

ENTERPRISE



Kelowna
is ready for
a new kind of
industrial strata
space.
Are you?



The IntraUrban phenomenon has re-imagined the concept of light industrial space. Now, it's coming to Kelowna.

Owning real estate has always been a good business strategy, but rising prices and shrinking availability have limited that opportunity for small and medium-sized BC businesses.

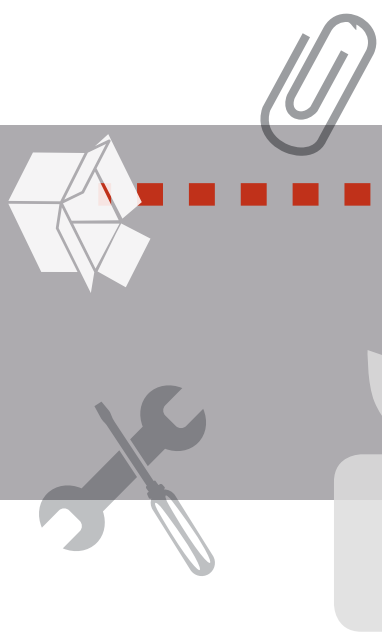
Then, in 2016, the game changed.

Developer PC Urban Properties Corp. re-imagined the industrial strata landscape with the launch of IntraUrban Business Park in Vancouver – Affordable, purpose-built commercial space that sold out in months.

Now, the IntraUrban success story is launching outside the Lower Mainland for the very first time.

Introducing IntraUrban Enterprise. Your chance to own brand new, class 'A' light industrial small-bay strata, centrally located in one of Canada's fastest growing cities.

It's an opportunity custom built for business success.



access



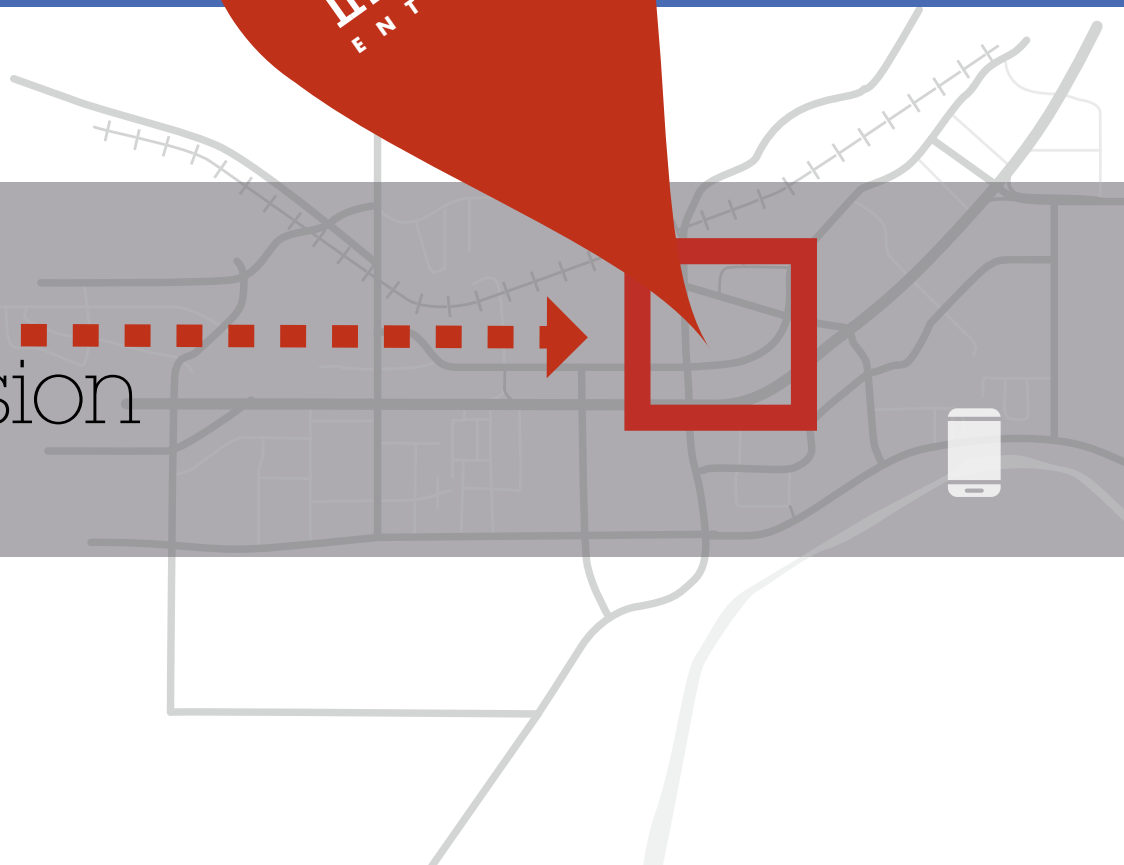
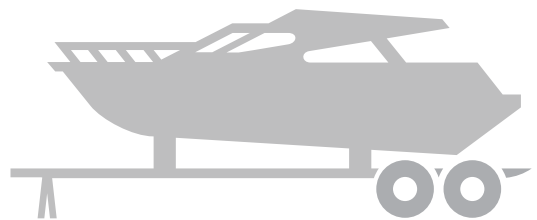
design



