

OWN YOUR SPACE.
CONTROL YOUR DESTINY.
BUILD YOUR FUTURE.



9640 McCARTHY ROAD, KELOWNA, BC



INTRAURBAN
MCCARTHY

LOCATION.
DESIGN.
OWNERSHIP.
VISION.

WELCOME TO KELOWNA'S NEXT GREAT INTRAURBAN PROJECT.



IntraUrban McCarthy - looking northwest toward Highway 97.

Kelowna is the fastest growing metro area in Canada. As the economic engine of the BC Interior, the city has become the go-to destination for business owners who recognize Kelowna's unique combination of attractive lifestyle, competitive costs, and strong entrepreneurial culture.

Offering premium-quality, thoughtfully designed industrial strata spaces on the north side of the city, IntraUrban McCarthy presents an outstanding ownership opportunity.

With highly flexible floorplans, modern design, and a full range of premium-quality features, IntraUrban McCarthy is the perfect space for a variety of small- and medium-sized businesses:

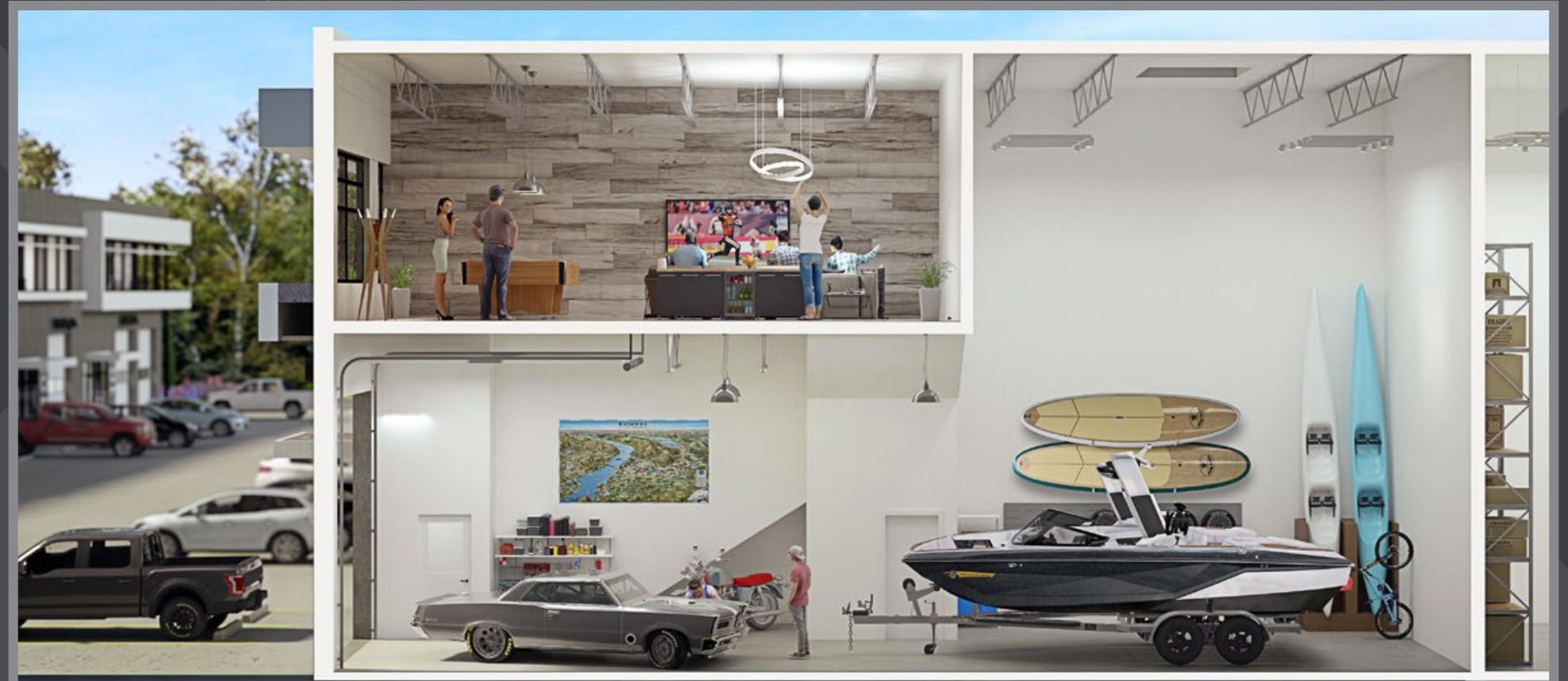
- Bakeries, microbrewers, food manufacturing
- Construction supply
- Wholesalers and distributors
- Small manufacturing (furniture, fashion, tools, etc.)
- High-tech/creative studio
- Recreational storage



SPACE THAT FITS YOUR BUSINESS.



