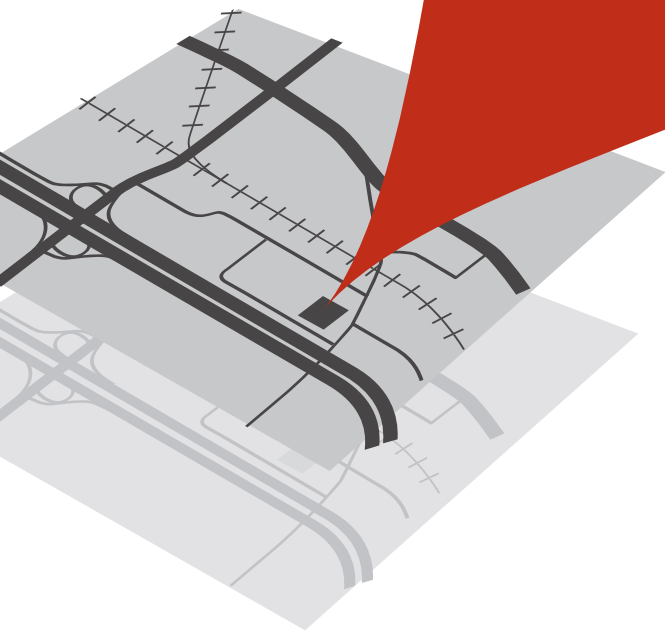


BRENTWOOD



It's time to own
your business future
in Metro Vancouver's
new urban centre.

Vancouver's IntraUrban Business Park success story is about to hit new heights.



In a market where rising prices and shrinking availability have squeezed small and medium-sized businesses out of the play, the launch and sell-out of the first IntraUrban Business Park near Marine Gateway changed the game.

Now, developer PC Urban Properties Corp. is shifting its re-imagining lens and innovative urban development to Burnaby.

Introducing IntraUrban Brentwood. A business real estate opportunity fueled by smart density, transit growth, and an evolution in the design of light industrial strata space.



access




design



on



ownership  vision





Welcome to Brentwood. The heart of the Lower Mainland.

Brentwood Town Centre is fast-becoming one of the largest master-planned urban destinations in Canada.

The adjacent light industrial zone that will be home to IntraUrban Brentwood is already established as a core service node for the entire district.

- *Quick access to Highway 1*
- *Walking distance to SkyTrain and bus route*
- *Adjacent to Brentwood Town Centre*
- *Convenient access to Vancouver, North Shore and the Fraser Valley*

The densification of Brentwood will bring even greater prosperity to this centrally-located area, completing a long-term vision for a live, work and play community.

intraurban.ca/brentwood



Holdom
SkyTrain
Station



5495 Regent Street, Burnaby, BC



As Brentwood's new urban core rises, so does this once-in-a-generation opportunity.



The Metro Vancouver area is a world-class real estate story, but most headlines focus on residential condominiums. Less well known is the rapidly closing window of opportunity for businesses to invest in their own commercial property. IntraUrban Brentwood is one of the last, ideal, central locations available for light industrial strata.

A master-planned community right next door.

The Lower Mainland skyline is changing. The City of Burnaby's Brentwood Community Plan is creating over 2 million square feet of retail, office and high-rise residential towers: shopping; dining; theatres; living. The long-term vision for this whole region is on an upward curve.

**5495
Regent St.
Burnaby,
BC**



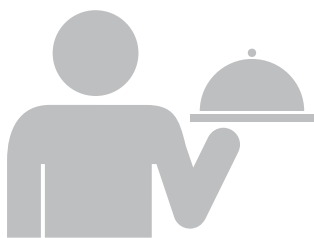
All of Metro Vancouver is within your reach.

IntraUrban Brentwood is at the geographic centre of Vancouver, Burnaby, New Westminster, North Shore and the Tri-Cities. Transportation access is central, with Highway 1 immediately to the south, Lougheed Highway to the north and the border of Vancouver directly to the west. Have a meeting in downtown Vancouver? It's just a 25-minute drive away.



