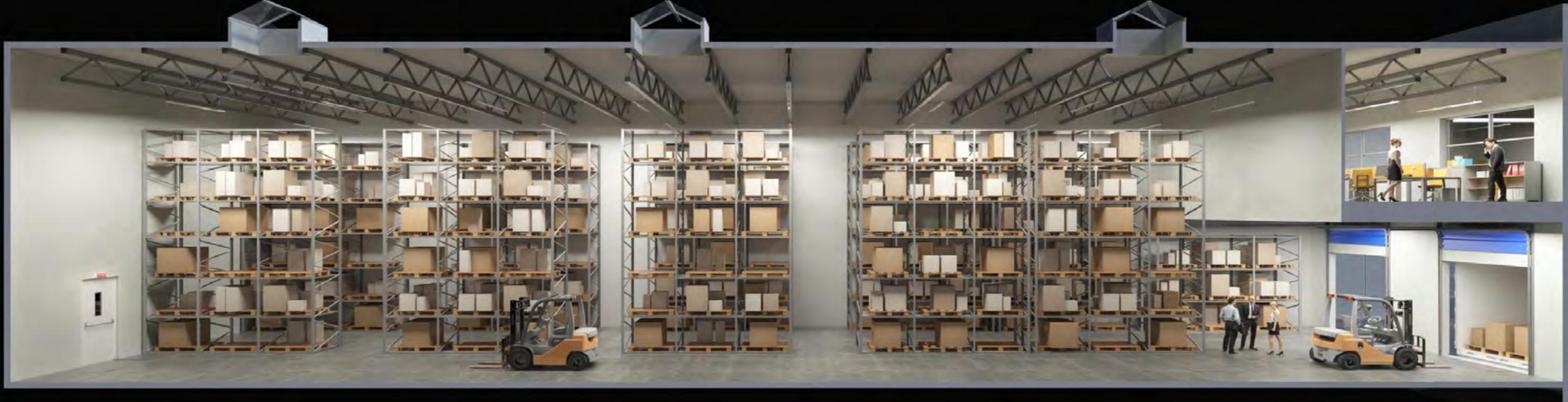


# RIVERSHORE



Your waterfront opportunity for commercial property ownership.





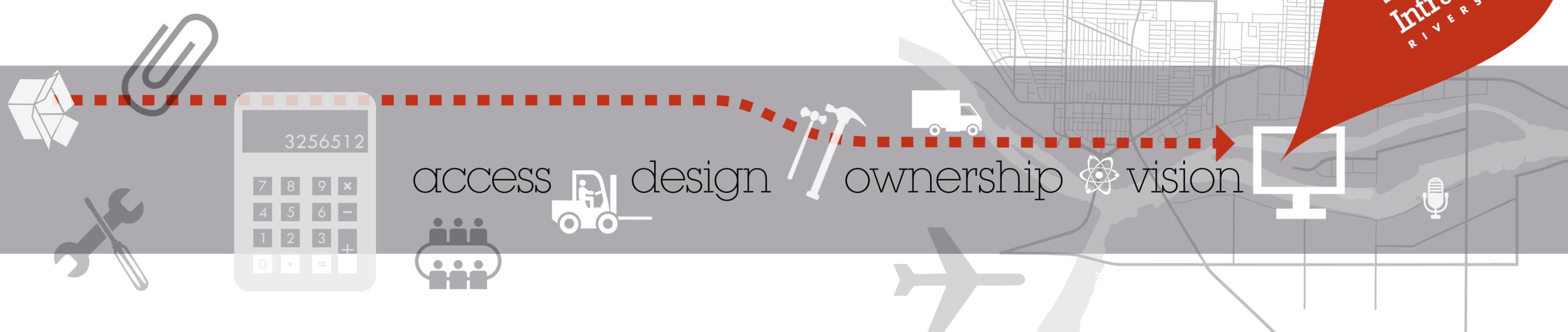
# The IntraUrban phenomenon is bridging the gap.

Owning real estate has always been a good business strategy. But in the hot Metro Vancouver real estate market, industrial property ownership for small and medium-sized businesses is increasingly out of reach.

In 2016, the launch of the first IntraUrban Business Park near Marine Gateway changed all that, selling out in a few short months.

