

**FOR LEASE**

# 8188 Manitoba Street, Vancouver, BC

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PREMIUM STRATA INDUSTRIAL SPACE IN SOUTH VANCOUVER



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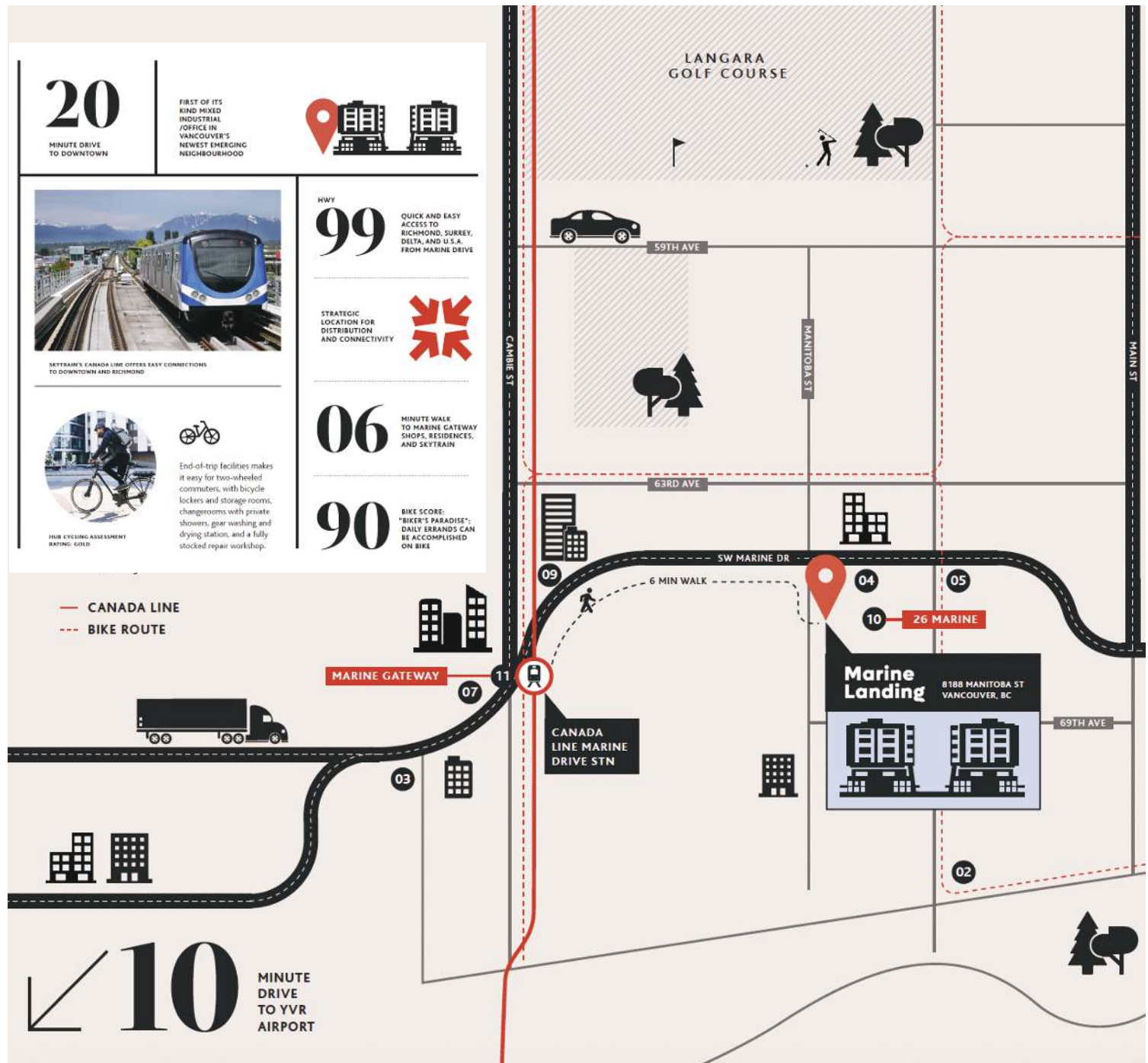
604.723.1071

**rennie**

# the opportunity

The development consists of two (2) new six-storey mixed-use buildings totaling approximately 340,000 SF of industrial and office space located in the South Vancouver area. Featuring easy access to the Marine Drive Canada Line Station, Marine Landing is also easily accessed by bike and vehicle traffic. Owners will be able to leverage a central location and savvy industrial design to shape and control their vision for growth.

## LOCATION OVERVIEW



# property highlights

## A VANCOUVER ADDRESS BUILT FOR BUSINESS SUCCESS

A strategically central location means your business is always close to home, the city, and the world. Logical, well-thought-out design makes it easier to do work. Modular space gives you maximum flexibility.



