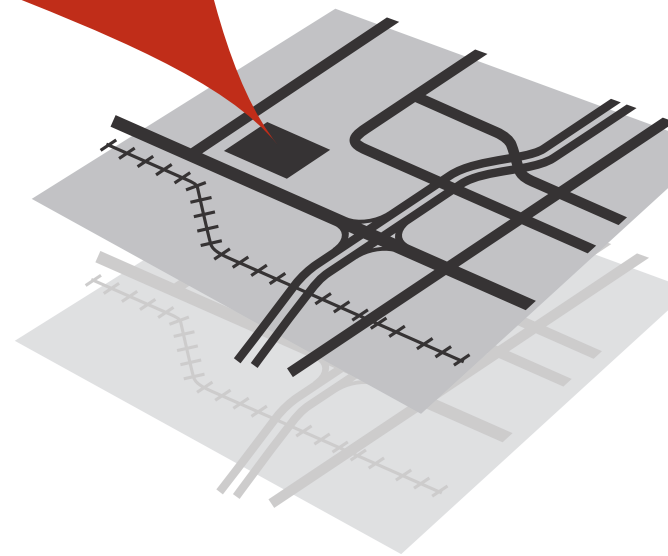


CROSSROADS



YOUR business
can own in the
Fraser Valley's
new centre.



IntraUrban Crossroads.

The perfect location
for your new:
Head Office
Warehouse
Showroom
Shop
Storefront

As your business grows, owning your own space just makes more and more sense. Now there's an ownership opportunity that puts you in the centre of the action, with access to all the Fraser Valley has to offer.



Quick access to destinations from Vancouver to Abbotsford. Walking distance to shopping, dining and services.

With immediate access to Highway 10 and Highway 15, your business is in the centre of the Fraser Valley, including border crossings, the Tsawwassen Ferry Terminal and beyond. Only a block away - Cloverdale Town Centre, an urban commercial hub - is ideal for employee convenience and a great source of traffic for your business.

The IntraUrban success story - light industrial strata properties that combine excellent location, first-class features and long-term value.

All over Western Canada, small and medium-sized businesses are left with fewer and fewer options for ownership. In 2016, PC Urban Properties re-imagined what industrial strata could be. IntraUrban has since launched successfully in Vancouver, Burnaby, Richmond, and Kelowna.

Now Fraser Valley businesses get their chance.



Locate your business at the geographic centre of the Fraser Valley.

As development increases in the Lower Mainland, the Fraser Valley is developing key nodes of commercial service and residential density. IntraUrban Crossroads is at the centre of this area, with easy access to everything from regional city centres to transportation hubs to industrial services, and more than a million customers. Just think where your business could grow from here.

- ***Walking distance to Cloverdale restaurants and coffee shops***
- ***6 minutes from Langley***
- ***15 minutes to U.S. Border Truck Crossing***
- ***Convenient access east to Abbotsford and west to Vancouver***



17277 Highway 10, Surrey



Cloverdale – a city centre with an authentic past and a bright future.

Surrey has been described as a ‘city of cities’, with Cloverdale one of its best-kept secrets. The new Cloverdale Town Centre features a mix of land uses including commercial, social and cultural hubs.



The urbanization of the main street and pedestrian transition to the fairgrounds is shaping this iconic community into a vibrant hub for families and businesses alike.



And you’re right next to it all.

IntraUrban Crossroads is zoned for business flexibility.

Located adjacent to Cloverdale Town Centre, this property is zoned Highway-Commercial, offering an amazingly varied set of business possibilities not offered by traditional industrial.

Just some of the business uses for IntraUrban Crossroads:

- Retail
- Wholesale
- Light Industry
- Showroom
- Office
- Warehousing



Regional access.

Local convenience.

When you come to work at IntraUrban Crossroads, you’re not stranded in isolation. Dining and retail are just a short walk or drive away. For retail or showroom businesses, Cloverdale Town Centre is a great source of loyal customers.