OR PLEASURE.



PUT YOUR BUSINESS WHERE BUSINESS IS BOOMING.

IntraUrban McCarthy was created with connection in mind, with convenient access to almost everything:

- Easy access to Highway 97, the Okanagan's primary artery connecting Kelowna with Lake Country and Vernon to the north.
- Only minutes away from Kelowna International Airport, which hosts over two million travellers per year.
- Close to shopping, quick-service restaurants, banks, and other amenities at the Beaver Lake Road intersection.
- Downtown is only 25 minutes away.

Okanagan
Rail Trail

McCarthy
Road

INTRAURBAN
MCCARTHY

Beaver Lake
Road

97
B.C.

97
B.C.

Glenmore
Road

INDEX

RETAIL

- 1) Bosley's pet store
- 2) IGA supermarket
- 3) Save-On-Foods
- 4) Shoppers Drug Mart
- 5) IDA Pharmacy

FOOD / RESTAURANTS

- 6) A&W
- 7) McDonald's
- 8) Papito's Pizza
- 9) Subway
- 10) Tim Hortons

BUSINESSES / SERVICES

- 11) Canada Post
- 12) Interior Savings Credit Union
- 13) RBC Royal Bank

DESTINATIONS / ATTRACTIONS

- 14) Creekside Theatre
- 15) Okanagan Rail Trail



KELOWNA, BC

INTRAUROBAN
MCCARTHY

EVERYTHING YOU NEED FOR BUSINESS, RIGHT AROUND THE CORNER.

Your business will be strategically positioned near to Highway 97, the Okanagan's major transportation route with direct access to Kelowna, Vernon, and surrounding communities.

- Located at a key intersection of an important regional arterial highway connecting the entire Okanagan.
- Close proximity to Kelowna International Airport (YLW), an area that has extensive development plans.
- Close proximity to neighbourhood amenities, including grocery stores, restaurants, quick-service food and retail shops.
- Easy access to location via local transit, car, or the Okanagan Rail Trail.
- Travel to and from the area is expected to increase 65% by 2040 as a result of growth at UBC Okanagan, YLW, and other businesses.

DESIGNED FOR YOUR BUSINESS.
WHATEVER BUSINESS YOU'RE IN.



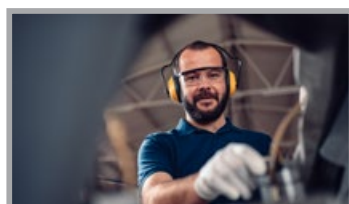
MAXIMUM FLEXIBILITY FOR YOUR BUSINESS.

IntraUrban McCarthy offers owners plenty of flexibility within both buildings. Choose from three distinct floorplans starting from 2,068 sf in building one and 3,388 sf in building 2, or combine multiple units for larger floorplans and multiple bay doors.

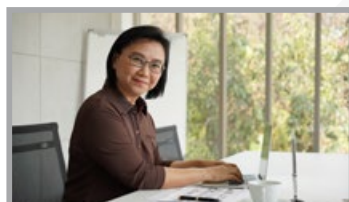
All units include:

- 28' clear warehouse ceiling height
- One 12' x 14' grade level loading door per unit (front or rear loading)
- 500 lbs/sf loading capacity on the main floor and 100 lbs/sf on mezzanine
- 3-phase power supply (200 amp) suits the most demanding of businesses
- Separately metered utilities
- ESFR Sprinklers
- Built-in concrete second floor mezzanine with roughed-in washroom plumbing
- Primed & painted mezzanine walls, and efficient LED lighting makes a convenient office space
- Accessible washroom built-out on ground floor and white primed interior warehouse walls for a turnkey, ready-to-operate space.
- Warehouse skylight, ceiling fan and gas-fired unit heater.
- Operable windows and HVAC unit provided for heating and cooling mezzanine