ownership



vision



Your window of opportunity to own in central Kelowna is closing fast.



1655 Dilworth Dr, Kelowna, BC



This lakeside jewel in the heart of BC is quickly being discovered by the world, and strata-titled light industrial space is becoming more and more rare. Yet right here in central Kelowna, IntraUrban Enterprise offers you a prime location, close to everything business needs:

- *Easy access to Highway 97*
- *Direct access to Enterprise Way and Dilworth Drive*
- *Central to Okanagan destinations, from Vernon to Penticton*
- *Downtown Kelowna is minutes away*
- *A chip-shot from the largest retail centre in the Okanagan*
- *Convenience for owners, employees and customers*

A prime, centrally-located commercial site like this may not be available to small and medium-sized businesses in this market again.

intraurban.ca/enterprise

Kelowna and IntraUrban. The timing couldn't be better.

The Kelowna area is a world-class real estate story, but few headlines focus on the dwindling opportunity for businesses to invest in their own commercial property here. Located only steps away from the most recognizable shopping node in the Okanagan, IntraUrban Enterprise promises businesses proximity and growth in the middle of an entrepreneurial and recreational paradise.



1655
Dilworth Dr
Kelowna,
BC



Industrial vacancy is down. Lease rates and demand are on the rise.

These are the kind of market conditions that made IntraUrban Vancouver such a success. The growth of Kelowna and the evolution of its business culture demand a re-imagined approach to light industrial space.

Open for business in the fastest growing metro area in Canada.

In a valley long known for agriculture and lifestyle, Kelowna is quickly evolving into the retail and business hub of the Interior. From retirees seeking a more laid-back lifestyle to young couples fleeing overpriced urban centres, statistics show the population is growing while tech, education and entrepreneurial business sectors are fueling a new economy of opportunity.

IntraUrban Enterprise will literally be in the middle of it all.

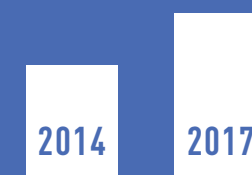
Looking back, it's easy to see that owning real estate is a good long-term strategy.

Big business knows that paying into their own equity rather than someone else's is a smart play. Now this opportunity is here for small and medium-sized businesses who also share that vision.

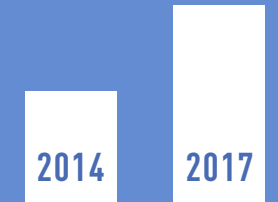
The average price of industrial strata has increased 90% over the past 10 years.