Now developer PC Urban Properties Corp. is re-imagining the potential of industrial strata space with IntraUrban Rivershore – a stunning riverside location, right in the heart of Metro Vancouver, on the border of Richmond.

Is your business ready to take the next step?



# The energy of Vancouver. The industry of Richmond.

**IntraUrban Rivershore offers the best of all worlds.** As Vancouver's international star continues to rise, a ripple effect is running through the entire region, increasing demand for strata-titled industrial space. A location that offers easy access to both urban markets and industrial services is even more rare. Now, right on the western point of Mitchell Island, IntraUrban Rivershore offers it all.

- Direct access to the Knight Street Bridge
- Easy access to Highway 91, 99 and SW Marine Drive
- Proximity to Vancouver, Richmond, New Westminister, Surrey and YVR Airport
- Downtown Vancouver is less than twenty minutes away
- Riverside views
- A natural setting on Vancouver's original working waterway

**A prime, centrally-located riverside site like this may never be available to small and medium-sized businesses in this market again.**

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

The logo for IntraUrban Rivershore, featuring a stylized white icon of a building or structure within a red teardrop shape, with the text "IntraUrban" and "RIVERSHORE" below it.

1111 Twigg Place, Richmond, BC

# The Fraser River – a history of prosperity, a future of growth.

From fishing and logging to shipping and aviation, the Fraser provided a flow of commercial activity that nurtured the entire province. Now this waterway is at the centre of a new boom, in real estate, high tech and a globalized Pacific Rim economy. Your business can be at the heart of it all.



## Perfectly located for opportunities in every direction.

IntraUrban Rivershore is set right in between the vibrant international hub of Vancouver, the industrial and commercial services of Marine Way in Southwest Burnaby and the growing market of Richmond. With direct access north, south, east or west, you can benefit from the growth of the entire region.



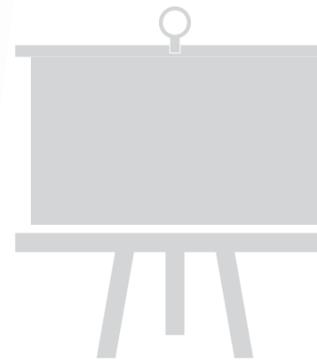
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Twigg Place,  
Richmond,  
BC



**Mitchell Island is one of the last undeveloped gems in the region.** As the City of Richmond's Official Community Plan (OCP) for the area promotes a shift from heavy industrial to added-value light industrial use, the redevelopment of Mitchell Island is inevitable. With IntraUrban Rivershore you will be at the leading edge of this revitalization, enjoying a new standard of prime units specifically designed for the needs of growing businesses and investors.

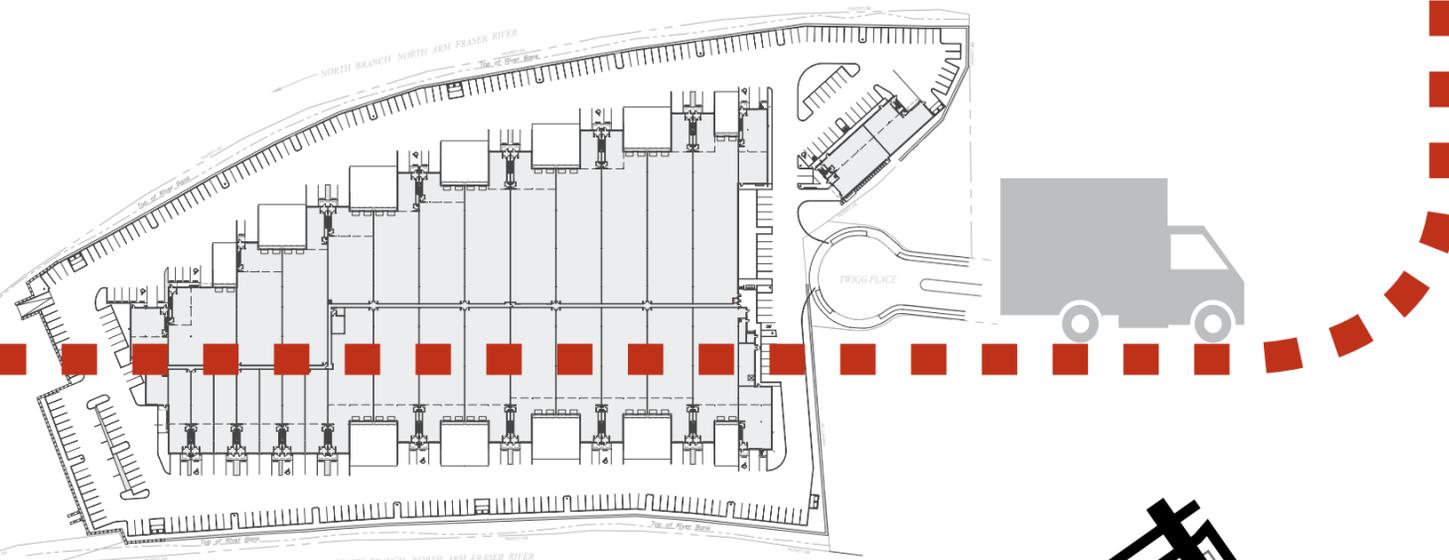
## Making industrial property work for local business again.

