

PREMIUM-QUALITY STRATA INDUSTRIAL
SPACE IN A PREMIUM-QUALITY LOCATION.



2660 BARNET HIGHWAY, COQUITLAM, BC



INTRAU_RBAN
EAGLE RIDGE

LOCATION.
DESIGN.
OWNERSHIP.
VISION.



IntraUrban Eagle Ridge

**NOW, YOU CAN OWN
PREMIUM-QUALITY
BUSINESS SPACE
IN ONE OF THE LAST
REMAINING
INDUSTRIAL AREAS
OF COQUITLAM.**

Once considered a bedroom community for those commuting downtown, Coquitlam is quickly becoming a top-tier location for businesses. Savvy owners and entrepreneurs are quickly realizing that the city's rapidly growing population, easy access to other regions, abundance of nearby amenities, and strong support for business offers an opportunity like few other regions of the Lower Mainland.

Introducing IntraUrban Eagle Ridge, located at 2660 Barnet Highway, immediately west of the rapidly expanding Coquitlam City Centre. Offering two buildings of premium-quality light industrial units, the development will become a model for modern strata industrial space in the heart of the growing Tri-Cities regional business hub.

If you're a business owner on the lookout to purchase top-tier industrial property that's thoughtfully designed and close to everything, this is the opportunity you've been waiting for.

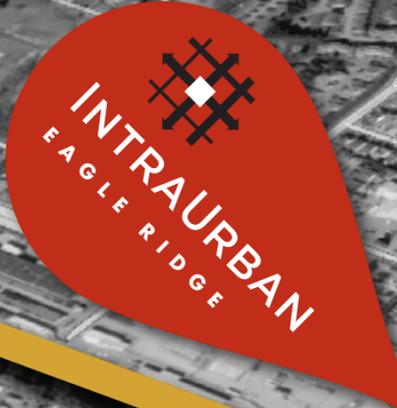
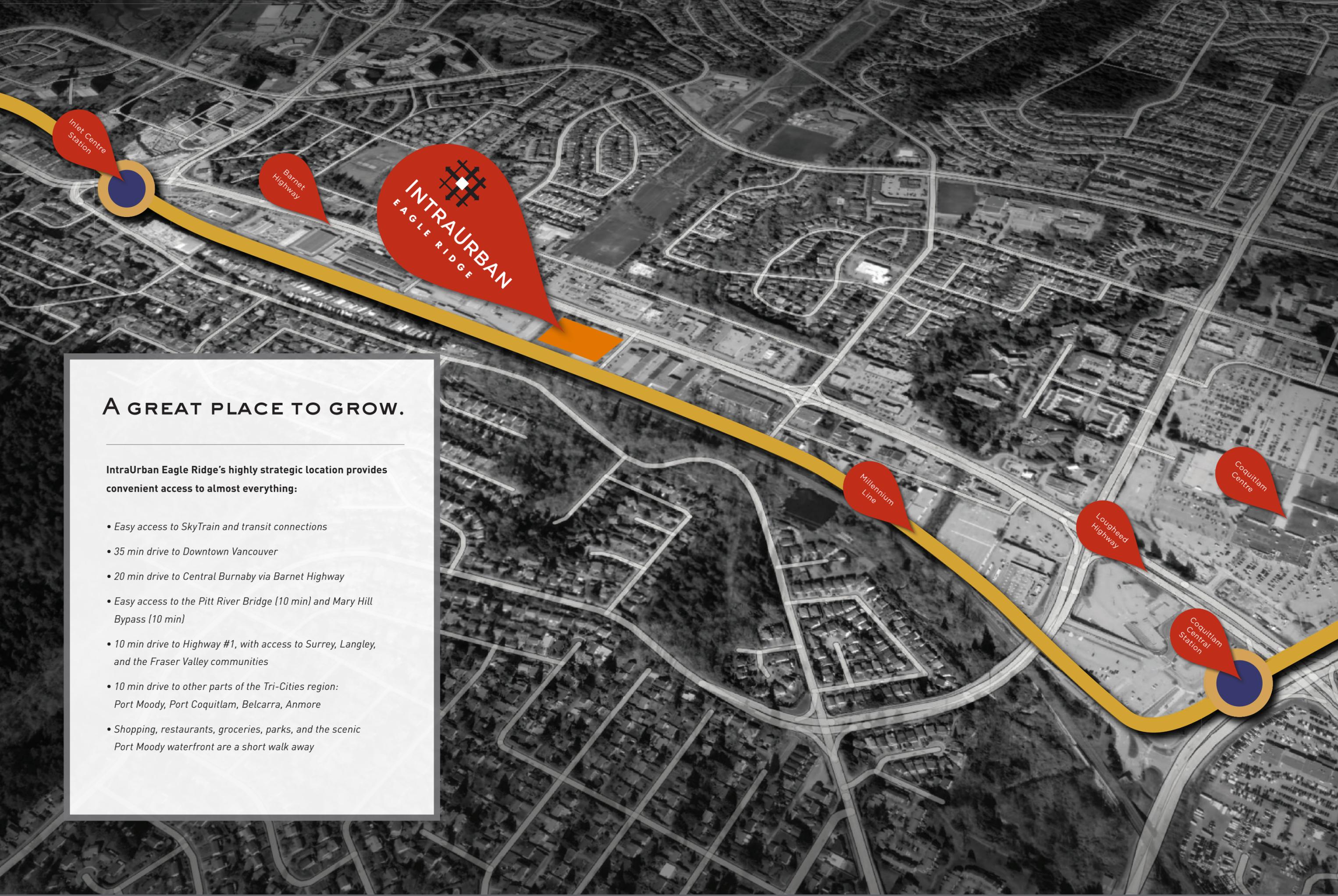


