



GOLDEN EARS BUSINESS PARK

PHASE III INFORMATION PACKAGE

GOLDEN OPPORTUNITY

Golden Ears Business Park presents 200 acres of prime industrial land with up to 4 million square feet of buildable area. The development offers leasing opportunities in brand new tier one multi-tenant buildings along with immediate build to suit opportunities ranging from 230,000 sq.ft. to 850,000 sq.ft. Upon completion, Onni's Golden Ears Business Park will be the largest singularly owned business park in British Columbia.



METRO VANCOUVER'S BEST LARGE SCALE INDUSTRIAL OPPORTUNITY

NOW LEASING

- Building 3200 | 236,270 sq.ft. Large Bay Facility - Q3 - 2022
- Building 3900 | 11,580 sq.ft. Small Bay Facility - Q4 - 2022

LOCATION

- Situated at the intersection of Harris Road and Airport Way in Pitt Meadows, Golden Ears Business Park is a strategically located, large-scale business park offering unrivalled on-site and natural amenities.
- Golden Ears Business Park is mere minutes to Lougheed Highway, TransCanada Highway and South Fraser Perimeter Road, and is situated between the fastest growing municipalities in Metro Vancouver.
- Nestled along the north banks of the Fraser River in Pitt Meadows, just 3 minutes west of Golden Ears bridge and 5 minutes north of Port Kells, the Park boasts convenient access to highway, rail, air, port and border distribution points.

FEATURES

- Quality construction, attractive landscaping and prominent signage opportunities
- Efficient layouts with ample parking
- Custom office design and sustainable options
- New generation energy efficient ONNI design & versatility
- Situated immediately north of the Fraser River and next to the 10km Pitt River Regional Trail system
- Superior transportation access in an unmatched park setting

CURRENT STATUS

Phase 1 - Complete, Fully Leased
Phase 2 - Complete, Fully Leased
Phase 3 - Under Construction — Now Leasing
Phase 4 - Future Release



WHY GOLDEN EARS?

200 ACRES

Of available zoned, serviced and ready to build industrial land. Upon completion, Golden Ears Business Park will be the largest singularly owned business park in British Columbia.

4 MILLION SQ.FT.

Small, mid and large bay leasing opportunities in brand new multi-tenanted light industrial buildings along with immediate build to suit opportunities ranging from 200,000 to 850,000 sq.ft.

DELTAPORT

Direct access to the South Fraser Perimeter Road means that Deltaport, Port Metro Vancouver's largest container terminal, is only 35 minutes away from Golden Ears Business Park.

VANTERM

Golden Ears Business Park offers tenants immediate connection to Vanterm via the Trans-Canada Highway (HWY 1), allowing trucks originating at the park to access the port in just 40 minutes.

RAIL ACCESS

CN Rail's largest Intermodal Terminal in Metro Vancouver is located in Pitt Meadows, just minutes from Golden Ears Business Park. Additional CN and CP Intermodal Terminals are located less than 30 minutes away, allowing for seamless rail access.