AVAILABILITY OF INDUSTRIAL STRATA - KELOWNA AREA

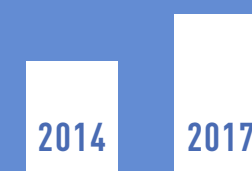
STRATA PRICES - UP 33%



LAND PRICES - UP 55%



LEASE RATES - UP 33%

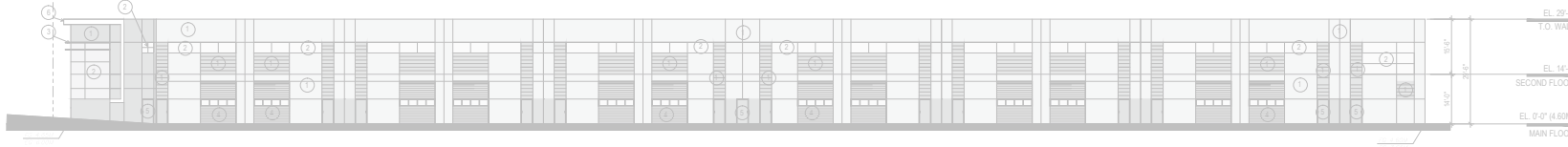


INDUSTRIAL STRATA BUILT SINCE 2010

0 sq. ft.

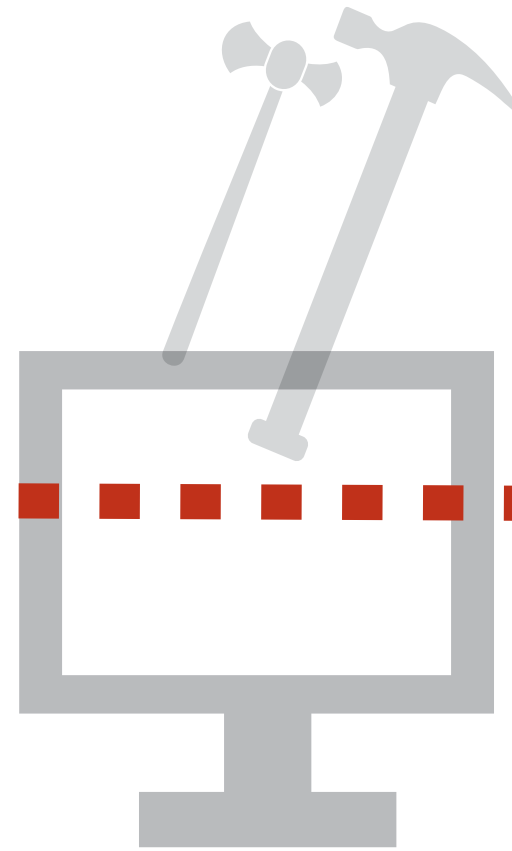


IntraUrban design – it's almost too good to be industrial.



The IntraUrban brand brings a higher level of thoughtful design to small-bay light industrial space.

