



# MARINE LANDING

533 - 8188 MANITOBA ST  
VANCOUVER, BC

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CREATIVE OFFICE

**FOR LEASE**

# MARINE LANDING

533 - 8188 MANITOBA ST

AREA	616 SQ FT (NET LEASABLE AREA)
IMPROVEMENT	TENANT IMPROVEMENT PACKAGE AVAILABLE
BALCONY	FOR THE EXCLUSIVE USE OF UNIT 533
PARKING	1 DEDICATED STALL
CEILING HEIGHT	12 FEET
LEASE RATE	\$40.00 PER SQ FT
OPERATING COSTS	\$10.00 PER SQ FT (2025 ESTIMATE)



Marine Landing creative office space for lease containing 616 SQ FT, a dedicated balcony and 12' ceilings. The fifth floor is accessed by 2 standard sized elevators, plus 1 freight sized elevator convenient for office storage. Washrooms are located on the same floor while the unit is roughed in with a water and sewer connection. The space is well lit with a balcony facing glass door, and a 6' wide x 8' tall window with LED tube lighting in office. The landlord will install flooring, baseboards, and newly paint the unit as per the tenant's design requirements.

Breka will be opening a 6,000 SQ FT cafeteria style bakery on site. The building features end-of-trip facilities, a communal lounge with fully operational kitchen for hosting events and celebrations, outdoor rooftop patio with BBQ area, large dog run, and attractive landscaping with outdoor seating. Full change rooms complete with private showers, custom lockers, and a large changing area. There is a bookable boardroom with audio / visual presentation equipment and seating. State-of-the-art fitness centre and gym with full cardio equipment and weights. Industrial meets west coast modern design aesthetic throughout the building.

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## SALIENT DETAILS

# MARINE LANDING

## FEATURES & AMENITIES

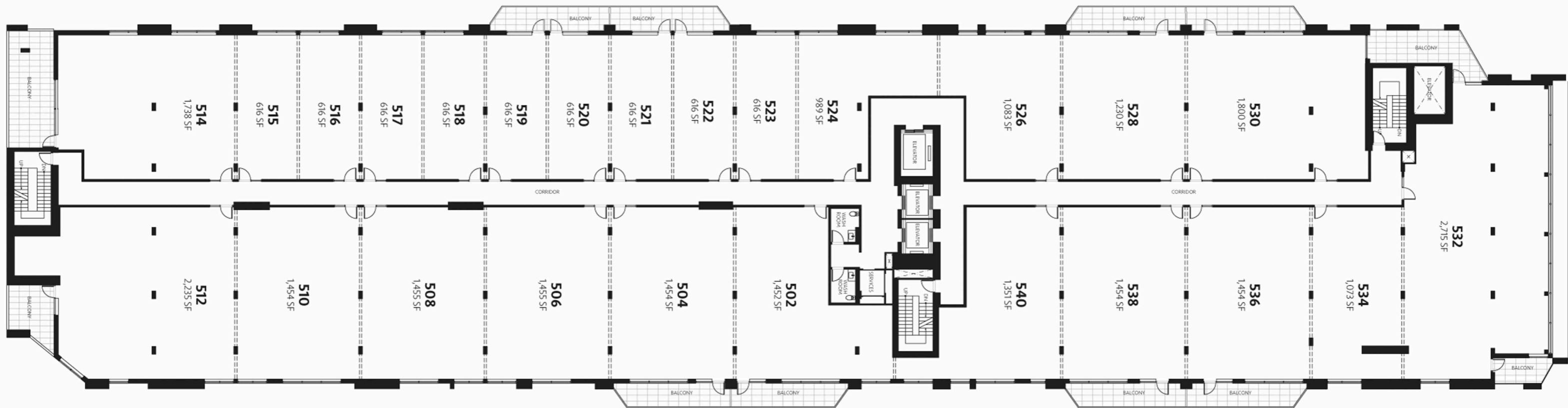
A double height lobby lends a sense of expansion and enlargement to the building's opening with custom crafted oak wainscoting which is an echo back to the site's historic use as a lumber mill.

A large sixth floor amenity room provides plenty of area for corporate meetings or impromptu events with a communal social lounge having a fully operational kitchen which may be reserved for private events and celebrations.

A gym contains state of the art equipment and gear for the most rigorous workouts.

BBQ areas among the rooftop patio with harvest style dining table, communal natural gas fire pit, artificial turf for lounging and games amongst intensive landscaping with large trees to create shade.

Communal balconies for during and after work breaks and socializing.



