

Realize

Stability. Location. Ownership. Quality.



IntraUrban[®] Lake City Industrial Strata. Realize your business vision.

3100 Production Way, Burnaby

Your industrial strata
ownership opportunity
begins here.



Building One



Building Two



Building Three



Brand new space - with flexibility built-in.

Industrial space is not created equal. Too often, owners are forced to choose tired, out-of-date properties in sub-par locations. IntraUrban® Lake City is brand new – purpose-built industrial strata units available in a variety of sizes and floor plates, providing your business with choices.

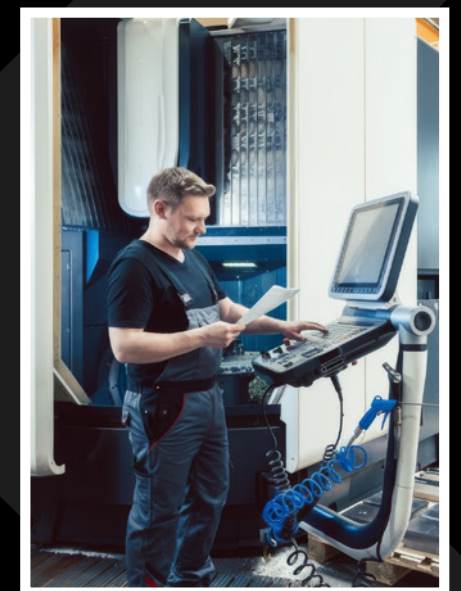
Start with an efficient unit layout and customize it for YOUR business needs. Flexible zoning will allow for a wide range of uses, offering exceptional adaptability for today and into the future.

IntraUrban.

**A commitment
to build for
independent
business.**

Over a decade ago, Vancouver-based developer PC Urban saw a growing need for better urban industrial space. IntraUrban® was created to answer that need, and successful business owners now control their future in sold-out IntraUrban® Business Parks across Western Canada.

This dedicated focus has turned industrial strata into an art - that helps drive business growth.



Lake City, North Burnaby. The best-connected industrial hub in the Lower Mainland.

Prime industrial space within walking distance of the Production Way SkyTrain station is a game changer for employees and customers. It's no wonder Lake City is home to such an amazing variety of industry, including high-tech, life sciences, and film production. Burnaby anticipates adding 100,000 people and 50,000 jobs by 2050, and Lake City has been identified as a key hub for development.



Immediate SkyTrain Access. Easy connections for employees and customers.



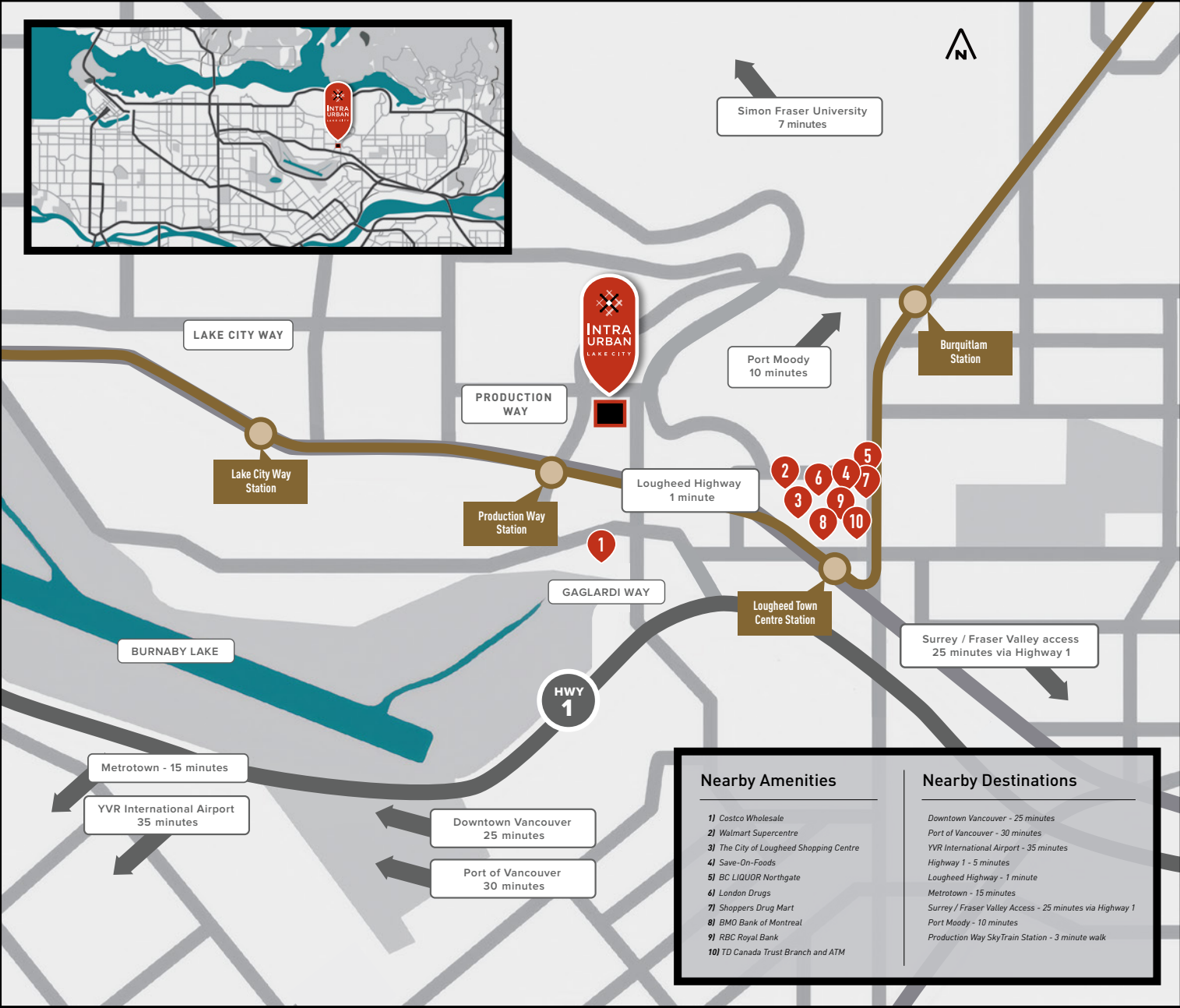
Lights, camera, action! Lake City Way features the largest purpose-built film studio in North America.