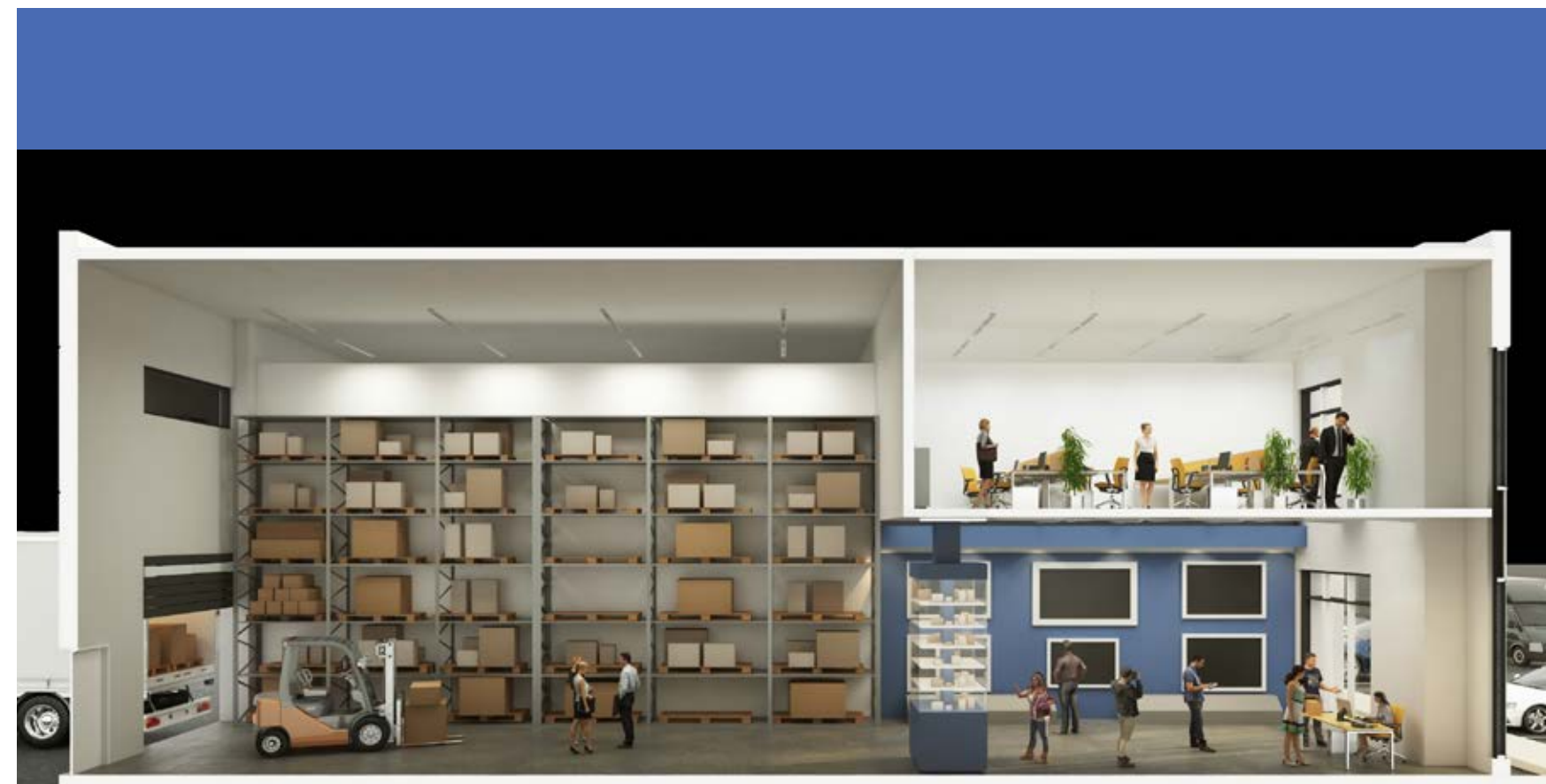
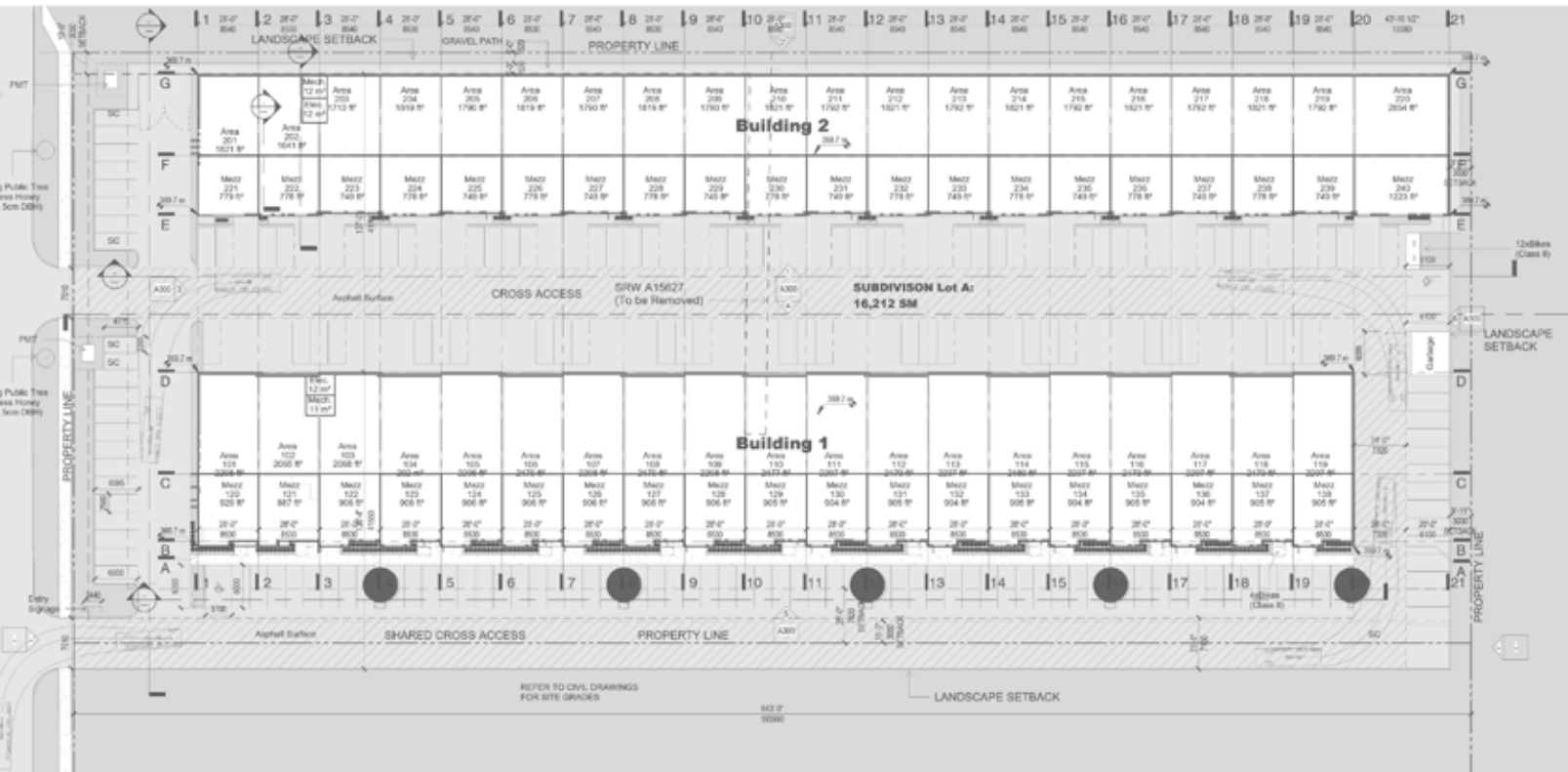
We also set our construction standards for long-term ownership. A range of bay unit sizes and the ability to combine spaces will appeal to a wide variety of businesses and personal commercial space investors. Superior finishes and features such as built-in upper floor flex space help ensure owners, investors and their tenants will benefit far into the future.



