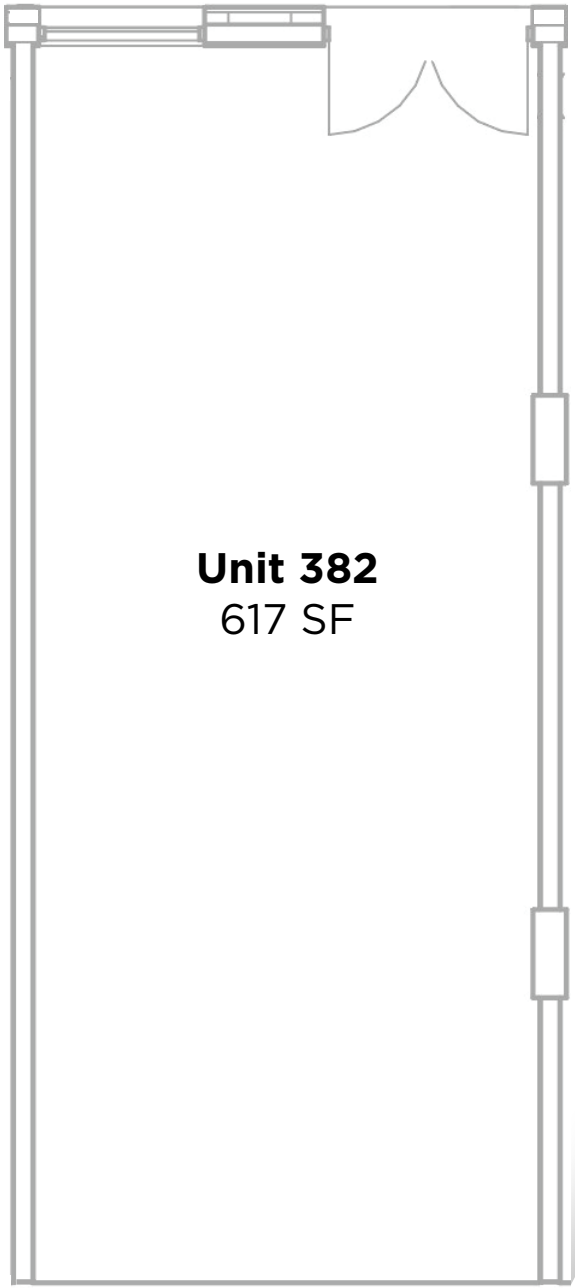
MARINE LANDING

Unit 382 | 8250 Manitoba Street, Vancouver, BC

617 SF of Creative industrial Space

FOR SALE OR LEASE

CUSHMAN & WAKEFIELD



UNIT 382 DETAILS

UNIT SIZE	617 SF
LEASE RATE	Contact Agent
STRATA FEES	$182.52 per month
ASKING PRICE	$420,000.00 ($680 PSF)
AVAILABLE	Immediately
PARKING	1 parking stall included
CEILING HEIGHT	13′ ceiling height
OTHER HIGHLIGHTS	1” domestic water capped 4” sanitary drain capped 2” sanitary vent capped HVAC fan coil for heating and cooling provided 100-amp electrical service

BUILDING AMENITIES

COMMON LOUNGE

Communal lounge with fully operational kitchen for hosting events and celebrations Common Rooftop Patio

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PARKING

50+ oversized parking stalls for sprinter vans and delivery vehicles in secure gated parkade

BOARD ROOM

Bookable boardroom with audio/visual presentation equipment and seating

END OF TRIP FACILITIES

Includes bicycle facility with washdown station, repair workshop, and secure underground storage.Full changerooms complete with private showers, custom lockers, and large charging station

