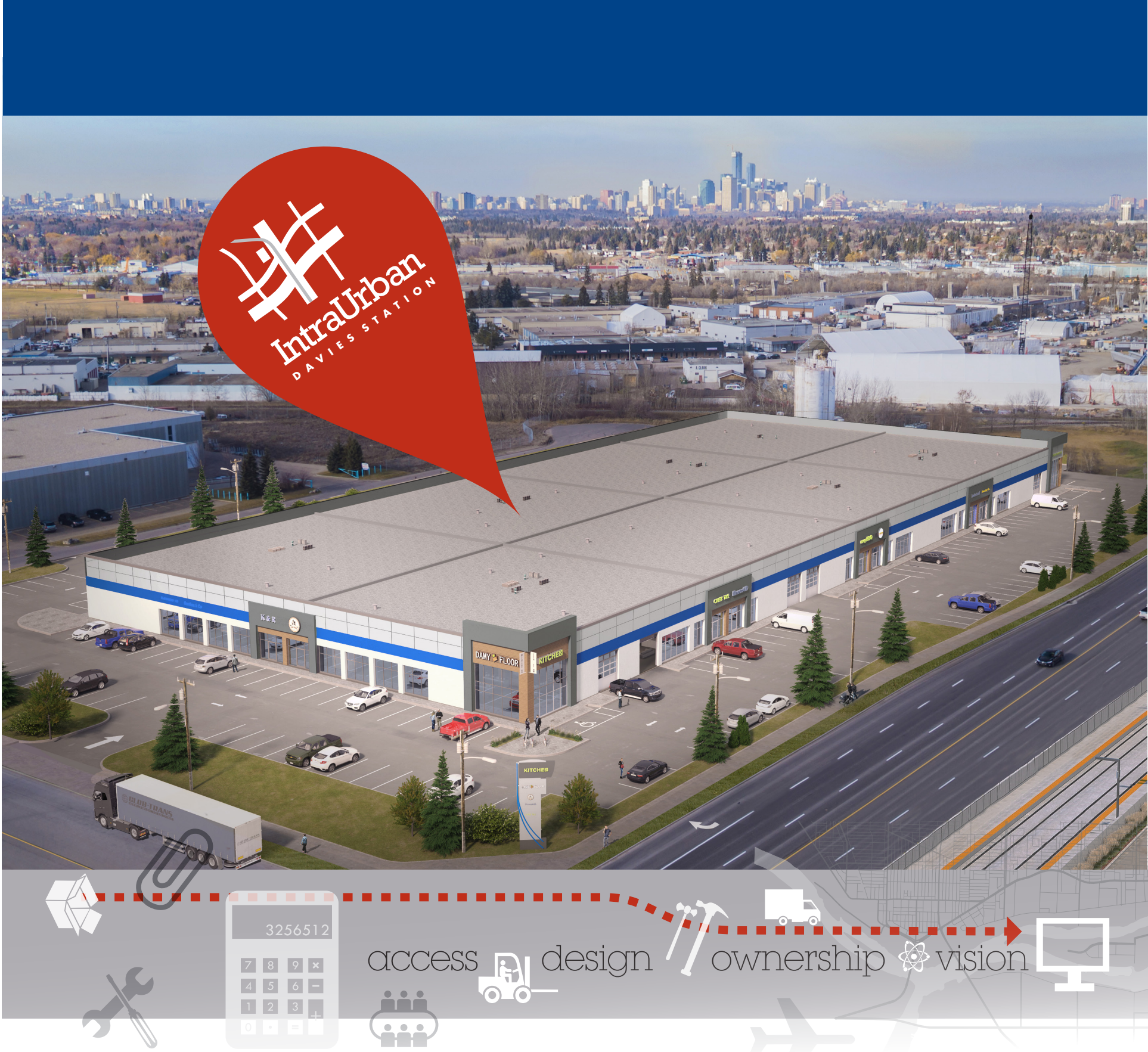
Davies Station under construction



Downtown Edmonton is just 9 mins away by LRT

A location your customers and employees will want, with all of the upgraded features your business needs.

