

MORE POSSIBILITIES WITH NEWLY EXPANDED BUSINESS USES UNDER CD ZONING

SELECT UNITS STARTING FROM \$545 PSF



2660 BARNET HIGHWAY, COQUITLAM, BC

PREMIUM STRATA INDUSTRIAL SPACE IN
AN EXCEPTIONAL LOCATION.

MOVE IN TODAY.



INTRAURBAN
EAGLE RIDGE



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.

IntraUrban Eagle Ridge at 2660 Barnet Highway, immediately west of the expanding Coquitlam City Centre. This move-in ready development features two buildings of premium-quality light industrial strata units and now has CD zoning in place, offering added flexibility for a range of business uses.

If you're looking to purchase well-designed industrial space in a prime Tri-Cities location that's close to everything, **this is your opportunity to move in today.**

DESIGNED FOR EVOLVING BUSINESS NEEDS WITH FLEXIBLE ZONING IN PLACE.

With highly flexible floorplans starting from 2,421 sf, IntraUrban Eagle Ridge features both front or rear grade loading spaces that are perfect for industrial/retail businesses that require high-exposure showroom space or larger floorplates for manufacturing, warehouse or distribution.



NOW WITH FLEXIBLE CD ZONING ALLOWING A BROADER RANGE OF BUSINESS USES.

- Retail - General
- Commercial Kitchen
- Industrial Office
- Accessory Retail
- Business and Household Service
- Industrial

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 mins drive to Downtown Vancouver
- 20 mins drive to Central Burnaby via Barnet Highway
- Easy access to the Pitt River Bridge (10 mins) and Mary Hill Bypass (10 mins)
- 10 mins drive to Highway #1, with access to Surrey, Langley, and the Fraser Valley communities
- 10 mins 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



Inlet Centre Station

Barnet Highway

Millennium Line

Lougheed Highway

Coquitlam Centre

Coquitlam Central Station

INDEX

FOOD & BEVERAGE

- 1) Mariner Brewing Company
- 2) McDonald's
- 3) Milestones
- 4) Starbucks
- 5) Tim Hortons

