

# FOR LEASE MARINE LANDING

425 - 8188 MANITOBA STREET  
VANCOUVER, BC

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# WAREHOUSE - OFFICE UNIT

## OPPORTUNITY

The CRE Investment & Development team is pleased to present Unit 425 at Marine Landing, a modern and versatile 617 SF south facing industrial and office space available for lease. Ideal for professional, medical, health & wellness, engineering, and tech offices, this unit offers a functional layout with 13' ceilings, 6' wide exterior corridors, and double swing doors. The complex features exceptional design elements to optimize both accessibility and logistics. Oversized and high-performance freight elevators make transporting goods a breeze, while shared loading access points for upper floors provide added convenience. Wide loading bays and corridors ranging from 6 to 8 feet in width streamline logistics, and engineered floors with larger, closer joists enhance the building's overall loading capacity. Perfect for businesses seeking a functional and spacious environment.

## PROPERTY DETAILS

Address 425 - 8188 Manitoba Street, Vancouver

Available Space 617 SF

PID 032-384-254

Zoning I-2 Industrial

Parking One Parking Stall

Taxes & Est. OP. Costs (2024) \$10 per sq. ft.

Lease Rate \$29.00 per sq. ft., triple net

Year Built 2025





## BUILDING AMENITIES

Communal lounge with fully operational kitchen for hosting events and celebrations.

End-of-trip bicycle facility with washdown station, repair workshop, and secure underground storage.

Outdoor rooftop patio with BBQ area, large dog run, and attractive landscaping with outdoor seating.

Full changerooms complete with private showers, custom lockers, and large changing area.

Bookable boardroom with audio/visual presentation equipment and seating.

One Modo Car Share vehicle with a possibility of additional future Modo vehicles for ease of commuting.

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







# DEMOGRAPHICS (3 MINS DRIVE)

12,688

Population



Average Household Size

CA\$105,856.62

2021 Household Average  
Income (Current Year \$)

34.5

Median Age



CA\$523M

2021 Household  
Aggregate Income



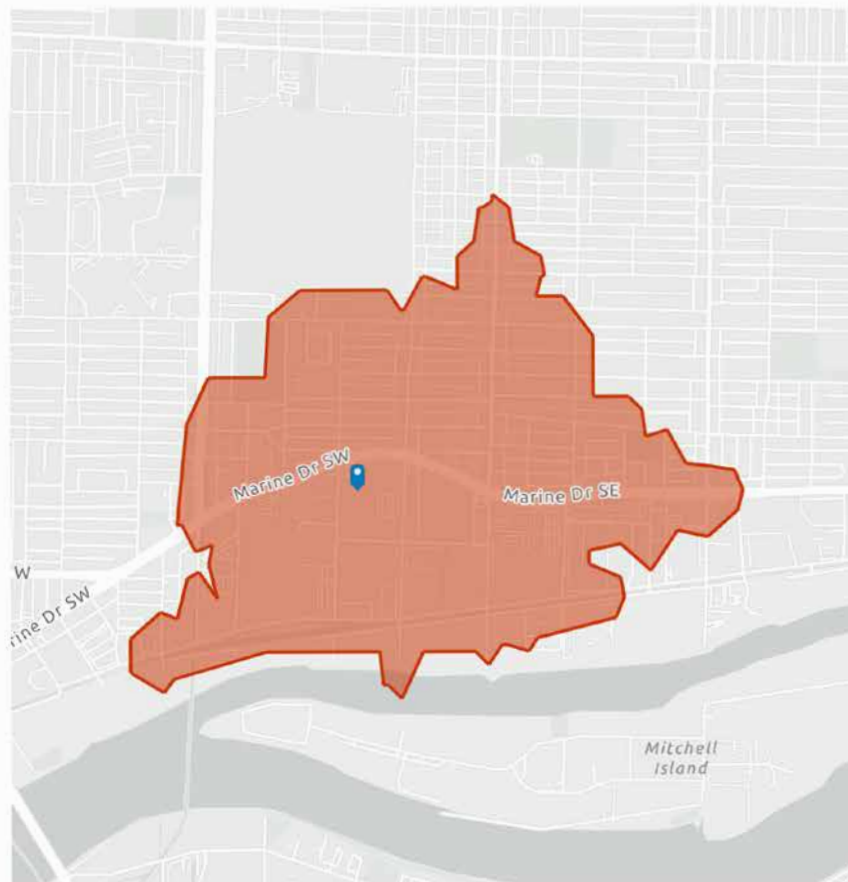
CA\$284M

2021 Household  
Discretionary  
Aggregate Income



CA\$416M

2021 Household  
Disposable Aggregate  
Income



## ANNUAL HOUSEHOLD SPENDING



CA\$2.37M

2021 Alcoholic  
Beverages Served On  
Licensed Premises



CA\$22.7M

2021 Health Care



CA\$20.4M

2021 Clothing



CA\$37.8M

2021 Food Purchased  
From Stores



CA\$28.3M

2021 Food Purchased  
From Restaurants



CA\$204K

2021 Purchase of  
Pets, Related Pet  
Goods

Source: This infographic contains data provided by Environics (2024).



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