Very few industrial locations are anywhere near public transit. At IntraUrban Davies Station, LRT is right across the street. This gives your workers options, and your business gets the advantage of a vibrant urban hub with steady customer traffic. Inside, each unit is built with all of the fundamental infrastructure a business requires. All you need to do is make it your own.



The IntraUrban story - redefining business ownership one brilliant location at a time.

All over Western Canada, small and medium-sized businesses are left with fewer and fewer options for ownership. Until PC Urban Properties re-imagined what industrial strata could be. IntraUrban Business Parks have since launched successfully in Vancouver, Burnaby, Richmond, and Kelowna.

Now Edmonton businesses get their chance.

82nd Ave
NW

75th Street
NW



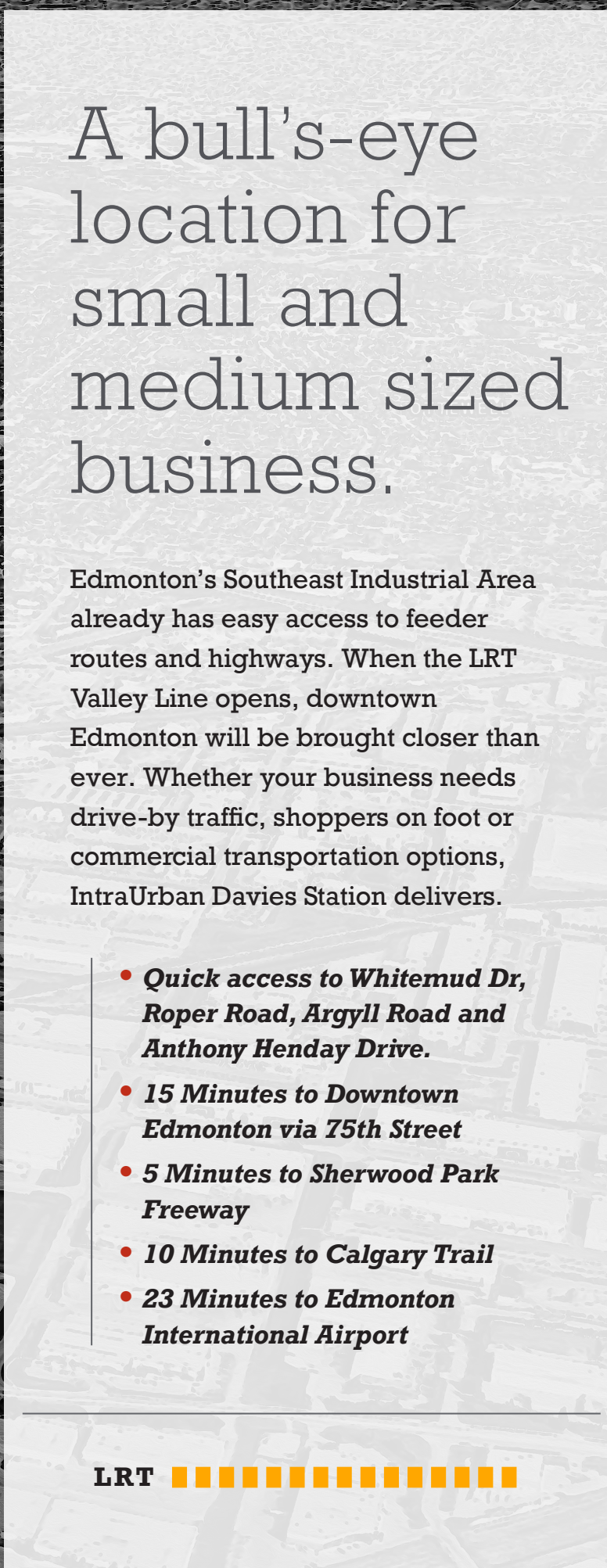
**Davies
Station**



**Roper
Road**

The logo for IntraUrban DAVIES STATION is displayed on a red, teardrop-shaped background. It features a stylized white graphic of a building or structure, followed by the text "IntraUrban" in a bold, sans-serif font, and "DAVIES STATION" in a smaller, all-caps, sans-serif font below it. The background of the entire page is a collage of black and white aerial photographs of urban areas, with a blue textured section at the bottom left.