**SPACE THAT'S MADE FOR FORWARD-THINKING
BUSINESSES. FOR YOUR BUSINESS.**

With highly flexible floorplans starting from 2,408 sf, IntraUrban Eagle Ridge features both front or rear grade loading spaces that are perfect for industrial businesses that require high-exposure showroom space or larger floorplates for manufacturing, warehouse or distribution.



- *Bakeries, microbrewers, food preparation*
- *Light manufacturing*
- *High-tech manufacturing startups*
- *Post-production, design studios*
- *Wholesale showroom*
- *Last-mile delivery*
- *Warehouse and distribution businesses*
- *Automotive parts*
- *Equipment service & repair*



A GREAT PLACE TO GROW.

IntraUrban Eagle Ridge's highly strategic location provides convenient access to almost everything:

- *Easy access to SkyTrain and transit connections*
- *35 min drive to Downtown Vancouver*
- *20 min drive to Central Burnaby via Barnet Highway*
- *Easy access to the Pitt River Bridge (10 min) and Mary Hill Bypass (10 min)*
- *10 min drive to Highway #1, with access to Surrey, Langley, and the Fraser Valley communities*
- *10 min drive to other parts of the Tri-Cities region: Port Moody, Port Coquitlam, Belcarra, Anmore*
- *Shopping, restaurants, groceries, parks, and the scenic Port Moody waterfront are a short walk away*

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- 2) McDonald's
- 3) Milestones
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- 5) Tim Hortons

SHOPPING & CONVENIENCE

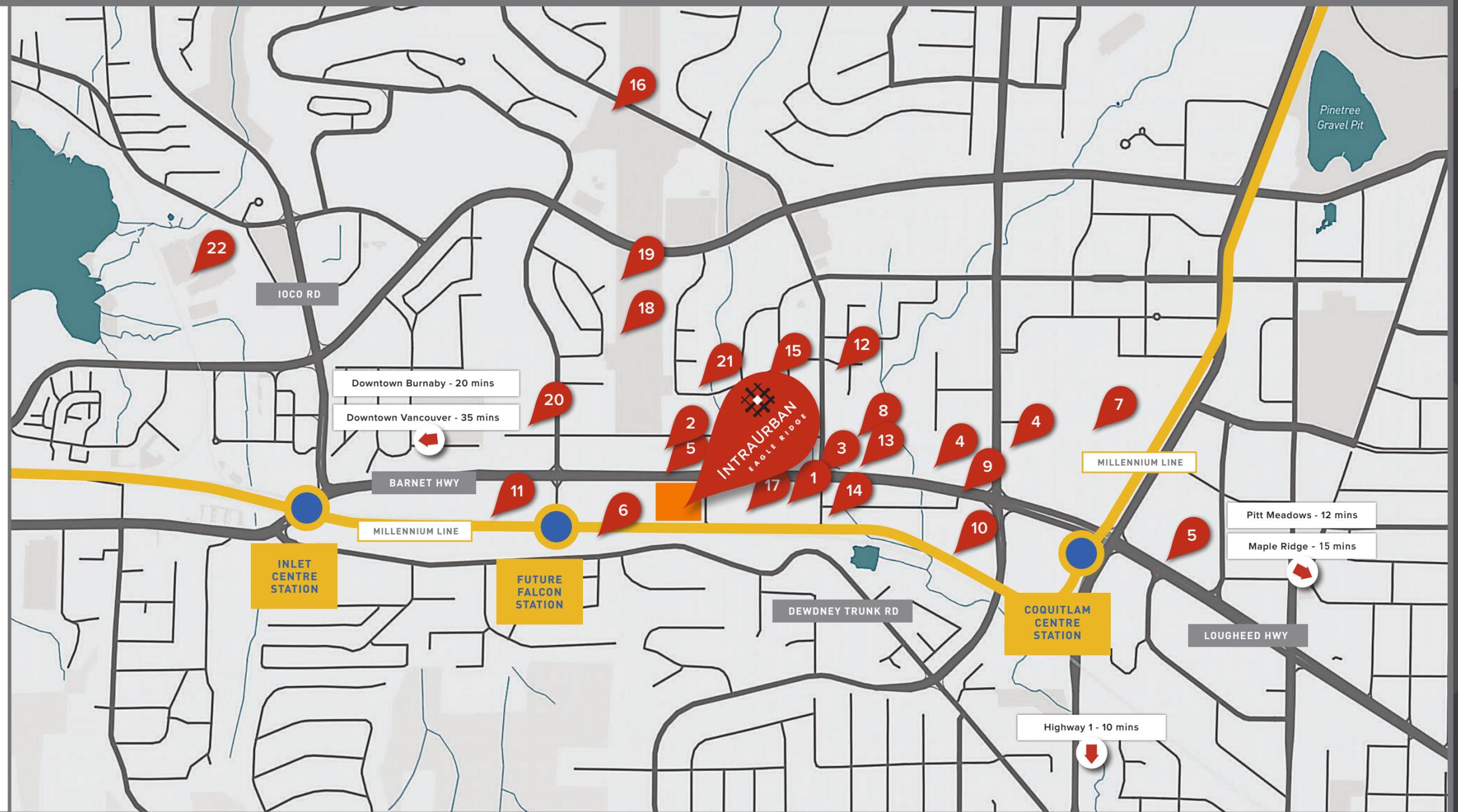
- 6) Barnet Self Storage
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**A LOCATION
THAT'S CLOSE TO,
WELL, PRETTY MUCH
EVERYTHING.**