- | | | |
|--------------------------------|-----------------------------------|-----------------------------------|
| 1 Lighthouse | 10 Hawthorne Beer Market & Bistro | 19 BMO |
| 2 The Chopped Leaf | 11 De Dutch | 20 The Henry Public House |
| 3 Staples | 12 Cloverdale Station | 21 The Rustic Rooster |
| 4 Envision Financial | 13 Clover Square Village | 22 Vault |
| 5 Trail Appliances | 14 Glen's No Frills | 23 Cloverdale Bakery |
| 6 Starbucks | 15 Shopper's Drug Mart | 24 Hansell Deli |
| 7 Original Joe's | 16 Museum of Surrey | 25 Cloverdale Arena |
| 8 Rexall | 17 Panago Pizza | 26 Elements Casino & Fraser Downs |
| 9 Southridge Building Supplies | 18 Republica Coffee Roasters | |

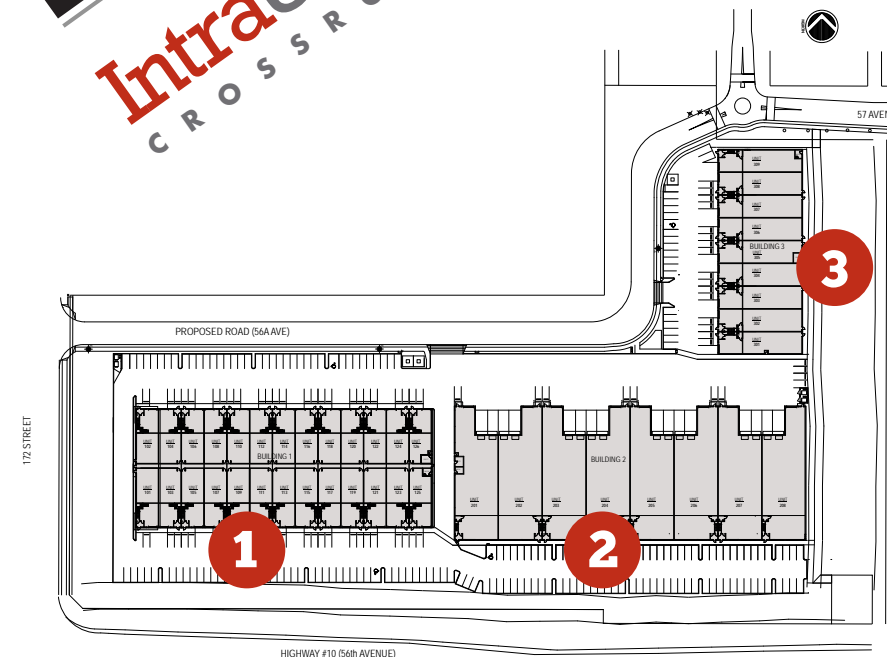
IntraUrban design: At the crossroads of flexibility and efficiency.

Every IntraUrban project is built from the ground up for the needs of business and light industry. You will take ownership of a brand new property, ready for your customization and years of trouble free occupancy.



All units include:

- High efficiency lighting
- Separately metered utilities
- Handicap accessible washroom on main floor
- Contemporary storefront and generous glazing
- 26-foot clear ceiling heights
- Built-in mezzanine office space



Crossroads 1 features small bay units with at-grade loading and 2nd floor mezzanine office space. Three parking spaces and 1 loading door are yours exclusively.

Crossroads 2 features large bay units with dock and grade loading and 2nd floor mezzanine office space. One side fronts a showroom-type entrance facing Hwy 10, with parking, and the other side is reserved for loading.

Crossroads 3 features small bay units of 3,600 sq ft with mezzanine office space. Units in Crossroads 3 include the same frontage characteristics as Crossroads 1, with at-grade loading and parking at the front of each unit.

Building Features:

With the uniquely flexible zoning of IntraUrban Crossroads, we decided to make the space more flexible as well. With three IntraUrban Crossroads buildings available, you can select the configuration of showroom, office, and warehousing space that best suits your business.

Four unit types range from 2,750 square feet up to 9,500 square feet each. Some have front entry and loading, others feature rear dock and grade loading.





