



MARINE LANDING

518 - 8188 MANITOBA ST
VANCOUVER, BC

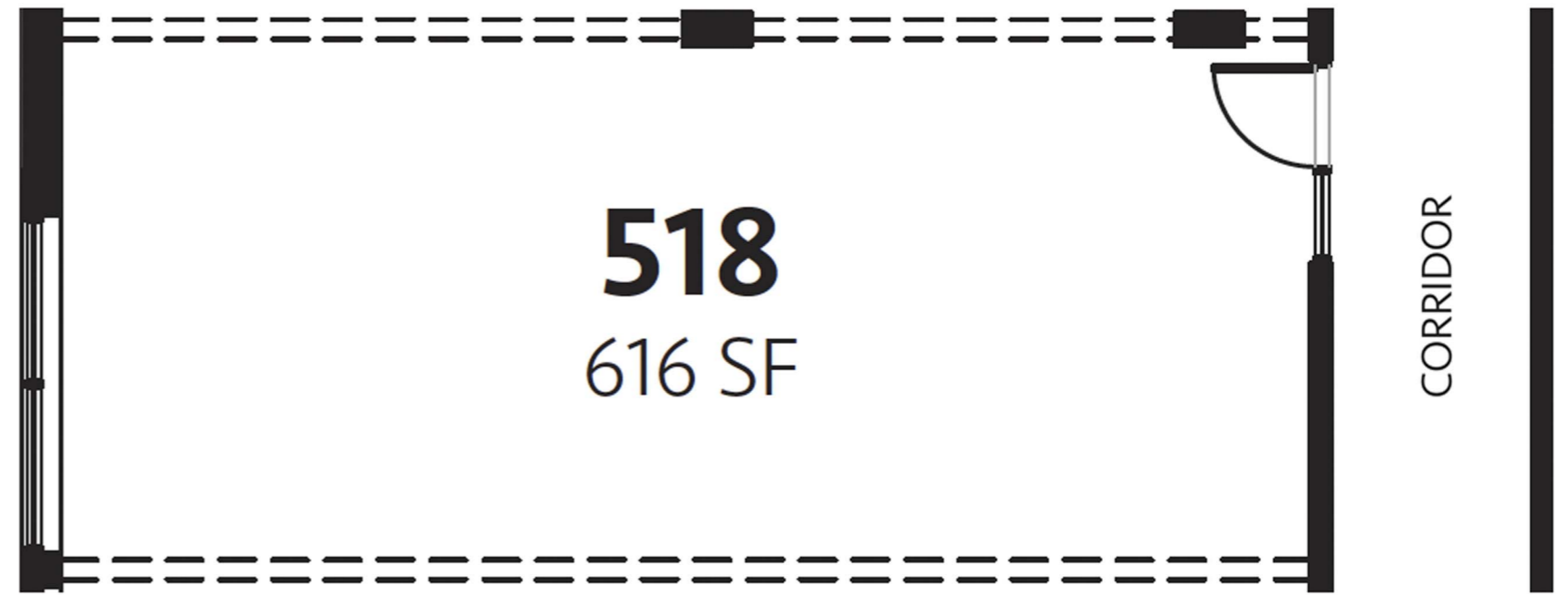
CREATIVE OFFICE

FOR LEASE

MARINE LANDING

518 - 8188 MANITOBA ST

AREA	616 SQ FT (NET LEASABLE AREA)
IMPROVEMENT	VANILLA SHELL
ZONING	I-2
PARKING	1 DEDICATED STALL
CEILING HEIGHT	12 FEET
LEASE RATE	\$35.00 PER SQ FT
OPERATING COSTS	\$13.00 PER SQ FT (2026 ESTIMATE)



Marine Landing creative office space for lease containing 616 SQ FT with 12' ceilings. In addition to office uses, the space may be used for health care uses. For a full list of applicable uses, see I-2 zoning bylaw. The fifth floor is accessed by 2 standard sized elevators, plus 1 freight sized elevator convenient for office storage. Internal corridors on the 5th floor are sophisticated and welcoming. 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 large courtyard facing window and LED tube lighting in office.

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.

SALIENT DETAILS

MARINE LANDING

FEATURES & AMENITIES

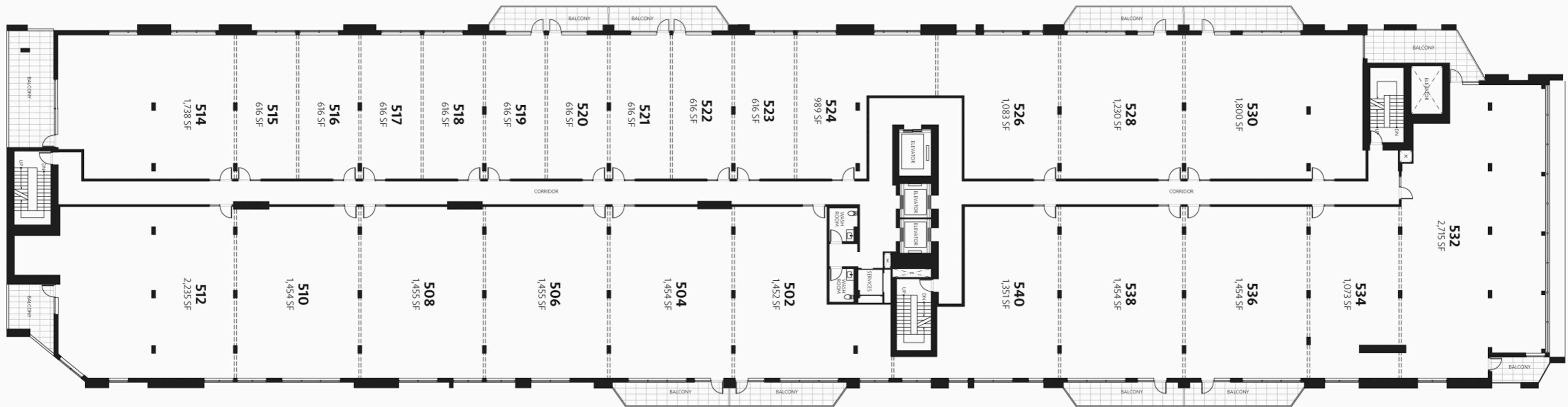
A double height lobby lends a sense of expansion and enlargement to the building's opening with custom crafted oak wainscoting which is an echo back to the site's historic use as a lumber mill.