IntraUrban Eagle Ridge is strategically positioned at a highly sought-after industrial location in the heart of Coquitlam, immediately west of the rapidly expanding Coquitlam City Centre and along the major arterial corridor connecting the surrounding Tri-Cities communities.

Over the past decade, the neighbourhood has become a top-tier location for business, as increasing demand for industrial and office space has encouraged this historically under-developed area to become a focal point for the city's newest business centre.

Business owners and investors with the foresight to purchase it now will almost certainly benefit from the ongoing transformation of the neighbourhood into a dynamic commercial hub.

- Close proximity to SkyTrain and transit connections via Inlet Station and Coquitlam Central Station, and a mere 6 min walk (500m) away from the future Falcon Station.
- Easy access to Downtown Vancouver (35 min drive) Central Burnaby (20 min) and the Tri-Cities (10 min).

- Quick 10 min drive to Highway #1, with direct access to Surrey, Langley, and the Fraser Valley communities.
- Shopping, restaurants, groceries, and other community services are all within easy reach.
- Recreational opportunities abound, with several parks and the scenic Port Moody waterfront a short walk away.

SMART, WELL-DESIGNED INDUSTRIAL SPACE IN THE HEART OF THE TRI-CITIES.

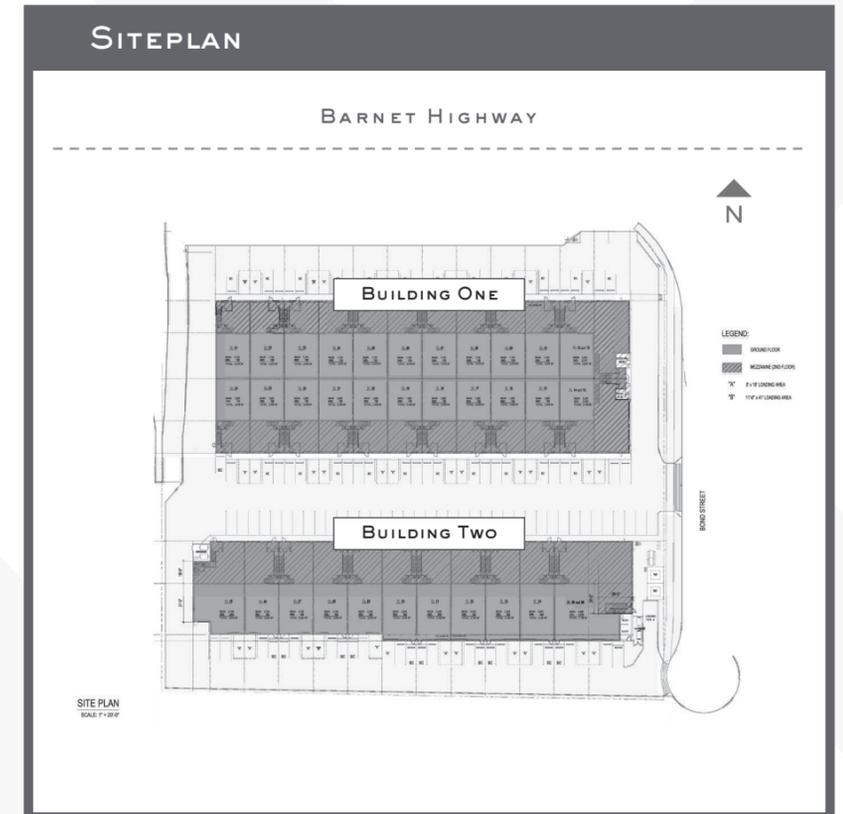


MAXIMUM FLEXIBILITY FOR YOUR BUSINESS.

IntraUrban Eagle Ridge offers the flexibility owners need, along with the forward-thinking design they've been looking for.

Building 1 floorplans start from 2,408 sf, with prime exposure to Barnet Highway (over 28,000 vehicles pass the location per day). With ideal configurations and extensive glazing, it's the perfect space for any business requiring premium showroom space (flooring distributors, cabinet makers, furniture manufacturers, paint stores, etc.).

Building 2 units start from 3,052 sf, and feature rear loading - ideal for businesses that require maximum flexibility for warehousing, distribution and manufacturing uses. Units in both buildings can be combined into larger floorplans.



MODERN DESIGN, MODERN AMENITIES, MODERN SPECIFICATIONS:

- 26' clear ceiling height provides plenty of room for racking and storage
- 10' x 12' grade level bay doors in each unit for ease of access (front or rear loading)
- Built-in concrete mezzanine with roughed-in plumbing makes for a convenient and future-proofed office space
- Warehouse skylights, ceiling fan and gas fire unit heater
- Operable windows and HVAC unit provided to each unit for heating and cooling mezzanine
- Accessible washroom built on the ground floor
- ESFR sprinklers
- Separately metered utilities in all units, allowing full independent usage
- High-efficiency LED lighting
- Heavy duty 3 phase power (60-amps, 100-amps or 200-amps, 600 volts) for the most demanding industrial uses.