Building Features:

IntraUrban Enterprise consists of two buildings with units ranging in size from 2,419 to 3,137 square feet, including ground floor and mezzanine. All units feature extensive glazing, unique architectural façade and wide span structure for efficient unit layouts and unit consolidation potential. Other features include:

- 24' clear ceiling heights
- 10' x 12' bay doors
- 300lbs per square foot live floor
- Grade loading access
- 200 AMP 3-phase electrical service
- Second floor mezzanine office
- Zoning I-2
- Ground floor washroom





Kelowna: Growing. Central. Ready for IntraUrban.

IntraUrban Enterprise is a new type of industrial strata development in Kelowna, perfectly located for growth.

As the Greater Kelowna area continues to densify, pressure on nearby land values and availability is expected to rise. Yet focus will likely remain on residential and retail development, leaving light industrial business ownership as a high-demand opportunity. This central Kelowna location will serve a growing Okanagan customer base for the foreseeable future.

The ultimate Okanagan garage for recreational storage.

Kelowna offers the critical urban mass necessary for growing companies, but it also offers unparalleled access to lakes, mountains, trails and more. IntraUrban Enterprise units are large enough to store boats, vehicles, trailers, snowmobiles, ATVs – whatever calls you. Access and security are fully in your control, and you can customize your IntraUrban interior to your specifications. So whether you need a beachhead for your business or the ultimate garage, IntraUrban Enterprise is your headquarters.



IntraUrban is ready to launch. Are you?



intraurban.ca/enterprise



When you're ready to make your next Okanagan business move, we're here.

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CBRE

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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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