

FOR LEASE

TURNKEY GROUND FLOOR OFFICE UNIT IN
SOUTH VANCOUVER'S MARINE GATEWAY AREA



509 SW MARINE DRIVE, VANCOUVER

CBRE



THE OPPORTUNITY

A premier commercial opportunity along highly visible Southwest Marine Drive, just steps from the bustling Cambie Street intersection in Vancouver's Marpole neighbourhood.

This 884 SF ground-floor office unit offers a turnkey, highly functional layout ideal for real estate brokerages, law firms, insurance agencies, and other professional services. Thoughtfully designed, the space features a welcoming reception area, a bright open boardroom with high ceilings, two private offices, an efficient open work area, and kitchenette.

THE DETAILS

AREA

884 SF

ZONING

CD-1 (577)

AVAILABILITY

May 1, 2026

ADDITIONAL RENT

\$24.19 PSF (2026 est.) + 7% (of basic rent) management fee

ASKING NET RENT

Contact agents

FEATURES



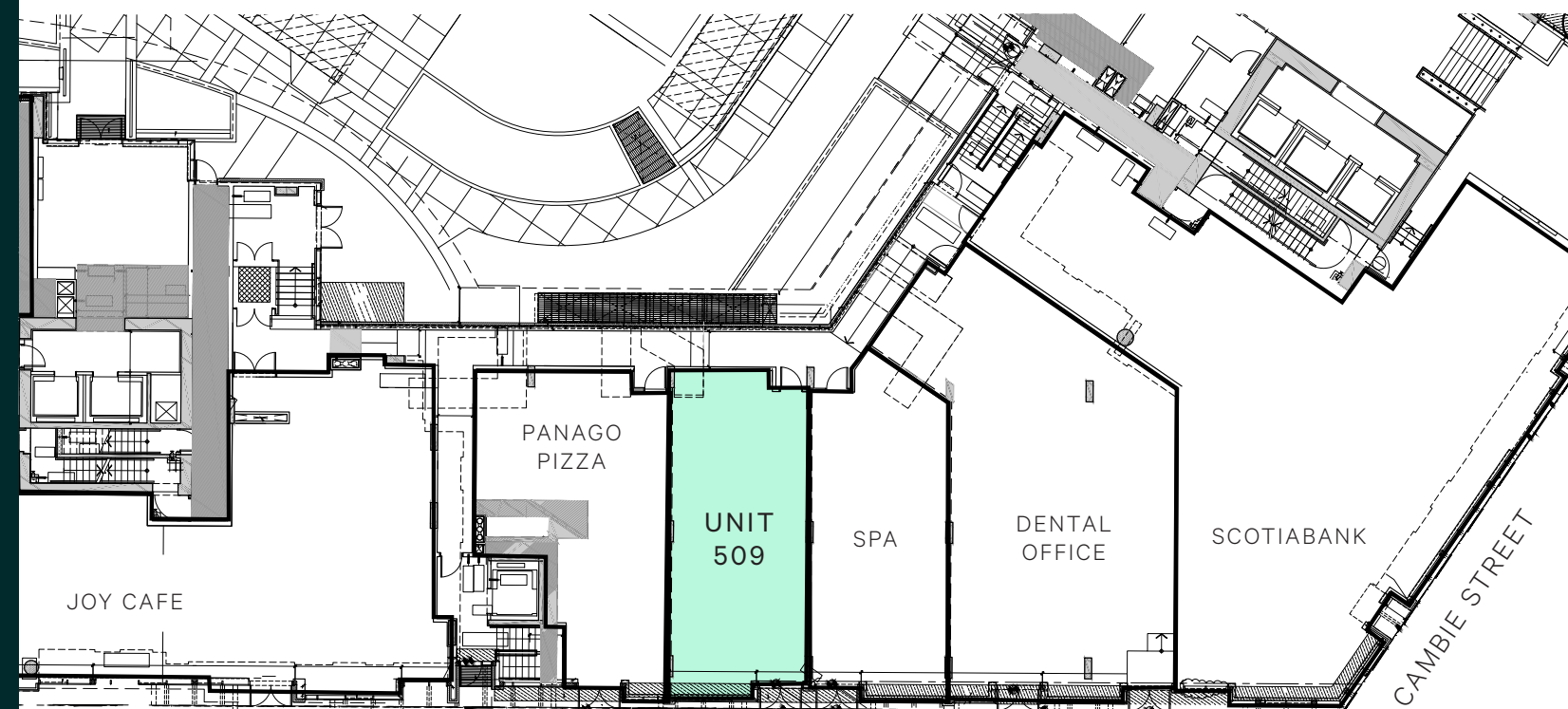
Turnkey, move-in-ready professional office space