Your business space at the center of it all.

IntraUrban® Lake City is strategically located at 3100 Production Way, at the heart of one of Metro Vancouver's most supply-constrained industrial nodes. Excellent access to Highway 1 and Lougheed Highway provides efficient connectivity throughout Metro Vancouver and key regional trade corridors. SkyTrain is a 3-minute walk away.

This location offers premium support for last-mile distribution, efficient business operations, and long-term value in a tightly held urban industrial market.





Building One



Building Two & Building Three



Aerial View

IntraUrban® Lake City. Three buildings, infinite possibilities.

This trio of premium industrial strata buildings offer units ranging from 2,863 to 6,025 square feet, with the ability to combine units for larger, contiguous floorplates. Efficient unit layouts, generous clear heights, and grade-level loading offer endless possibilities for your business. Contemporary industrial architecture delivers strong curb appeal and solid long-term value.



Efficiency is in the details.

- Units starting from 2,863 sf
- Customizable full building opportunity up to 46,054 sf
- Extensive glazing with attractive curb appeal
- Built-in concrete mezzanine with roughed-in plumbing
- Fully finished accessible ground floor washroom
- Minimum 24' clear warehouse ceiling height
- Grade level loading with 10' x 12' loading doors
- 3-phase power supply
- Up to 500 lbs per sf warehouse floor loading capacity
- Warehouse skylight, ceiling fan & forced-air unit heater
- HVAC in mezzanine
- Minimum 2 reserved parking stalls per unit
- Exterior signage opportunities



Industrial architecture matters.
The IntraUrban® team works with leading architectural firms to ensure your space is designed for maximum functionality and flexibility of use.



Andrew Wesolowski. IntraUrban Rivershore owner.



David G Hill. IntraUrban Brentwood owner.



Cameron & Amanda Jones. IntraUrban Southlands owners.



Building One

Owning your business real estate is more valuable than ever.

Global events have taught businesses that it's a clear advantage to be in control of your own space. Being your own landlord provides a stability and equity that can help weather many kinds of storms. But those aren't the only benefits to strata industrial ownership.

Commercial and industrial property is a solid asset.

Demand for Lake City industrial strata is high, and supply is extremely low. The industrial asset class continues to outperform due in no small part to the rise in e-commerce, direct-to-consumer shipping, warehousing and film production.

Burnaby Industrial Market

5 Year Snapshot

Strata price increase from 2020 to 2025	→ 26%
Lease rate increase from 2020 to 2025	→ 32%
Land price increase from 2020 to 2025	→ 50%

It's never too late to start building equity.

Investing in your business 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 Southlands



IntraUrban Gateway



IntraUrban Brentwood



IntraUrban Laurel



IntraUrban Rivershore



IntraUrban Cornerstone

IntraUrban® put innovative Strata Industrial on the map.

From South Vancouver to Vancouver Island to the Okanagan, IntraUrban® Business Parks keep on performing for business owners and investors.

Real estate developer PC Urban has continued to build on the IntraUrban® success story, choosing prime locations and working with leading architects to respond to the needs of business owners today, and into the future.

We look forward to welcoming your business to the growing family of thriving IntraUrban® owners.



Don't miss this prime ownership opportunity.

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