

638-8188 MANITOBA STREET, VANCOUVER

1,278 SQFT UNIT AT NEWLY CONSTRUCTED MARINE LANDING

**FOR
SALE/
LEASE**



WILLIAM | WRIGHT

RODERICK MACKAY
roderick@williamwright.ca
604.428.5255

PATRICK ZAMERO
patrick.zamero@williamwright.ca
604.428.5255





OVERVIEW

Marine Landing presents a modern and versatile office space, perfectly suited for professional, medical, health & wellness, engineering, and tech offices. This 1,278 sq. ft. unit features 12-foot ceilings and is located on the sixth floor, offering excellent accessibility via two standard elevators and one freight-sized elevator, ideal for seamless office operations and storage needs. The space is roughed-in with water and sewer connections, with conveniently located washrooms on the same floor. Large north-facing windows provide ample natural light, creating a bright and welcoming workspace.





ON-SITE AMENITIES

The property is enriched by a host of premium amenities. Highlights include:



Breka Bakery & Café: A sprawling 6,000 sq. ft. cafeteria-style bakery, perfect for coffee breaks or informal meetings.



End-of-Trip Facilities: Full change rooms equipped with private showers, custom lockers, and a spacious changing area.



Communal Lounge: A welcoming space with a fully operational kitchen, ideal for hosting events, celebrations, or informal gatherings.



Rooftop Patio: An outdoor haven featuring BBQ areas, a harvest-style dining table, a communal gas fire pit, and artificial turf for lounging and games, all surrounded by lush landscaping with large trees for shade.



Fitness Center: A 1,200 sq. ft. state-of-the-art gym offering cardio equipment, weights, and gear to accommodate rigorous workouts.



Boardroom Facilities: A bookable boardroom equipped with audio-visual presentation technology and ample seating.



Dog-Friendly Amenities: A large dog run for pet-friendly comfort and convenience.

DESIGN FEATURES

Marine Landing boasts a unique industrial aesthetic, reflected in features like:



A double-height lobby with custom-crafted oak wainscoting, paying homage to the site's historic use as a lumber mill.



A sixth-floor amenity room for corporate meetings or social events, complete with a communal lounge and fully equipped kitchen.



Communal balconies, offering opportunities for relaxation and socializing during or after work.



Cyclists can secure their rides in both lockers or storage rooms within a state-of-the-art facility made from walls with solid concrete



A fully-stocked, secured workshop and tooling area is located alongside the entrance to the bicycle storage room





SALIENT FACTS

Size	± 1,278 SF
Parking	1 Stall
Zoning	I-2
Basic Rent	\$40.00/FT
Additional Rent	\$11.00/FT
Price	\$1,348,888



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.

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



AMENITIES

Restaurants + Cafes

- + Bendick's Ice Cream Factory
- + Dosa Corner
- + Dublin Crossing - Vancouver
- + Hi Five Chicken
- + JAPADOG (South Vancouver)
- + McDonald's
- + Neptune Palace Seafood Restaurant (Vancouver)
- + Panago Pizza
- + Pho Zen Vietnamese Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

Retail

- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler Dodge Jeep Ram

- + Marine Gateway
- + Marshalls
- + Real Canadian Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners

Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau Elementary School

NEARBY AMENITIES



LORDCO • 3 MIN DRIVE



CANADIAN TIRE/BEST BUY/MARSHALLS • 4 MIN DRIVE



MARINE GATEWAY/SKYTRAIN STATION • 4 MIN DRIVE

FOR MORE INFORMATION CONTACT

RODERICK MACKAY
roderick@williamwright.ca
604.428.5255

PATRICK ZAMERO
patrick.zamero@williamwright.ca
604.428.5255

williamwright.ca



Vancouver Office 1340-605 Robson Street Vancouver, BC 604.428.5255	Tri-Cities Office 370-2755 Lougheed Highway Port Coquitlam, BC 604.545.0636	Fraser Valley Office 180-8621 201 Street Langley, BC 604.546.5555	Victoria Office 843 Johnson Street Victoria, BC 250.590.5797	Central Island Office 100B-154 Memorial Avenue Parksville, BC 250.586.1226	Kelowna Office 205-478 Bernard Avenue Kelowna, BC 236.420.3558	Kamloops Office 406-121 5th Avenue Kamloops, BC 236.425.1617
--	---	---	--	--	--	--