

CHOOSE THE PERFECT BASE  
FOR YOUR BUSINESS FUTURE.



830 MCCALLUM ROAD, LANGFORD, BC

 **INTRAU**U**RBAN**  
CORNERSTONE

*Your new Langford business base.*

SEE WHERE YOUR BUSINESS  
COULD GROW FROM HERE.



CORNERSTONE ONE



CORNERSTONE TWO



CORNERSTONE THREE

## Welcome to IntraUrban Cornerstone.

Langford's newest strata industrial ownership opportunity. Three distinct business centres with a variety of space, features and configurations.

With over 160,000 square feet ready for business, IntraUrban Cornerstone will be home to some of BC's most forward-thinking companies.

GIVE YOUR WEST  
SHORE BUSINESS  
THE POWER OF  
OWNERSHIP.



"Buying our own real estate... gives us certainty over costs and our own assets."

- David G. Hill, CEO, Raicor Contracting  
Owner - IntraUrban Brentwood



**Real estate has long been acknowledged as a smart investment for business owners.** Demand for industrial space is high, and current supply is extremely low in this market. Overall, the industrial asset class continues to outperform other commercial real estate asset classes due to the rise in e-commerce, direct-to-consumer shipping and warehousing.

It's also an issue of control; owning your own space at IntraUrban Cornerstone frees you from the variability of lease rates and market uncertainty. Monthly 'rent' costs go to paying your mortgage instead of someone else's.

If recent times have taught us anything, it's that being your own landlord puts your business in the driver's seat.



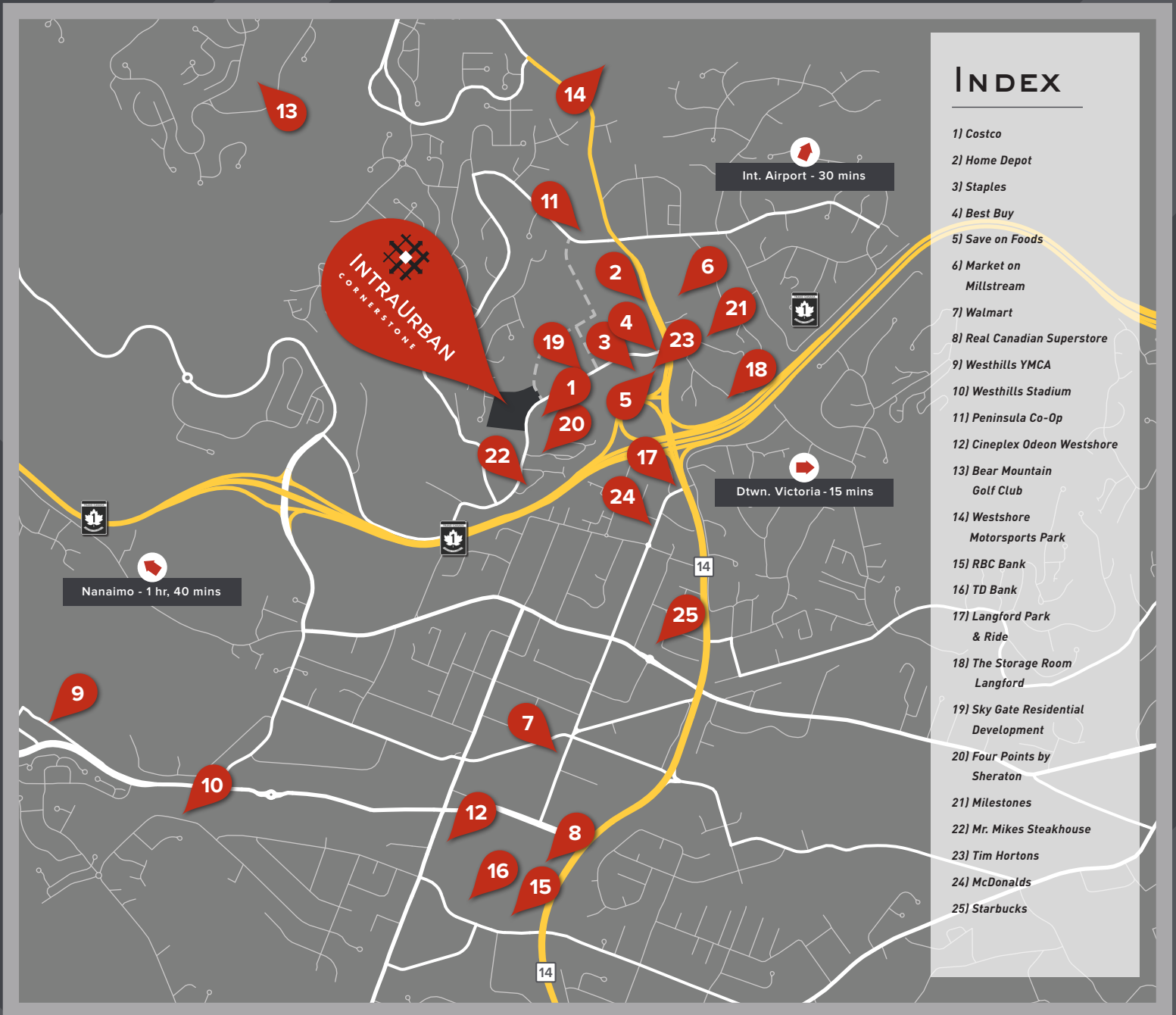
INTRAUrBAN LAUREL, VANCOUVER

While historic numbers are no indicator of future performance, the increase in value of other IntraUrban Business Parks speak for themselves.



Your new Langford business base.

IntraUrban Cornerstone is close to prime residential areas, amenities and recreation.



## A LOCATION ALMOST TOO GOOD TO BE INDUSTRIAL.

As the gateway between the Capital Regional District and central Vancouver Island, Langford is evolving into a residential, retail and business hub for the entire Greater Victoria area.

This location offers excellent customer traffic from a major destination shopping area and logistics access to both Victoria and Upper Island businesses and trades. It is also close to prime residential neighbourhoods, amenities and recreation.

IntraUrban Cornerstone is a combination of work and lifestyle that benefits employees, owner-users and investors alike.

# THE INTRAURBAN NAME MEANS INDUSTRIAL BUSINESS DESIGN THAT STANDS ABOVE THE REST.

The very first IntraUrban Business Park was created in Vancouver by PC Urban in 2016. Its success has led to the creation of a network of IntraUrban developments, building a community of independent business owners and investors across Western Canada who benefit from the power of ownership.

The PC Urban vision is to create urban spaces that build value for all. We welcome the future owners of IntraUrban Cornerstone to share in that vision.



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## FOR MORE INFORMATION, PLEASE CONTACT: 250.410.3000

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[INTRAURBAN.CA/CORNERSTONE](http://INTRAURBAN.CA/CORNERSTONE)



A dedicated team of experienced real estate and asset management professionals overseeing more than four billion dollars' worth of real estate investments in Canada and the United States.



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