Most properties of this scale would be built for one or two large, multinational tenants. But the IntraUrban philosophy supports the small and medium-sized businesses that are the engine of Canada's economy. A wider range of businesses and investors makes for a more vibrant business community.



# IntraUrban Rivershore makes a point of better design.

Many industrial parks seem to have forgotten the fact that actual people have to work there. That's why PC Urban brings a higher level of thoughtful design to light industrial space. We also set our standards high for long-term ease of ownership. A range of unit sizes and the ability to combine spaces will appeal to a wide variety of businesses and investors. Built-in upper floor flex space and features such as high ceilings, efficient column spacing and both dock and grade loading help ensure business owners, investors and their tenants will benefit far into the future.



## Building Features:

IntraUrban Rivershore offers over 260,000 square feet of industrial space with single units ranging in size from 3,640 to 12,500 square feet.

### Features include:

- Dock and grade loading
- 26' clear ceiling heights
- ESFR sprinklers
- T5 lighting
- Fraser River views
- 54' column spacing
- Heavy 3-phase power





# The demand for property ownership shows no signs of slowing.

**IntraUrban Rivershore is the closest new industrial strata development to Vancouver without paying the big city premium.**

As Metro Vancouver continues to densify, pressure on nearby land values and availability will rise. Yet the focus will likely remain on residential and retail development, leaving industrial business ownership as a high-demand opportunity. This central North Richmond location will serve a growing Lower Mainland for the foreseeable future.

**It's time to make property ownership a business priority.**

The math is clear – investing in your own property beats paying for someone else's equity hands-down. With a location that is

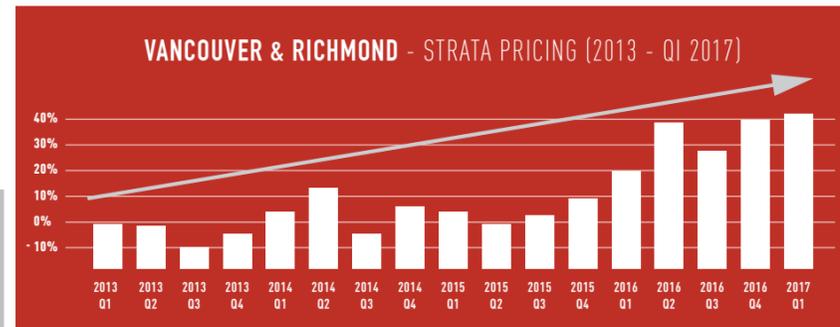
on the leading edge of development, yet so close to all the Lower Mainland has to offer, IntraUrban Rivershore is a logical next step for business owners who are able to look ahead.

**A Metro Vancouver location that's almost too good to be industrial.**

Many industrial parks are located where land is plentiful but access and services are not. IntraUrban Rivershore is a riverside business park, close to the action and tailor-made for the flexibility of the new Metro Vancouver economy, with spectacular views of the working Fraser River. It's a site that truly makes the most of its location.

That's what makes it IntraUrban.

**Over the past four years, industrial strata property has increased in value by 42%.**



**42% INCREASE**

When you're ready to come to the Rivershore, we're here.

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

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**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.

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