SHOPPING & CONVENIENCE

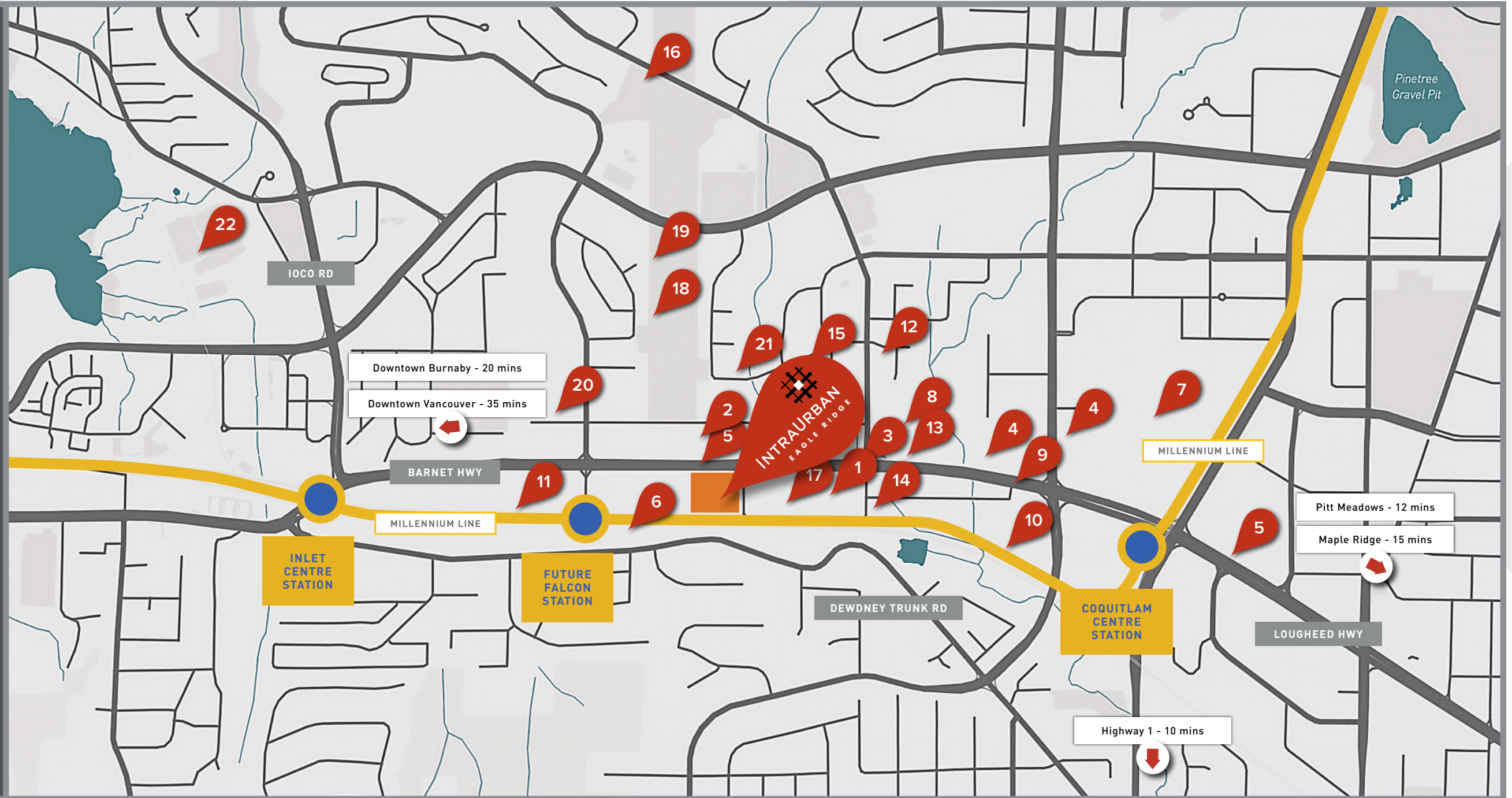
- 6) Barnet Self Storage
- 7) Coquitlam Centre
- 8) Creekside Village
- 9) RBC Royal Bank
- 10) RONA Coquitlam
- 11) Trail Appliances
- 12) TD Bank
- 13) Value Village

RECREATION

- 14) BodyByBrandt
- 15) Club16 Fitness
- 16) Coquitlam Crunch
- 17) CrossFit CBC
- 18) Eagle Ridge Park
- 19) Harrier Park
- 20) iLoveKickboxing Coquitlam
- 21) Scott Creek Linear Park

COMMUNITY SERVICES

- 22) Port Moody City Hall, Library & Recreation Centre



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.

- 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 mins drive) Central Burnaby (20 mins) and the Tri-Cities (10 mins).
- Quick 10 mins 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.