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

Agent Contact:

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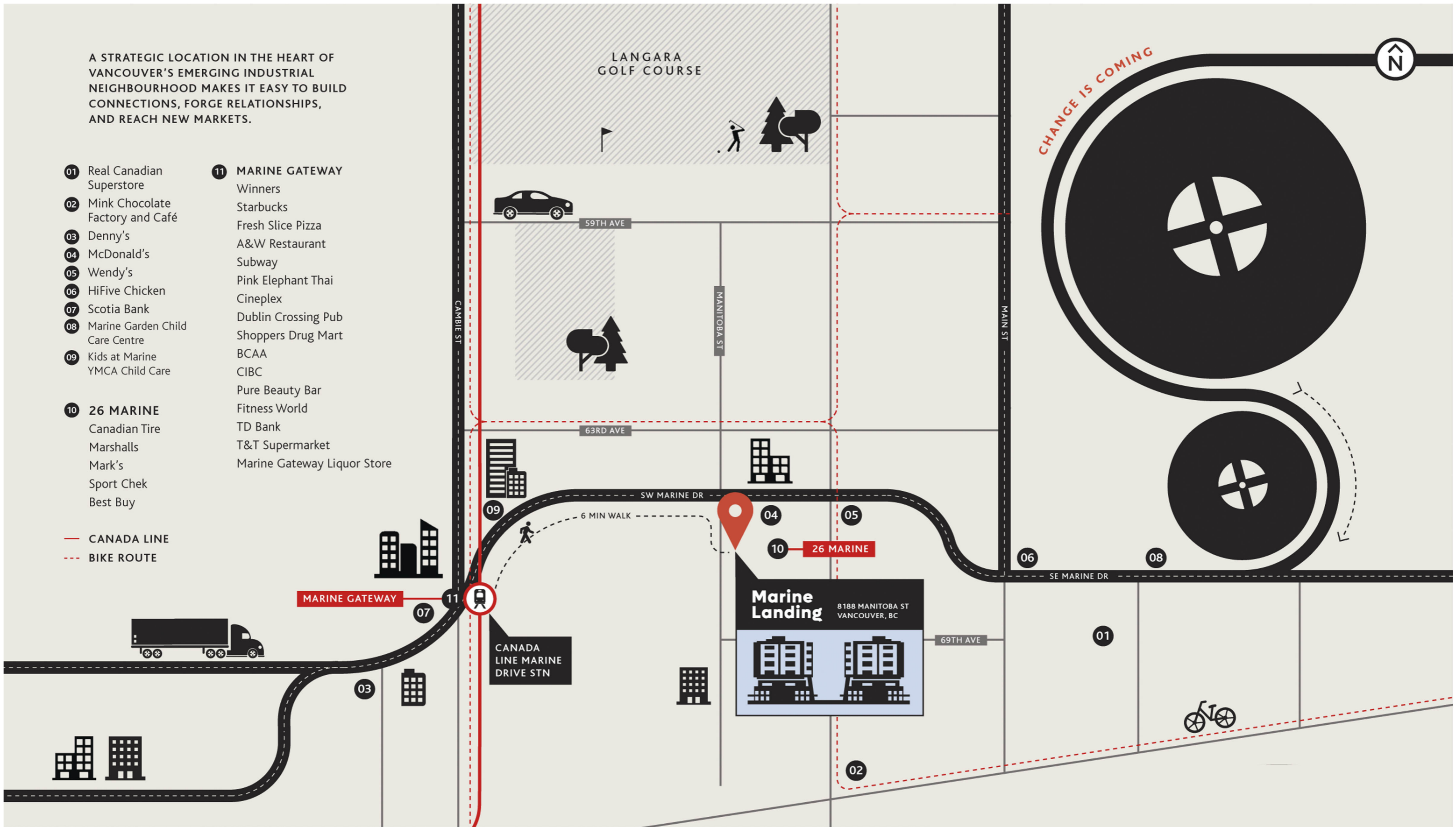
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A STRATEGIC LOCATION IN THE HEART OF VANCOUVER'S EMERGING INDUSTRIAL NEIGHBOURHOOD MAKES IT EASY TO BUILD CONNECTIONS, FORGE RELATIONSHIPS, AND REACH NEW MARKETS.

- 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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