

FOR LEASE

#325 8188 MANITOBA STREET • VANCOUVER • BC



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REMAX
COMMERCIAL
ADVANTAGE

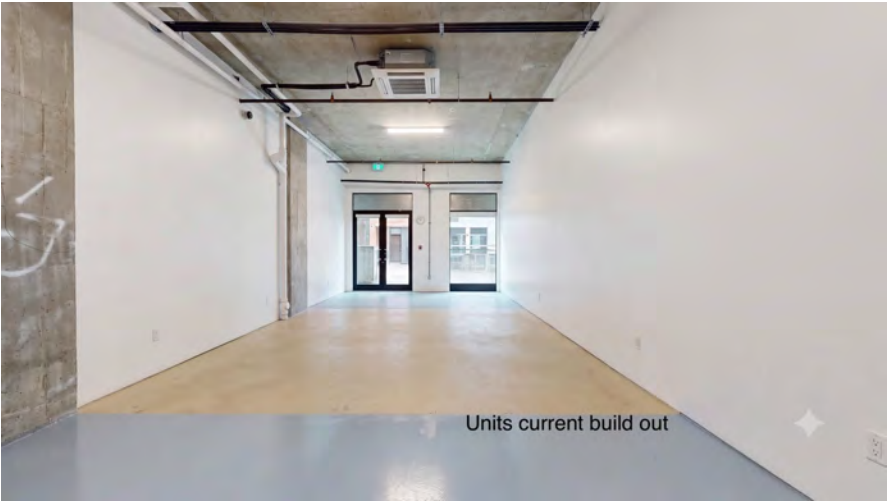


Each office independently owned and operated.





LOCATED ON THE THIRD FLOOR, THIS I-2 ZONED SPACE OFFERS UNMATCHED VERSATILITY FOR INDUSTRIAL AND OFFICE USES. Situated just 20 minutes from downtown Vancouver and a short 6-minute walk to Marine Gateway Shops and the Canada Line Station, the property provides excellent access to Highway 99, Richmond, Surrey, Delta, and the U.S. border. The unit is equipped with a 120/208v 3-phase panel with 100-amp service, HVAC fan coil units for heating and cooling, and a floor load capacity of 150 pounds per square foot, with approximately 13 feet of clear height and 5 elevators to make for little wait time to get to any floor. The building features a range of amenities, including secure bike storage, bike repair shop, a dog wash area, gym facility & change rooms, and bookable meeting rooms on the sixth floor. The rooftop further offers a dining, games, lounge and dog run area. For convenience, the third floor includes two accessible common area washrooms. This property combines top-tier functionality with a prime location and comes with a single parking stall and has been brought to soft shell condition.



UNIT 325
ABBOTSFORD, BC
OFFICE SPACE

617 SF

LEASE RATE:
\$21.00/SF

ADDITIONAL RENT:
\$10.50/SF

AVAILABILITY:
IMMEDIATELY

MLS NUMBER:
C8080069

ZONING:
I-2







#325 8188 MANITOBA STREET, VANCOUVER



20 MIN FROM
DOWNTOWN
VANCOUVER AND
A SHORT 6-MINUTE WALK
TO MARINE GATEWAY
SHOPS AND THE CANADA
LINE STATION, THE PROPERTY
PROVIDES EXCELLENT
ACCESS TO HIGHWAY 99,
RICHMOND, SURREY,
DELTA, AND THE
U.S. BORDER

UNIT
COMES WITH
A SINGLE
PARKING
STALL

GREAT
ACCESS FROM
SW MARINE
DRIVE



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