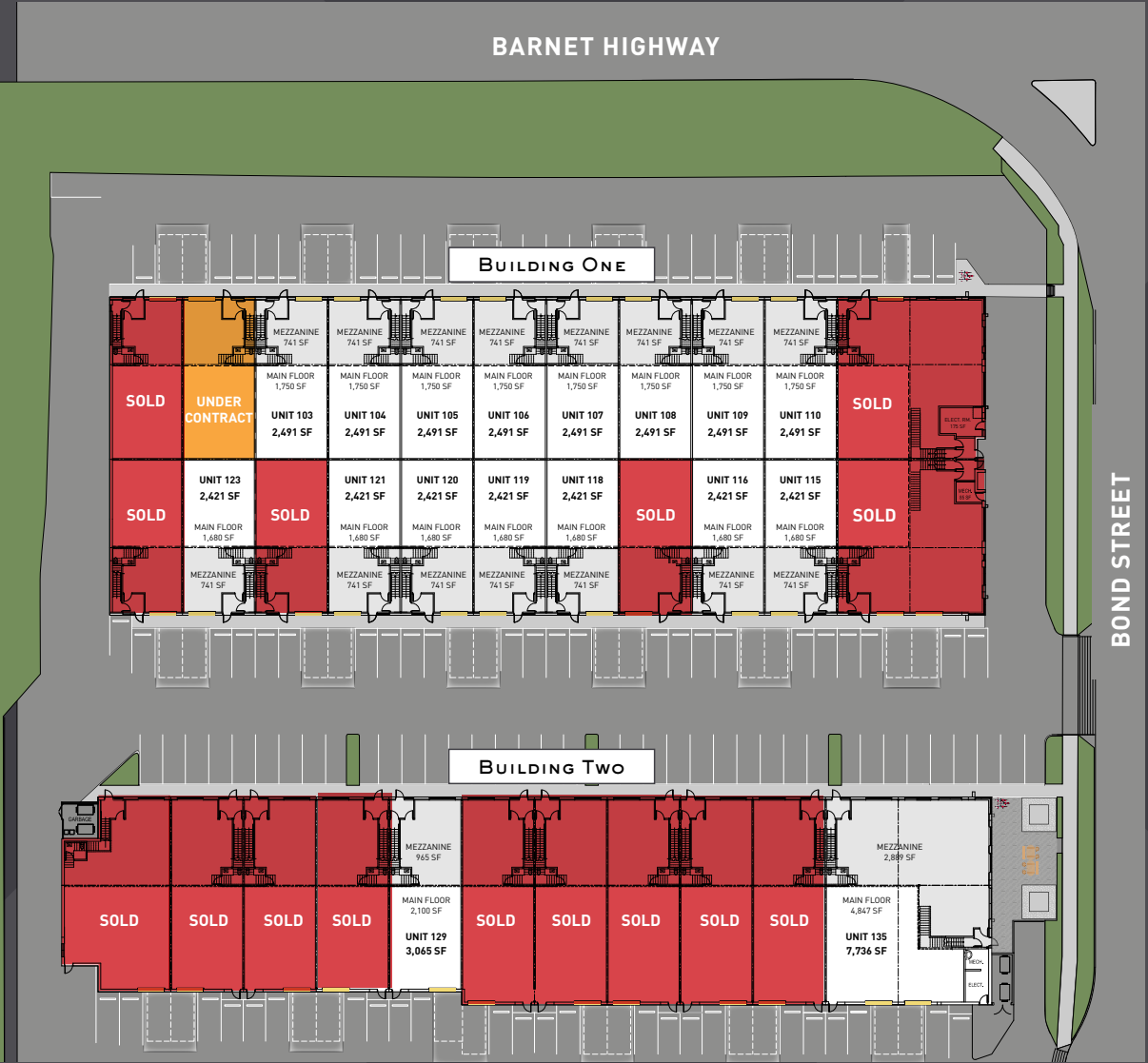
Building 1 floorplans start from 2,421 sf, with prime exposure to Barnet Highway (over 28,000 vehicles pass the location per day). With ideal configurations and extensive glazing, it's the perfect space for any business requiring premium showroom space (flooring distributors, cabinet makers, furniture manufacturers, paint stores, general retail uses, service-oriented businesses seeking high-visibility frontage). Units in building 1 can be combined to create larger floorplates.

Building 2 units start from 3,065 sf, and feature rear loading - ideal for businesses that require maximum flexibility for warehousing, distribution and manufacturing uses.

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
- Operable windows and HVAC unit provided to each unit for heating and cooling mezzanine
- Warehouse skylights, ceiling fan and gas fire unit heater
- Accessible washroom built on the ground floor
- ESFR sprinklers
- Separately metered utilities in all units
- High-efficiency LED lighting
- Ample industrial power supply
- Minimum 500 lbs/sf loading capacity on the main floor (100 lbs/sf on mezzanine)
- EV-ready stalls, provided via conduit installed at each unit

SITE
PLAN



INDUSTRIAL, REFINED BY INTRAURBAN.

Founded in 2016, IntraUrban, a division of Vancouver-based developer PC Urban, has a dedicated focus on creating innovative industrial strata spaces and ownership opportunities for small to medium business growth.

Sold-out IntraUrban Business Parks across Western Canada speak for themselves showing how we've made strata industrial into an art form. IntraUrban is active throughout Metro Vancouver, the Central Okanagan, and Southern Vancouver Island communities.

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



IntraUrban Brentwood, Burnaby



IntraUrban Crossroads, Surrey





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**AVISON
YOUNG**

2660 BARNET HIGHWAY, COQUITLAM, BC

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.



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.