Your business will be part of a living community.

Unlike so many industrial parks located miles from anywhere, IntraUrban Brentwood is designed for living. Shops, restaurants, retail and residential are blocks away. Holdom SkyTrain Station is within walking distance and buses travel down Douglas Road. Burnaby Lakes Regional Park offers walking, hiking and cycling trails. Your customers, suppliers and employees will thank you.

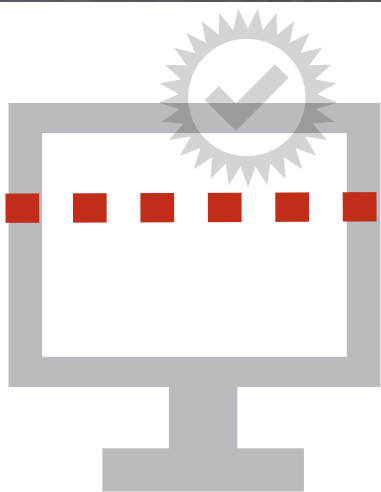




IntraUrban Design – Almost too good to be industrial.



Many industrial parks seem to have forgotten the fact that people have to exist in them. PC Urban brings a higher level of design and consideration to small-bay, light industrial space. We also set our construction standards for long-term ownership. Superior finishes and features such as built-in upper floor flex space help ensure business owners, investors and their tenants will benefit far into the future.



Building Features:

IntraUrban Brentwood consists of three buildings spread over approximately 100,000 square feet, with units starting from 2,700 square feet. Architecturally designed with a unique facade, extensive glazing and efficient layouts, all units offer contemporary storefront, office and warehouse potential.

Features include:

- Grade level loading
- 24' clear ceiling heights
- ESFR sprinklers
- 3-phase power
- Built-in concrete mezzanines
- High efficiency lighting
- Handicapped accessible washroom on main floor
- Separately metered utilities





It's logical. It's economical. It's inspirational.

IntraUrban Brentwood is the first new industrial strata development in the area for decades.

As the Brentwood Community Plan comes to completion, pressure on land values and availability is expected to rise. Yet the focus will likely remain on residential and retail development, leaving light industrial business ownership as a high-demand opportunity. This central Burnaby location will serve a growing Lower Mainland for the foreseeable future.

Property investment should be a central strategy for any business.

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 Brentwood combines an exceptional location with proximity to a booming new urban centre to create an unmatched commercial real estate opportunity.

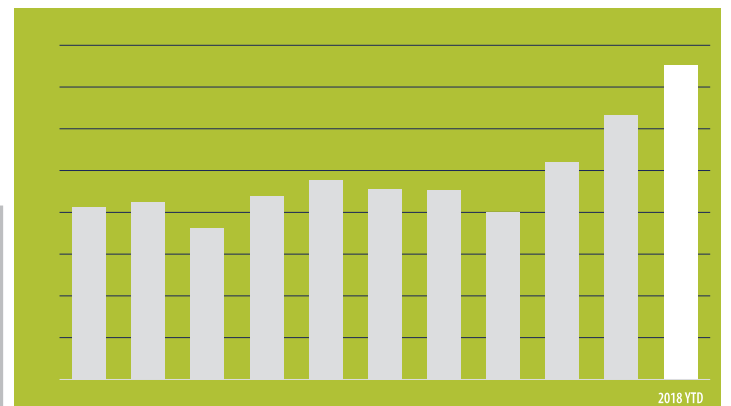
A Metro Vancouver location with unparalleled access.

Many industrial areas are stranded, miles from transit, services and future development. With Brentwood Town Centre on one side and the Trans-Canada Highway on the other, IntraUrban Brentwood offers more accessibility than almost any other industrial area. It's a location where business can truly thrive.


That's what makes it IntraUrban.

The average price of industrial strata has increased 88% over the past 10 years.

CITY OF BURNABY STRATA PRICING - 2008-2018 YTD







The IntraUrban
vision is long-term,
but the opportunity
won't be here
forever.

intraurban.ca/brentwood

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**AVISON
YOUNG**

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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