Prominent SW Marine Drive exposure with excellent signage potential



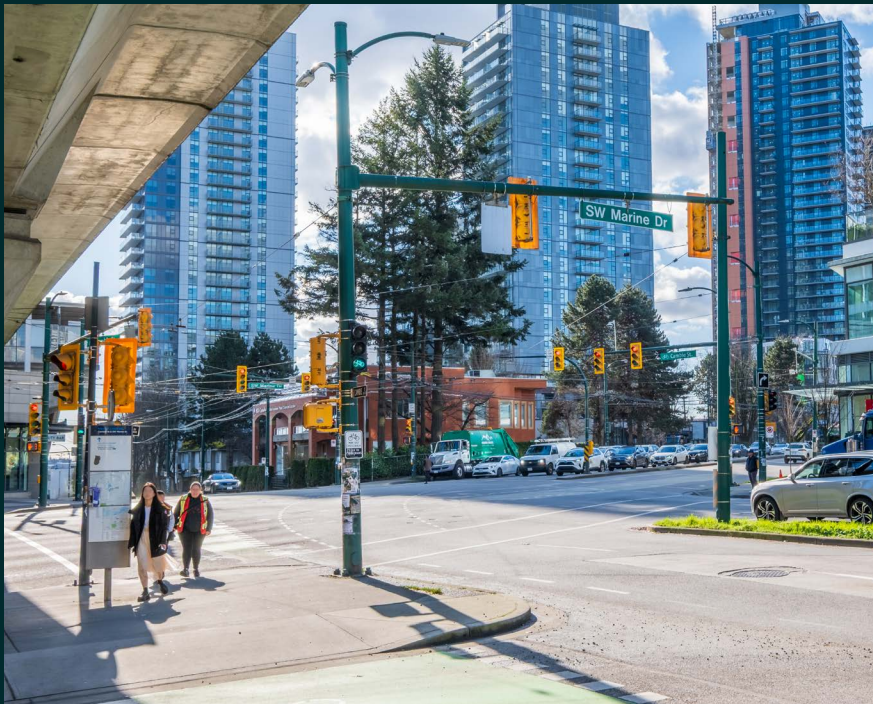
Within steps from the Marine Drive Canada Line Station



SW MARINE DRIVE

CAMBIE STREET

Floor plan not to scale. Subject to verification.



THE LOCATION

509 SW Marine Drive is ideally situated along the major thoroughfare of Southwest Marine Drive, just steps from the high-traffic Cambie Street intersection in the established Marpole neighbourhood. The area is recognized for its high visibility arterial frontage and strong connectivity, supporting a growing mix of neighbourhood-serving retail and professional office users. The surrounding community offers convenient access to cafes, services, green space, and riverfront pedestrian routes, making it an attractive location for customer-facing and service-oriented businesses. The property also benefits from its close proximity to Marine Gateway, a prominent mixed-use retail node anchored by the Marine Drive Canada Line Station and major national retailers including T&T Supermarket, Cineplex, Winners, and Fitness World, generating consistent foot traffic and commercial activity.



PROFESSIONAL SERVICES

- + Marine Cambie Dental
- + Amran Consulting Ltd
- + AVM Cleaning Services
- + Scotiabank
- + BMO
- + Metis Business Consulting
- + Clearline Chartered Professional Accountants
- + MDS Consulting
- + Pilot Mortgage Group
- + MC2 Dental
- + Minute Key
- + Hartwell Therapy and Wellness



RETAILERS

- + T&T Supermarket
- + Winners
- + Sleep Country
- + Canadian Tire
- + Best Buy
- + Marshalls
- + Kia Vancouver
- + Docksteader Subaru



CAFES & RESTAURANTS

- + McDonald's
- + Panago Pizza
- + A&W
- + Starbucks
- + Neptune Palace Seafood Restaurant
- + CoCo Bubble Tea
- + Kinton Ramen
- + Baskin-Robbins
- + Tim Hortons
- + Joy Cafe
- + Oriole Cafe
- + White Spot
- + Wendy's



TRAFFIC EXPOSURE

65k/day



WALK SCORE

93



TRANSIT SCORE

76



BIKE SCORE

83

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509 SW MARINE DRIVE, VANCOUVER



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