

**422-8188 MANITOBA STREET, VANCOUVER**

**617 SQFT UNIT AT NEWLY CONSTRUCTED MARINE LANDING**

**FOR  
LEASE/  
SALE**



**WILLIAM | WRIGHT**

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## OVERVIEW

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Marine Landing offers a modern and creative office space for lease, featuring 617 sq. ft., a dedicated balcony, and 12-foot ceilings. Located on the fourth floor, the space is easily accessible via two standard elevators and one freight-sized elevator, ideal for convenient office storage. The unit is roughed-in with water and sewer connections and includes washrooms conveniently located on the same floor. The south-facing space is well-lit with large windows.





## 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	± 617 SF
Parking	1 Stall
Zoning	I-2
Basic Rent	\$35/FT
Additional Rent	\$11/FT
Price	\$520,000



## 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



## WALK SCORE

86 EASY TO WALK

90 EXCELLENT TRANSIT

83 BIKE ZONE

## AMENITIES

### Restaurants + Cafes

- + Bendick's Ice Cream Factory Outlet
- + 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

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