NEW BRIDGES, NEW ROADS, PRIME LOCATION

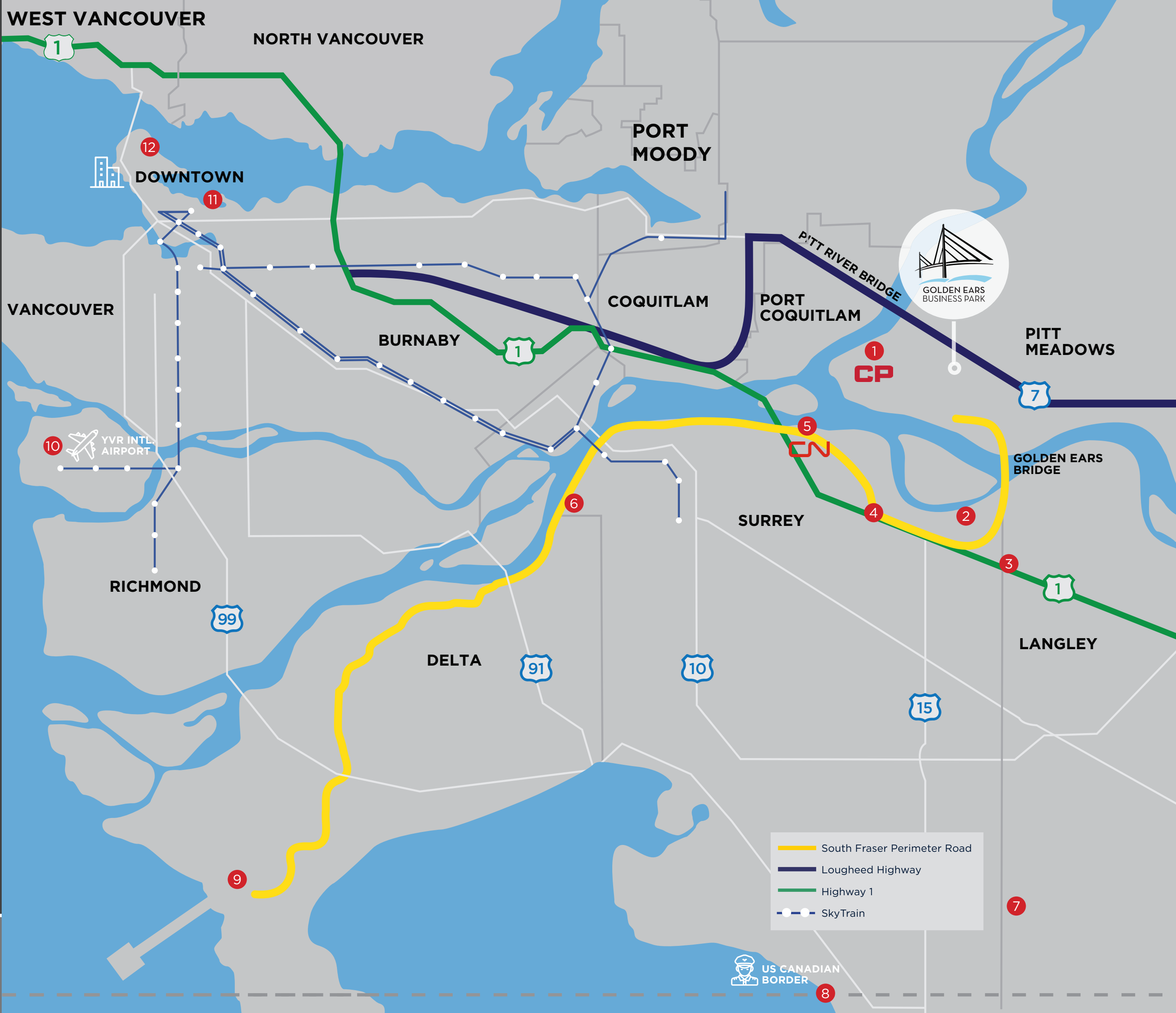
Golden Ears Business Park is the industrial centre of Pitt Meadows, located between Harris Road and Airport Way and on the edge of the Fraser River.

Golden Ears Business Park is strategically located between the Tri-Cities and Port Kells with direct access via the recent infrastructure updates including the Pitt River and Golden Ears Bridges.

Golden Ears Business Park's excellent location in Pitt Meadows is easily accessible via the Lougheed Highway and Highway 1.

DRIVE TIMES

- | | |
|---|---------|
| 1. CP Intermodal Yard | 5 mins |
| 2. Port Kells | 5 mins |
| 3. Highway 1 | 9 mins |
| 4. South Fraser Perimeter Road | 12 mins |
| 5. CN Intermodal Yard | 20 mins |
| 6. Fraser Surrey Docks | 20 mins |
| 7. Campbell Heights | 25 mins |
| 8. US Border | 25 mins |
| 9. Deltaport | 35 mins |
| 10. YVR Airport | 35 mins |
| 11. Vanterm Vancouver – Port of Vancouver | 40 mins |
| 12. Downtown Vancouver | 45 mins |



35 MINS TO
VANCOUVER
INT. AIRPORT



45 MINS TO
DOWNTOWN
VANCOUVER



25 MINS TO
USA/CANADA
BORDER



US CANADIAN
BORDER

NESTLED BETWEEN THE REGION'S FASTEST GROWING COMMUNITIES

Bound by the Tri-Cities to the west, Maple Ridge to the east and within close proximity to the Fraser Valley, Golden Ears Business Park is surrounded by the region's fastest growing communities.

From 2011 - 2016 the Tri-Cities' population increased by an astounding 9.22%. Pitt Meadows and Maple Ridge increased by a combined 9.7%. These regions are growing at a rate more rapid than Vancouver, Richmond and Burnaby.

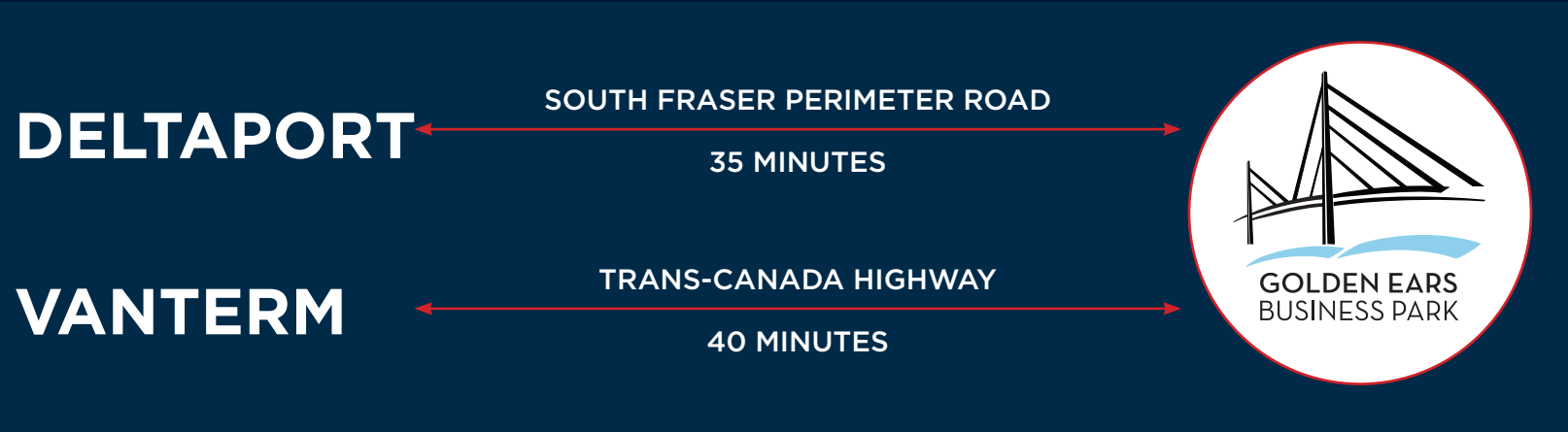
23% Of Metro Vancouver and Fraser Valley's work force live within proximity*