6008 75th Street NW



A bull's-eye location for small and medium sized business.

Edmonton's Southeast Industrial Area already has easy access to feeder routes and highways. When the LRT Valley Line opens, downtown Edmonton will be brought closer than ever. Whether your business needs drive-by traffic, shoppers on foot or commercial transportation options, IntraUrban Davies Station delivers.

- ***Quick access to Whitemud Dr, Roper Road, Argyll Road and Anthony Henday Drive.***
- ***15 Minutes to Downtown Edmonton via 75th Street***
- ***5 Minutes to Sherwood Park Freeway***
- ***10 Minutes to Calgary Trail***
- ***23 Minutes to Edmonton International Airport***

LRT 

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LRT ■■■■■■■■■■

From transit to trucks to highways to sidewalks, it's all about access.

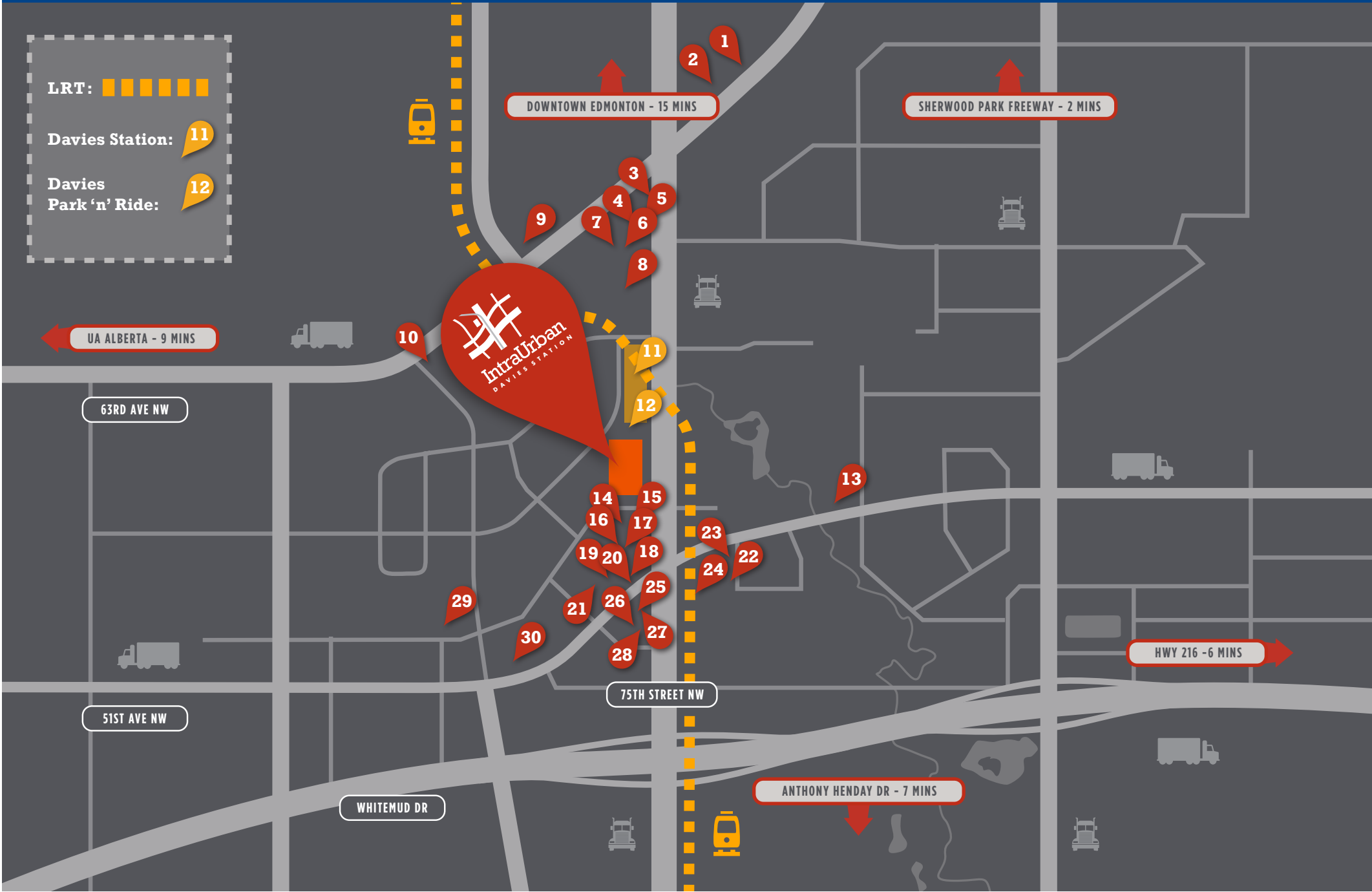
A good business location needs to have options.
At IntraUrban Davie Station, you have your choice of access modes with enough variety for everything from a retail service business to an industrial warehouse. Customers will find your business with ease, turning in from 75th Street or McIntyre Road. Employees can commute to work by train or bus and walk to dining and retail. Shipping and logistics will enjoy a large parking/loading area and easy access to arterials and highways.