## 5TH FLOOR PLAN

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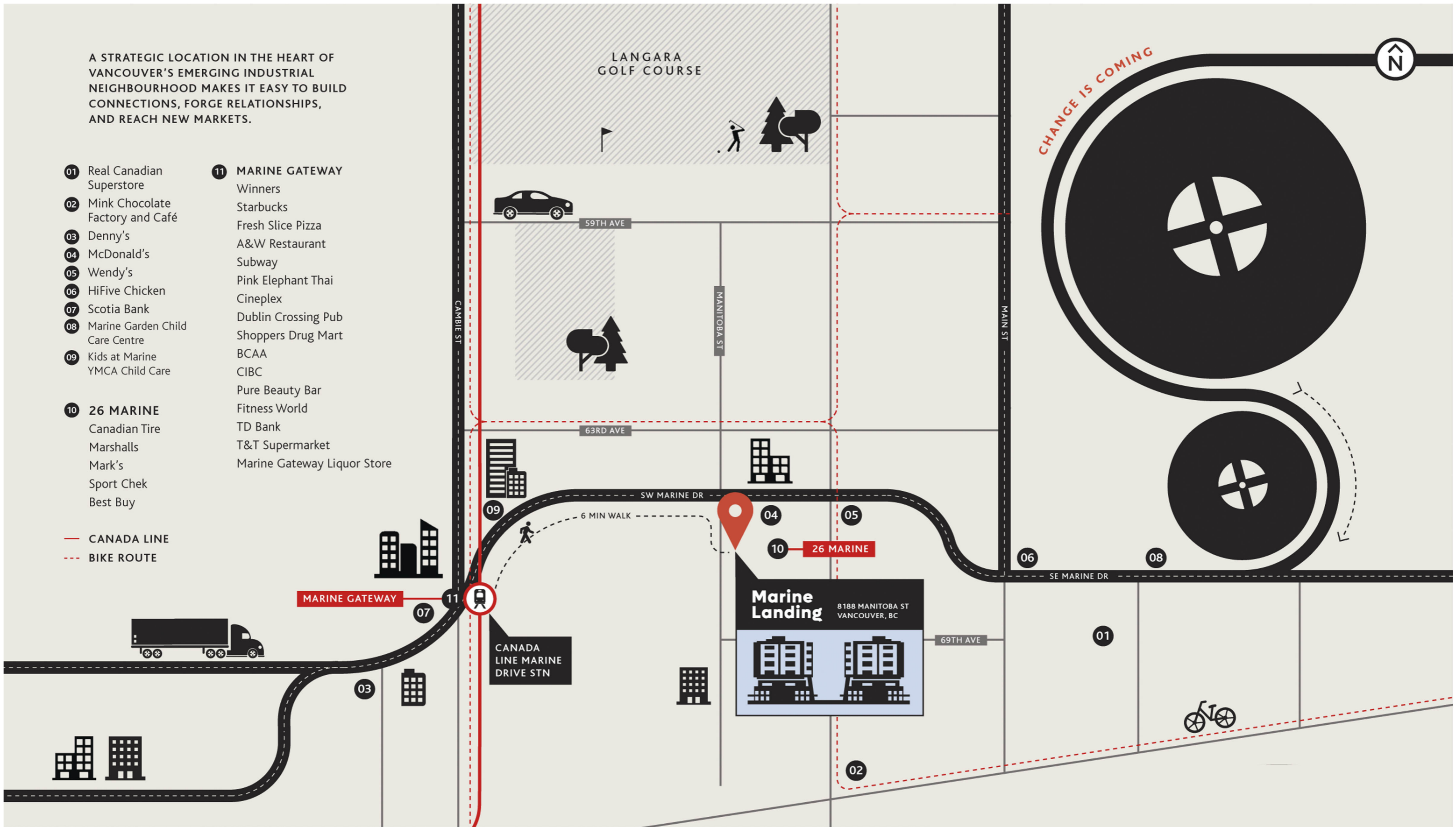
RE/MAX CITY REALTY  
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A STRATEGIC LOCATION IN THE HEART OF VANCOUVER'S EMERGING INDUSTRIAL NEIGHBOURHOOD MAKES IT EASY TO BUILD CONNECTIONS, FORGE RELATIONSHIPS, AND REACH NEW MARKETS.

- 01 Real Canadian Superstore
- 02 Mink Chocolate Factory and Café
- 03 Denny's
- 04 McDonald's
- 05 Wendy's
- 06 HiFive Chicken
- 07 Scotia Bank
- 08 Marine Garden Child Care Centre
- 09 Kids at Marine YMCA Child Care
- 10 **26 MARINE**  
Canadian Tire  
Marshalls  
Mark's  
Sport Chek  
Best Buy
- 11 **MARINE GATEWAY**  
Winners  
Starbucks  
Fresh Slice Pizza  
A&W Restaurant  
Subway  
Pink Elephant Thai  
Cineplex  
Dublin Crossing Pub  
Shoppers Drug Mart  
BCAA  
CIBC  
Pure Beauty Bar  
Fitness World  
TD Bank  
T&T Supermarket  
Marine Gateway Liquor Store

— CANADA LINE  
- - - BIKE ROUTE



## AREA MAP

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