The flexibility and modularity of each unit makes IntraUrban McCarthy ideal for a number of business uses. IntraUrban McCarthy has been developed with floorplans specifically tailored toward three types of owners:



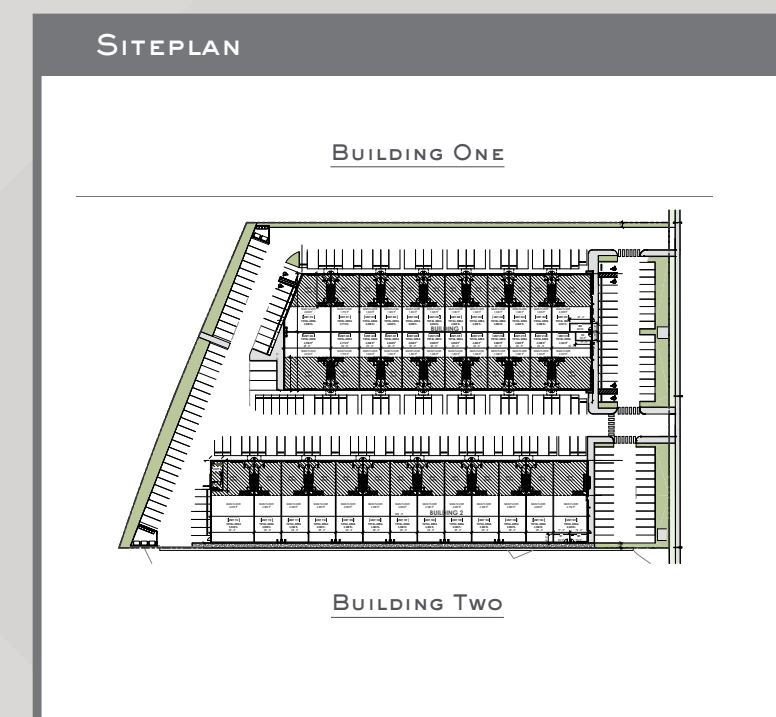
Emerging entrepreneurs and business owners who need flexible, open-concept space for light manufacturing, food and beverage businesses, warehouse and distribution, high-tech and creative studios, or similar businesses.



Savvy investors who recognize that the continuing supply/demand imbalance for industrial space within the city presents an excellent opportunity for long-term gains.



Recreational buyers who need convenient, easily-accessible space for their passions and hobbies—whether that be boating, motorcycle repair, furniture design, or other pursuits.



YOU COULD KEEP ON LEASING. BUT WHY?

Owning a business is never easy. But owning your own space can make it easier. Ownership can be an excellent strategy for building a significant cost advantage over your competition, while securing financial stability and control over your ability to grow and expand.



IntraUrban Enterprise

As the developer behind IntraUrban, PC Urban was the lead builder of the IntraUrban Enterprise development on Dilworth Drive within the downtown core.

PowerHouse

PC Urban was the lead designer and developer for the PowerHouse flex commercial strata development at Packer's Junction.

Demand for industrial space is outstripping supply.

Demand for industrial space in Kelowna continues to grow, while supply continues to be constrained. Owning in a rapidly-growing community with a severe supply/demand imbalance can be a recipe for long-term business success.

Now is the time to build equity.

While past performance is no guarantee of future results, the exponential growth Kelowna has seen in both lease rates and strata valuations make a strong investment case. As the city grows and grows, entrepreneurs and investors with the vision to build equity in new industrial space will likely be handsomely rewarded in the years to come.

KELOWNA INDUSTRIAL MARKET

5 YEAR SNAPSHOT



INTRAUrBAN. REDEFINING INDUSTRIAL.

The first IntraUrban project located near the Marine Gateway business hub in Vancouver sold out within four months—the site is now at the centre of a bustling commercial neighbourhood that has grown up around it. Since then, IntraUrban has continued to build on its success with a series of exceptional industrial projects throughout the Lower Mainland, Victoria, and the BC Interior.

As the developer behind IntraUrban, 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.



FOR MORE INFORMATION, PLEASE CONTACT:

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INTRAUrBAN.ca/McCARTHY



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.

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