Artist conception courtesy of IBI Group

Davies Transit Centre will have 1300+ Park 'n' Ride stalls and large-scale public art by world-renowned visual artist Shan Shan Sheng

IntraUrban Davies Station has over 900 feet of frontage on 75th Street NW, giving businesses average daily drive-by traffic of over 38,000 vehicles.



Put your business at the heart of a growing retail / industrial neighbourhood.

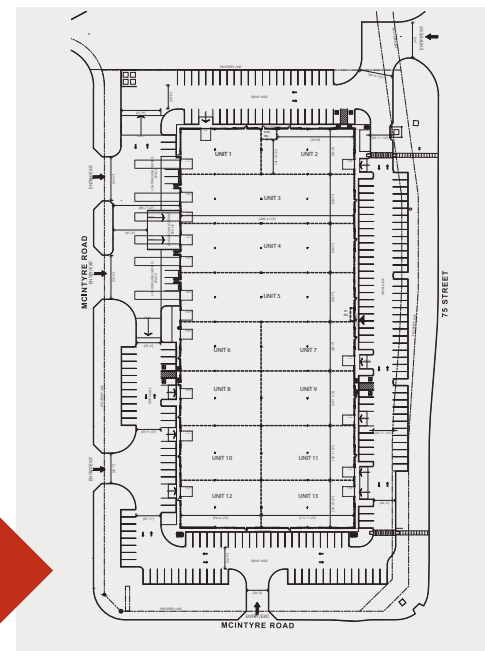
Many industrial areas are far removed from services and convenience. But when your business is located at IntraUrban Davies Station, you will have easy access to restaurants, services and more. This is an area that will become even more vibrant as it develops and Davies Transit Station becomes a major transit hub in South Edmonton.

- 1** Four Point by Sheraton
- 2** Wendy's
- 3** Carl's Jr.
- 4** Boston Pizza
- 5** Petro-Canada
- 6** Enterprise Rent-A-Car
- 7** Brit's Fish'n Chips
- 8** Herber's Autobody
- 9** McDonald's
- 10** Tim Hortons
- 11** Davies Station
- 12** Park 'n' Ride
- 13** Edmonton Minor Hockey Association
- 14** Saigon Hut
- 15** Table Top Cafe
- 16** Armour Registry
- 17** Lumberjack's
- 18** Quiznos
- 19** Hughes Car Wash
- 20** Lube City
- 21** Budget Car Rental
- 22** Cashco Financial
- 23** Mr. Sub
- 24** Tim Hortons
- 25** BMO
- 26** UPS Store
- 27** Subway
- 28** Speedy Collision
- 29** Hertz Car Rental
- 30** Bumper to Bumper



Your IntraUrban Industrial Condo - designed and zoned for maximum business flexibility.

When investing in a business location, it's crucial to know you have options, now and for the future. Every IntraUrban project is built for the needs of business and light industry. You will take ownership of a fresh business space, ready for your customization and years of trouble free occupancy.



Space for business efficiency and room to grow.