### BUILDING FEATURES

- Seven communal loading bays for upper floor users with freight elevator access per building
- Three freight and two passenger elevators
- Minimum 6' wide exterior corridors to allow for easy movement of goods — 8' on level 2
- Large roll-up bay doors for larger industrial users on levels 1- 4
- 9' clear ceilings on parking level to allow for sprinter van access and loading
- Building amenities: Communal social lounge and kitchen, communal social balconies, full service gym , bookable common meeting room, common rooftop lounge with BBQ, harvest table, lounge, artificial turf, and dog play/run zone

### ADDRESS

8188 Manitoba Street Vancouver

### ZONING

I-2

### GROSS LEASABLE AREA

645- 2,428 SF

### ADDITIONAL RENT

\$9.25/sf(2024 estimate)

### PARKING

Underground Parking Available

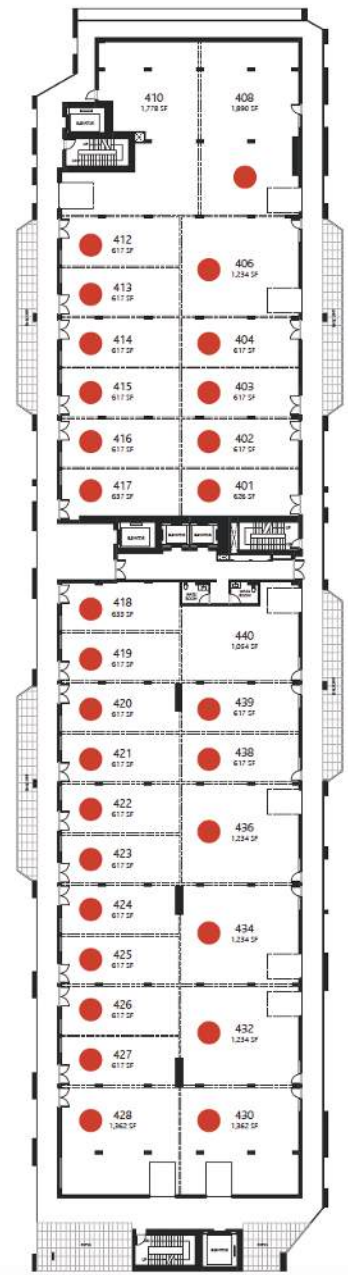
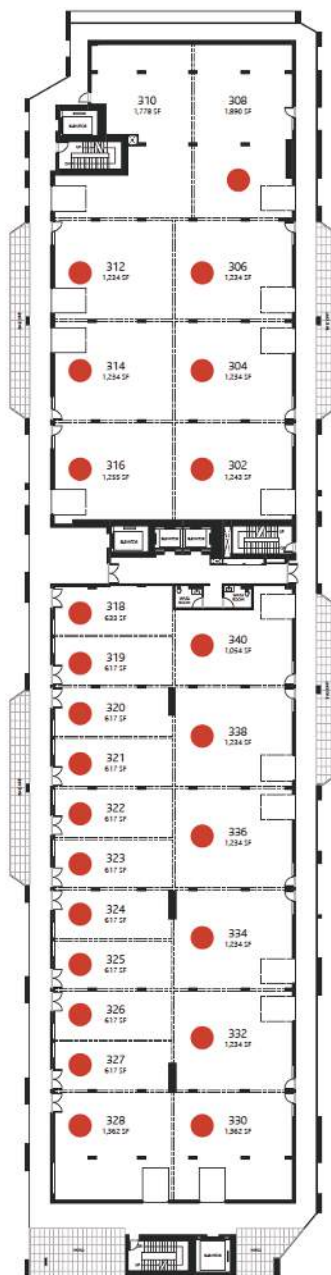
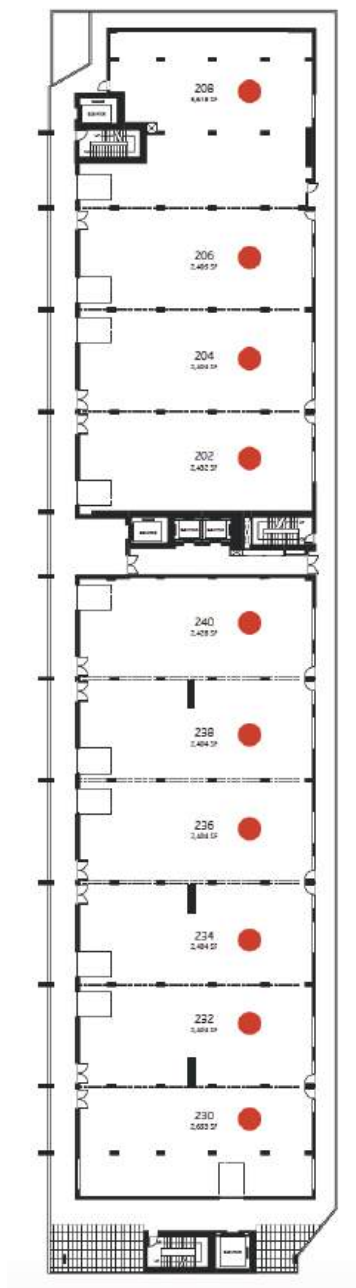
### YEAR BUILT

December 2024



# site plan

UNIT	SIZE	BASIC RENT	PARKING STALLS
240	2,428 SF	\$25 PSF	3
332	1,234 SF	\$25 PSF	1
324, 412, 419	617 SF	\$25 PSF	1



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