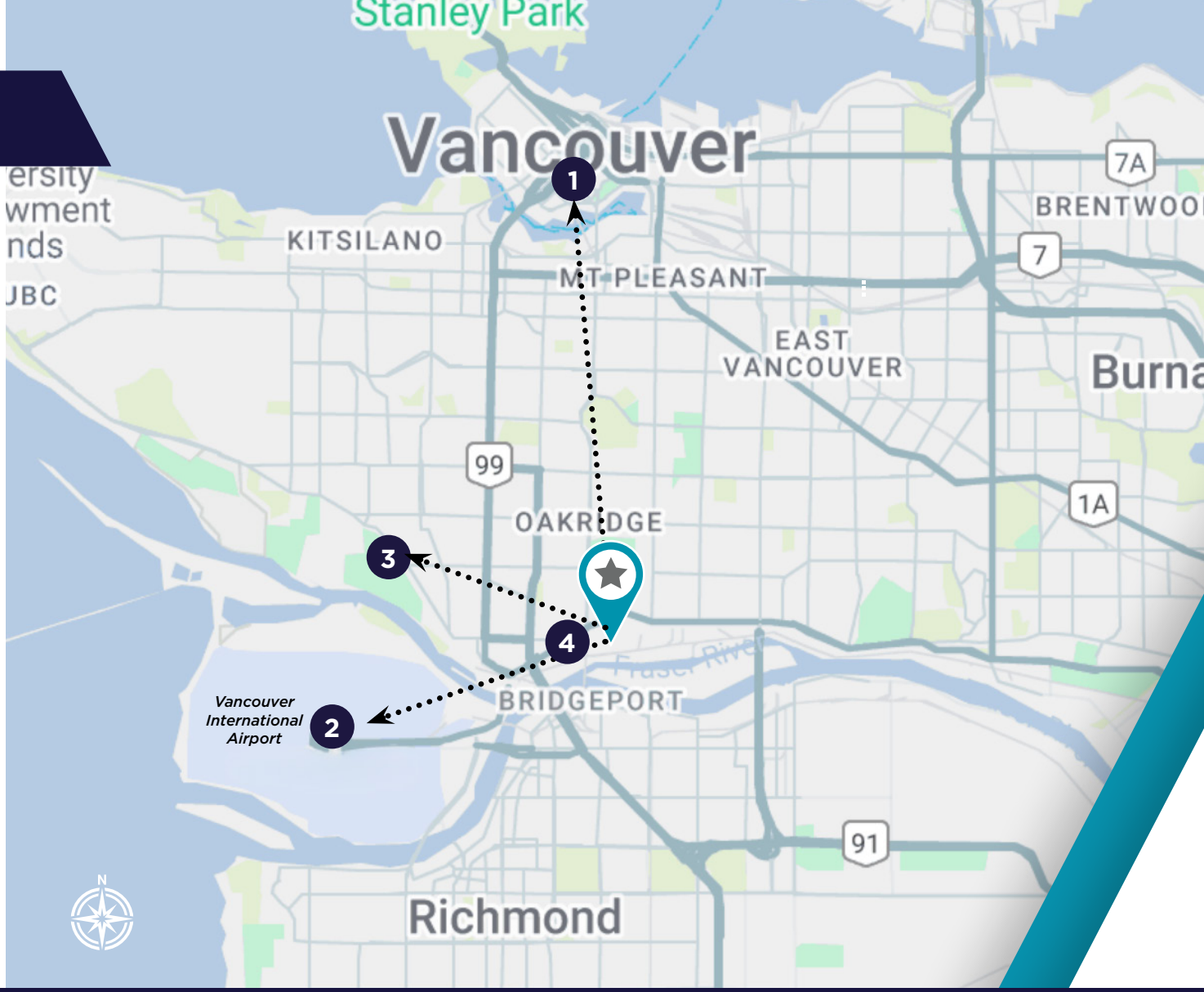
FITNESS CENTRE

State-of-the-art fitness centre and gym with full cardio equipment and weights

LOCATION

Marine Landing sits in South Vancouver's emerging industrial hub—one of the city's most connected and fastest-growing business corridors. With seamless access to Downtown and Richmond via the Canada Line, plus direct routes to Surrey, Delta, and the U.S. border from Marine Drive, it keeps regional and cross-border operations moving. Highway 99 is just five minutes away, and YVR is only a 10-minute drive, making global logistics effortless. And with a bike score of 90, tenants can enjoy true commuter convenience. Marine Landing puts your business at the centre of the city—and at the gateway to everywhere that matters.

	DRIVE TIMES	MINUTES
1.	Downtown Vancouver	20 mins
2.	Vancouver International Airport	10 mins
3.	HWY 99	5 mins
4.	Marine View Canada Line Skytrain Station	5 mins



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