

ARE YOU READY TO OWN SPACE IN  
VANCOUVER ISLAND'S NEXT BUSINESS HUB?



**INTRAUROBAN**  
COLWOOD

LOCATION.

DESIGN.

OWNERSHIP.

VISION.



WELCOME TO  
GREATER VICTORIA'S  
NEWEST INDUSTRIAL  
STRATA OPPORTUNITY.

Now, more than ever, it has become obvious that to survive, businesses need control of their own environment and an ownership stake in their communities. Industrial strata ownership gives your business control, equity and long-term stability.

Three buildings, thoughtfully designed and newly constructed, will offer businesses like yours a rare chance to own in an area destined for economic acceleration. If you are a business owner looking for prime industrial property in Greater Victoria, you won't want to miss this opportunity.



Aerial View of IntraUrban Colwood - Building 1 in the foreground



*Imagine owning a brand new,  
light industrial space.*

*Designed for your needs and ready  
for growth. IntraUrban Colwood  
offers versatility for a wide range  
of business operations:*

- Retail or Display with Warehouse
- Flex Commercial
- Tech or Creative Office
- Light Industry
- Service, Repair, Research – the list goes on.





Victoria - 20 Min

## LOCATED IN THE CENTRE OF ONE OF THE ISLAND'S FASTEST GROWING COMMERCIAL HUBS.

**IntraUrban Colwood** was designed with access in mind, offering everything your business needs:

- Direct access to Highway 1, connecting you to all surrounding communities of Greater Victoria
- High visibility location on Island Highway, a major transportation route averaging 35,000 cars per day
- Minutes to the Westshore's largest retail centre, Westshore Town Centre which allows owners, employees and customers numerous services
- Steps from the BC Transit bus loop and Colwood's Park and Ride which provides access to all areas of Greater Victoria





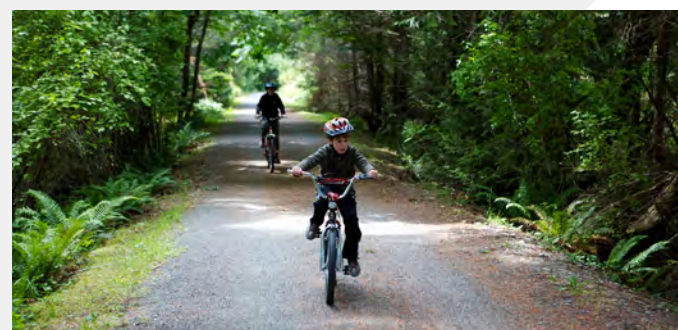
Building 3

# INTRAURBAN COLWOOD - CONNECTED TO EVERYTHING YOUR BUSINESS NEEDS TO THRIVE.

Like all IntraUrban business parks, IntraUrban Colwood is designed with access in mind.

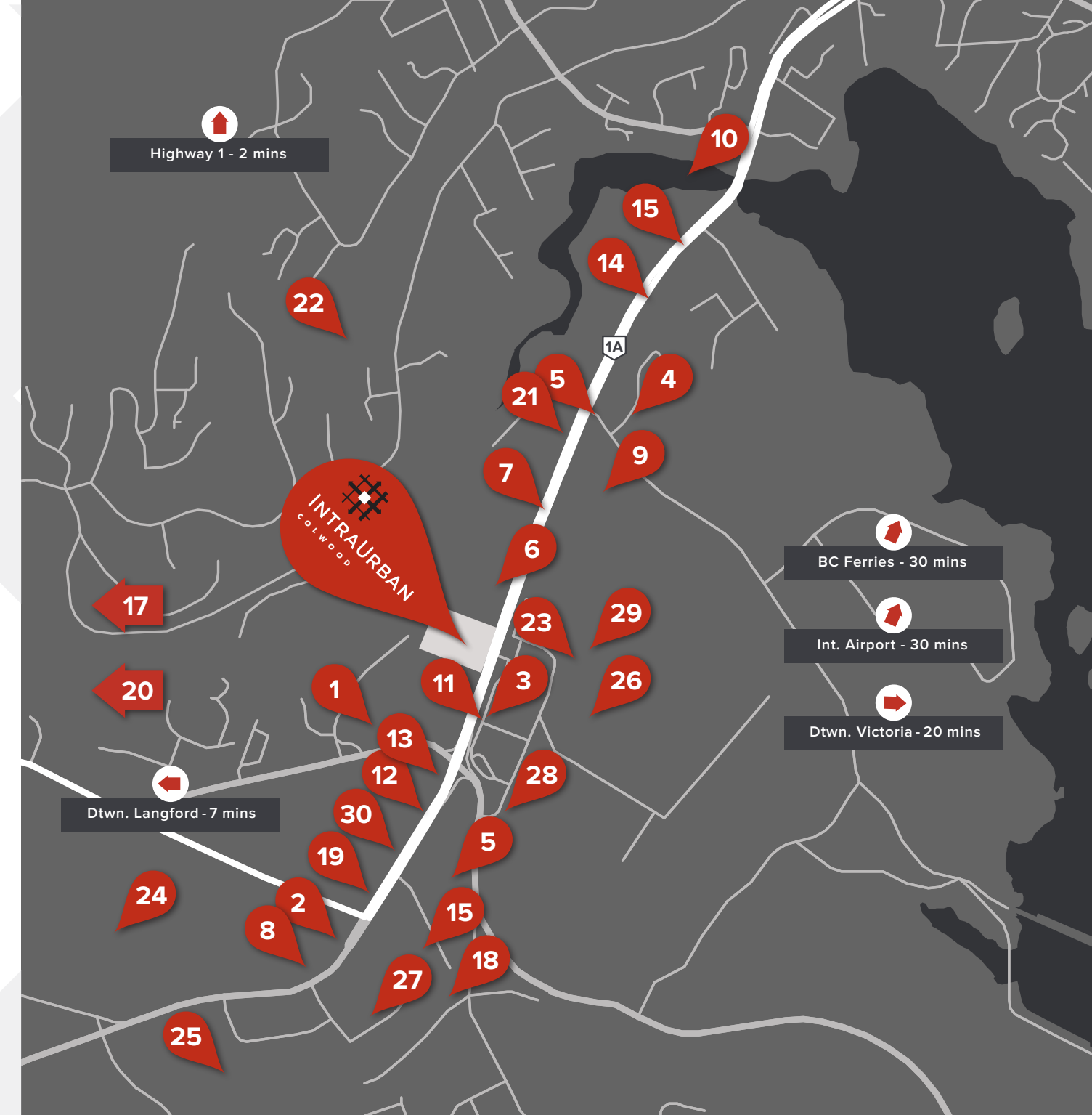
Located in one of the fastest growing commercial hubs in Greater Victoria, the City of Colwood's recently adopted Official Community Plan outlines the plans to revitalize the area with numerous developments in the City's core. Businesses who choose to locate at IntraUrban Colwood will benefit from the increased density resulting from the new Official Community Plan.

