

327-8188 MANITOBA STREET, SOUTH VANCOUVER
NEWLY BUILT MIXED INDUSTRIAL/OFFICE AT MARINE LANDING

**FOR
LEASE**



WILLIAM | WRIGHT

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UNIT 327 AT MARINE LANDING

A 616 sq. ft. newly built industrial/office unit is available for lease on the 3rd floor of the Marine Landing building, located in the heart of South Vancouver. This high-ceiling unit is thoughtfully designed to support a variety of industrial and creative uses, including light manufacturing, production studios, medical laboratories, and artist studios. Equipped with advanced business features and state-of-the-art amenities, Marine Landing provides an ideal environment for businesses looking to grow and innovate. Positioned in a strategic location, the building offers seamless access to key transportation routes, making it a prime choice for forward-thinking business leaders and entrepreneurs.





BUILDING AMENITIES & HIGHLIGHTS



Direct and shared freight loading dock



6' to 8' wide open-air loading corridor



Three freight elevators with an 8,000 lb capacity



Outdoor rooftop patio with BBQ area, dog run, and landscaped seating



Communal lounge with a fully equipped kitchen for events



Bookable boardroom with audio/visual equipment



Fitness center with cardio machines and weights



Change rooms featuring private showers, custom lockers, and spacious changing areas



Bicycle facility with wash station and repair workshops, and secure underground storage



Access to one Modo Car Share vehicle with a potential for future add ons



SALIENT FACTS

Size	± 616 SF
Parking	1 Designated Stall
Zoning	I-2
Basic Rent	\$42.00/FT
Additional Rent	\$19.00/FT
Monthly Rent	\$3,313.33 + GST

DRIVE TIMES

MARINE DRIVE STATION	4 MIN DRIVE
MARINE GATEWAY	4 MIN DRIVE
REAL CANADIAN SUPERSTORE	4 MIN DRIVE
LANGARA COLLEGE	7 MIN DRIVE
LANGARA STATION	7 MIN DRIVE
YVR AIRPORT	8 MIN DRIVE
DOWNTOWN VANCOUVER	25 MIN DRIVE

SOUTH VANCOUVER

Marine Landing is a rapidly developing commercial area located in South Vancouver, positioned strategically at the intersection of major transportation routes and near the Fraser River. The area benefits from excellent transit connections, including the Marine Drive Station on the Canada Line, providing easy access to downtown Vancouver, Richmond, and the Vancouver International Airport. This connectivity makes Marine Landing a prime choice for businesses and commuters alike.



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