657,338 The combined population of the Tri-Cities, Fraser Valley, Maple Ridge & Pitt Meadows*

24% Of regional growth was within Tri-Cities, Fraser Valley, Maple Ridge and Pitt Meadows*

DIRECTLY CONNECTED TO THE REGION'S LARGEST PORTS

Port Metro Vancouver is the busiest port in Canada and the fourth largest tonnage port in North America. Deltaport and Vanterm handle 70% of the containerized cargo that moves through Port Metro Vancouver and are located just 35 and 40 minutes from Golden Ears Business Park respectively.



Demographic Analysis Section, BC Stats
Ministry of Job, Trade and Technology
Government of British Columbia

PORT CAPACITIES

600,000 TEU'S
Vanterm container capacity

2.4 MILLION TEU'S
Deltaport's current container capacity

815,000 TEU'S
Vanterm future container capacity after upgrade*





THE GOLDEN EARS ADVANTAGE

Golden Ears Business Park has a distinct advantage in its location. Surrounded by acres of green space, walking trails and outdoor recreational areas, its proximity to nature has direct benefits to the health and wellness of its tenants.



STEP INTO NATURE

Landscaped pathways will connect tenants to 10KM of scenic trails along the Pitt River Regional Greenway.



CENTRAL LOCATION

Located in the geographical center of Metro Vancouver, Golden Ears Business Park provides easy access and connectivity to all surrounding municipalities, ports and industrial parks.



RETAIL AMENITIES

Golden Ears Business Park is minutes away from the Pitt Meadows Town Centre and its myriad of restaurants and retail amenities.



CUSTOM TURNKEY OFFICE

As one of North America's largest private developers, Onni is able to design and build customized, quality turnkey office space for significantly lower costs, allowing their tenants to save on buildouts.



SPEED TO MARKET

The City of Pitt Meadows has the most streamlined permitting process in Metro Vancouver, with the ability to turn a building permit around in less than 8 weeks. Current permit processing times in surrounding municipalities are:

- Surrey 14 Weeks
- Langley 10 Weeks
- Richmond 12 Weeks
- Vancouver 12 Weeks
- Burnaby 10 Weeks

Speed to market is one of Golden Ear Business Park's critical advantages over the rest of the market buildouts.



GROWTH

Golden Ears Business Park has 100 acres of developable land that will allow growing organizations the opportunity to increase their footprint without relocating their operation.



THE CHARLESON, VANCOUVER



MEADOW TOWN CENTRE, PITT MEADOWS



FREMONT VILLAGE, COQUITLAM



27353 58TH CRESCENT, LANGLEY



MERIDIAN BUSINESS PARK, PORT COQUITLAM



RICHMOND BUSINESS CENTRE, RICHMOND



GILMORE PLACE, BURNABY



SUTER BROOK VILLAGE, PORT MOODY



CENTREVIEW, NORTH VANCOUVER

OUR PAST, YOUR FUTURE

The Onni Group is one of North America's leading private real estate developers, with extensive experience designing, developing, building and managing innovative projects. As a fully integrated company that directly oversees every step in the development process, Onni has built over 15,000 homes in the past decade. In addition, the company owns and manages 11.5 million square feet of commercial property and over 7,200 rental apartment units. With offices in Vancouver, Toronto, Chicago, Los Angeles, Phoenix, Seattle and Mexico, Onni continues to expand and diversify into new markets.



ONNI.COM



BUILD YOUR FUTURE HERE



PHASE IV
FUTURE PHASE

JOIN THESE ORGANIZATIONS



ANDREW LAURIE
VP OF LEASING
604.265.4761 | ALAURIE@ONNI.COM

PETER MCFETRIDGE
LEASING MANAGER
604.373.4914 | PMCFETRIDGE@ONNI.COM

ONNI.COM



* Developer reserves the right to make modifications to floorplans, project design, materials, features and specifications without notification. All maps, renderings and illustrations reflect the artist's interpretation of the project only and may differ from the final product. Please speak with an Onni Representative for details. E. & O. E.