Take an ownership stake in the incredible future of Cloverdale and the Fraser Valley.

In the past decade the Fraser Valley has seen exponential growth and development. Businesses that have invested in their own space have benefitted from increasing land values and a growing customer base. IntraUrban Crossroads is your chance to be at the centre of this region's bright future.



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

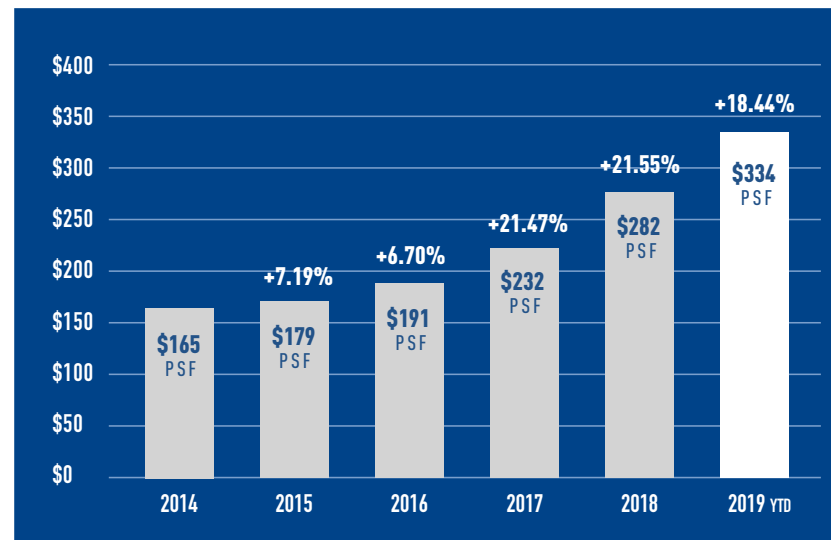
You don't have to be a Fortune 500 company to own real estate. Taking control through owning your location or even holding property and leasing it long-term are now options available to more businesses than ever.

IntraUrban Crossroads combines an accessible location with proximity to a booming new urban centre, creating an unmatched commercial real estate opportunity.

