

FOR LEASE | OFFICE
#538 - 8188 MANITOBA STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Marine Landing**
- ▶ **2,802 SF Brand New Office Suite in South Vancouver**
- ▶ **Walking Distance to Marine Gateway Canada Line Station**

**Marine
Landing**

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Zoning

I-2 (Industrial District)

Available Area

2,802 SF

Availability

Immediate

Basic Lease Rate

\$32.00 PSF

Taxes & Operating Costs

\$10.65 PSF (2025 estimate)

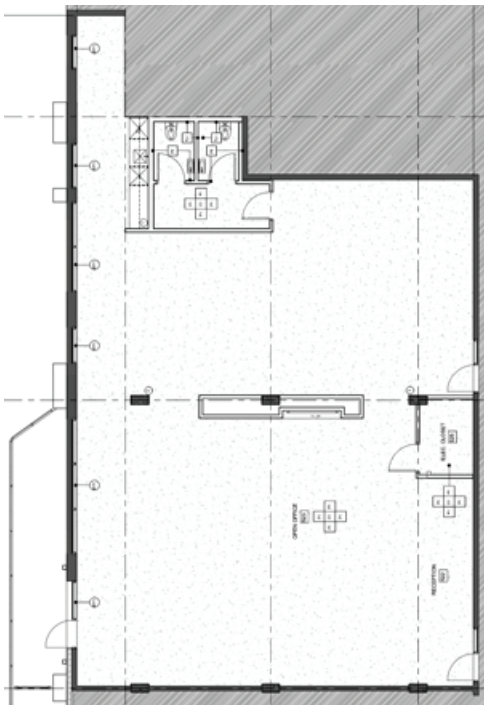
Location

Marine Landing, a new mixed-use industrial/office hub, is located at SW Marine Drive and Manitoba Street in South Vancouver.

Features

- ▶ Improved office space
- ▶ Exclusive balcony
- ▶ Secure underground parking
- ▶ High ceiling height
- ▶ Access to 2 standard size elevators, 1 freight elevator
- ▶ In-suite private washrooms
- ▶ Social lounge with full kitchen on the 6th floor
- ▶ Outdoor rooftop patio with BBQ area
- ▶ State-of-the-art fitness centre
- ▶ Full changing rooms with private showers
- ▶ High-speed fibre optic internet throughout the building

Floor Plan



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