The industrial condo units at IntraUrban Davies Station are generous bay size, ranging from 5,382 to 12,410 square feet. Just think what you could do with all that space – from manufacturing to storage to spacious showroom, the choice is yours.

All units include:

- **High Efficiency LED Lighting**
- **At Grade Loading**
- **Separately Metered Utilities**
- **Contemporary Storefront and Generous Glazing**
- **22-foot Clear Ceiling Heights**

A site with practical advantages.

Located at 6008 75th Street NW, this property offers a combination of superior retail exposure and convenient access, with a new entrance off 75th Street and lighted intersection off McIntyre Road. A total of 205 proposed parking spaces make things easy for customers and employees.



Flexible IB (Industrial Business) zoning

IB zoning permits a wide variety of retail and industrial uses including breweries, bars, warehouse sales, restaurants, personal service shops, indoor recreation services and much more. IntraUrban Davies Station will be headquarters for a varied entrepreneurial community of proud business owners.



Where will your business be in 10 years?

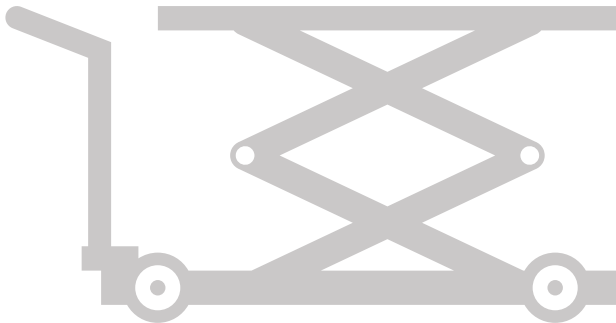


Business success takes long-term thinking. Experts agree, owning your own business space is a good way to build equity stability, and be in control of your business future.



Owning VS Leasing			
6,000 sf @ \$240 sf		6,000 sf	
Purchase Price	\$1,440,000	Lease Term	10 Years
Down Payment	\$360,000	Annual Rate (psf)	\$14.00
Mortgage Amount*	\$1,080,000		
Annual Mortgage Cost	\$68,172	Annual Lease Cost	\$84,000

Ownership Benefits	
Net Annual Savings Compared to Leasing	\$15,828
Equity Built During Ownership** (10 Years)	\$297,237
Net Benefit of Ownership (10 Years)	\$455,517



The chart on the left explains why it's so important for your business to get in on industrial condos now.

As Edmonton evolves with LRT expansion and development, this location has significant upside potential.

IntraUrban Davies Station is a good location now. As the city grows, the benefits of owning space close to transit become even more apparent. Industrial property with this kind of retail access and flexibility will have appeal well into the future.

Owning real estate is a good long-term business strategy.

You don't have to be a Fortune 500 company to own real estate. Taking control through owning your location or even holding property and leasing it long-term are now options available to more businesses than ever.

IntraUrban Davies Station is a rare opportunity that will only be available to a maximum of 13 businesses. Will yours be one of them?

Businesses who have invested in their own space have benefitted from increasing land values and a growing customer base. IntraUrban Davies Station represents a rare chance to be at the centre of this region's bright future.



* Conventional mortgage, based on 25% down payment, 4.00% interest on 25 year amortization (rate effective as at November 4, 2019)
** Equity Built is the total paydown of principal over 10 years



**It's time to
make your
move.**

Register Now
intraurban.ca/davies

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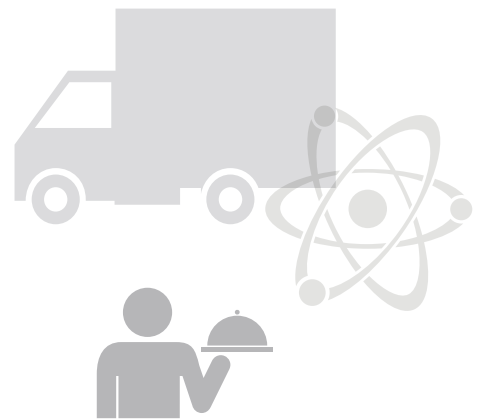
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**AVISON
YOUNG**

PCurban
property re-imagined

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



IntraUrban
DAVIES STATION