- Minimum 400 lbs/sf loading capacity on the main floor (100 lbs/sf on mezzanine)
- EV-ready stalls, provided via conduit installed at each unit

YOU DO BUSINESS HERE. NOW, IT'S TIME FOR YOU TO OWN HERE.

COQUITLAM INDUSTRIAL MARKET

5 YEAR SNAPSHOT



Other IntraUrban projects in Greater Vancouver have proven to be outstanding investments.



IntraUrban Brentwood, Burnaby



IntraUrban Crossroads, Surrey

Being a business owner is never easy, but owning your own space can make it easier. Ownership can be a significant business advantage: by eliminating your exposure to rising lease rates; by giving you much-needed predictability about your long-term costs; and by giving you the control over how you grow and expand.

Demand for industrial space is growing. That means opportunity.

The residential real estate market continues to command headlines throughout Greater Vancouver, but the investment case for industrial property may be even stronger. Exponentially increasing demand and an extraordinarily constrained land base provides an exceptional long-term investment opportunity.

Exceptional space makes for an exceptional opportunity.

The rapid growth of the Tri-Cities area presents savvy business owners and investors with a rare and exciting opportunity. As prime industrial land becomes more scarce, those who own modern industrial space located along high-visibility transit corridors are well positioned to see the value of their space increase over time.

INTRAUrBAN: REDEFINING "INDUSTRIAL".

As the developer behind IntraUrban projects, PC Urban has continued to redefine the limits of industrial and commercial property, providing small- and medium-sized businesses with flexible, premium-quality business space that's almost too good to be industrial.

The company has extensive experience developing successful projects throughout Greater Vancouver, Southern Vancouver Island and the Okanagan. The original IntraUrban Business Park located at 8811 Laurel Street in Vancouver sold out before completion. Other notable projects include Brentwood located at 5495 Regent Street near The Amazing Brentwood in Burnaby, Crossroads at Highway 10 in Surrey, and Rivershore located at 11111 Twigg Place in Richmond.

Taken together, these projects are dramatic examples of the company's expertise in building premium-quality business space in fast-growing, strategically-located neighbourhoods made for your ownership success.



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[INTRAUrBAN.CA/EAGLERIDGE](https://www.intraurban.ca/eagleridge)



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



Potential. Created.

Founded in 2010, PC Urban is a Vancouver-based real estate development company focused on recognizing the untapped potential that can transform industrial, office, and multi-family residential properties into premium urban spaces.