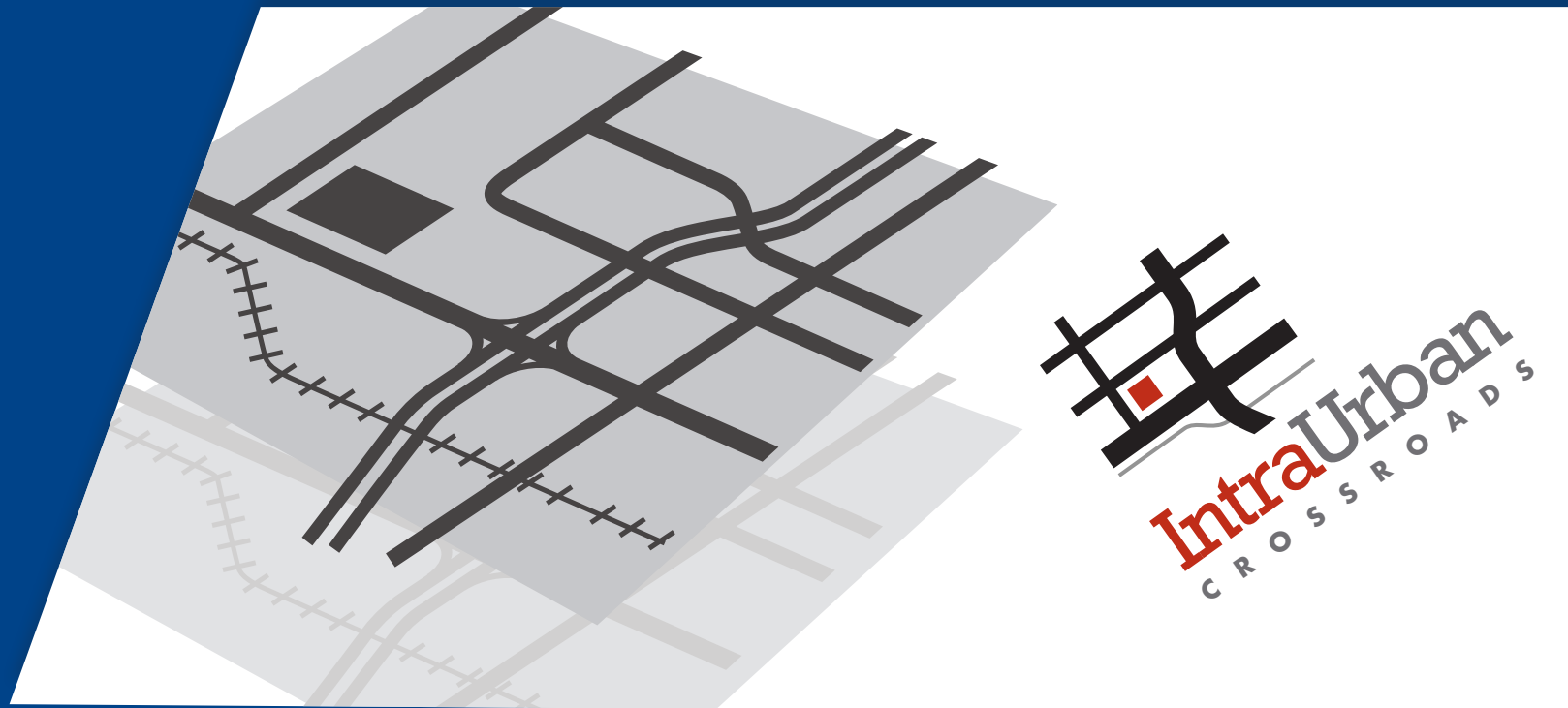
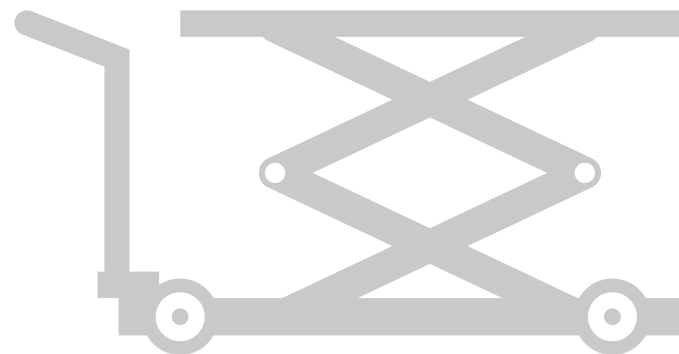
It's time to make your move.

As pressure increases on the Fraser Valley's limited land base, zoning restrictions, and availability of industrial land is likely to tighten further. The best IntraUrban Crossroads units will go quickly. This is your opportunity to secure ownership for the future of your business.

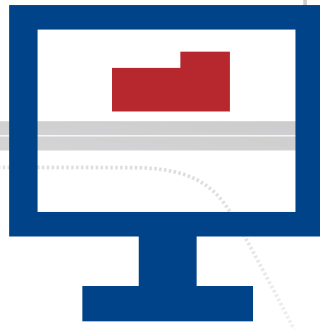
SURREY STRATA PRICING-2014-2019 YTD



The average price per square foot of industrial strata has increased 76% over the past 6 years.



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



Register Now
intraurban.ca/crossroads

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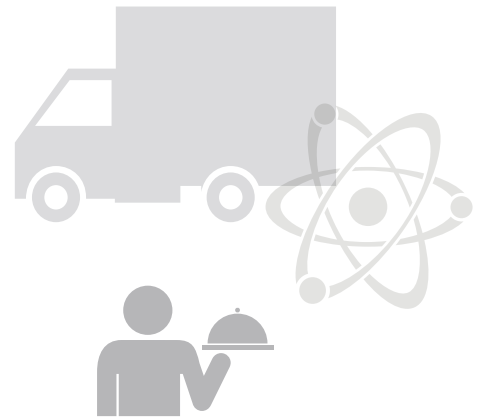
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**AVISON
YOUNG**

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.



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