- "\$2 Billion of development will be occurring in the City of Colwood within the next five years" – Mayor Rob Martin
- Provide significant employment opportunities including commercial and low impact/light industrial uses.



Galloping Goose Trail

- Close proximity to 125,000 Sq. Ft. mixed-use grocery anchored development with 477 proposed residential units currently under construction
- Plans to support future growth in developments that support transit use
- The population of Colwood is projected to increase by 35% by 2028
- Average income is \$119,884 – one of the highest averages in Greater Victoria



## INDEX

### RESTAURANTS

1. 328 Taphouse & Grill
2. Asian Noodle House
3. A&W
4. Burger King
5. Denny's
6. Jasmine Family Restaurant
7. McDonald's
8. Pilgrim Coffee House
9. Serious Coffee
10. Six Mile Market
11. Subway
12. Tim Hortons
13. Wendy's

### RETAIL

14. Ashley HomeStore
  15. Coastal Cycles
  16. London Drugs
  17. Walmart
  18. Rexall
  19. Thrifty Foods
  20. Westshore Town Centre
- Canadian Tire
  - HomeSense
  - Real Canadian Superstore
  - Fairway Market
  - Shoppers Drug Mart
  - Pub
  - LiquorExpress

### ATTRACTIONS

21. Elements Casino
  22. Galloping Goose Trail
  23. Juan de Fuca Recreation Centre
- Swimming Pool, Tennis Courts, Golf Course, Baseball Park, Soccer Fields, Hockey Arena, BMX Track
24. Royal Colwood Golf Club
  25. Royal Roads University
  26. WildPlay Element Parks Victoria

### SERVICES

27. Coast Capital
28. Colwood Park & Ride
29. Greater Victoria Public Library
30. RBC





# DESIGNED FOR BUSINESS. READY FOR ALMOST ANYTHING...

The Mixed Use Employment Centre 2 (MUEC2) IntraUrban Colwood is uniquely flexible, with described uses that include: **Bakeries, Microbreweries, Manufacturing, Creative Technologies, Offices, Printing, Rentals, Scientific & Technology Research, Warehousing & distribution and more...**



Traffic count studies show 35,000 cars per day pass by this high-visibility location.



Businesses will have their choice of units in three buildings, specifically designed and built at 1764 Island Highway.

- 3** **Building 3** fronts Wilfert Road and offers small to mid-sized industrial strata units. All units feature front at grade loading and built-in mezzanines
- 2** **Building 2** features larger industrial strata space geared towards more traditional light industrial uses. Each unit features ground floor warehouse space, front at grade loading capabilities and built-out second floor mezzanine space.
- 1** **Building 1** has prime exposure frontage on Island Highway. The building features ground floor flex commercial strata units with built-in mezzanine and rear loading. The 3rd floor features strata office units with private entrances and modern office design.

## SITEPLANS



Building 2



### All units include:

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



# WHY OWNING YOUR BUSINESS REAL ESTATE IS MORE VALUABLE THAN EVER.

If recent events have taught business anything, it's the clear advantages of being your own landlord. Being in control of your own space provides a stability and equity that can help weather many kinds of storms. But those aren't the only benefits to strata industrial ownership.



IntraUrban Laurel, Vancouver, BC



IntraUrban Brentwood, Brentwood, BC



IntraUrban Rivershore, Richmond, BC



IntraUrban Enterprise, Kelowna, BC

## GREATER VICTORIA INDUSTRIAL MARKET BY THE NUMBERS



### Commercial and industrial property is a solid asset.

Demand for industrial space is high, and current supply is extremely low. The industrial asset class continues to outperform other commercial real estate asset classes due to the rise in e-commerce, direct-to-consumer shipping, warehousing and film production.

### It's never too late to start building equity.

Investing in your business's real estate is practically a no-brainer. Instead of paying a landlord's mortgage, you are paying your own.

And while historic numbers are no indicator of future performance, the increase in values of IntraUrban Business Parks speak for themselves.

# INTRAUrBAN. A GROWING BUSINESS NAME IN WESTERN CANADA.

Since the very first IntraUrban Business Park sold out in in four months in 2016, Vancouver real estate developer PC Urban has continued to build on their success, for the benefit of small and medium-sized businesses. We look forward to welcoming your business to the growing family of thriving IntraUrban owners.



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**CBRE**



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