

# FOR LEASE/ SALE

# Marine Landing

#387 - 8250 Manitoba Street  
Vancouver



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# OPPORTUNITY

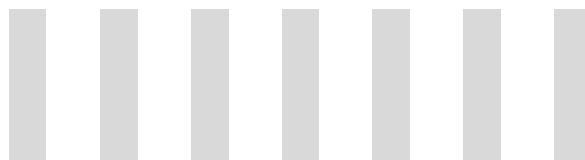
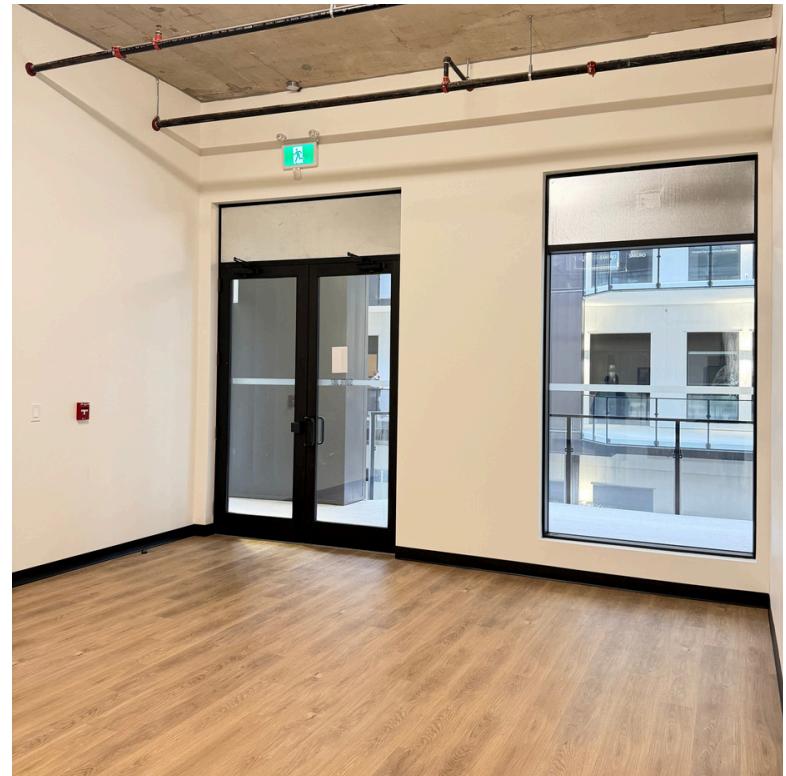
Secure a modern 618 sq ft strata unit on the third floor at Marine Landing, 8250 Manitoba Street, Vancouver, a premier mixed use business destination in South Vancouver. This Class A flex space features approximately 13 ft ceiling heights and preinstalled hardwood flooring, creating a bright, open, and polished workspace ideal for professional, creative, or light industrial users seeking an efficient and future ready environment.

Marine Landing offers contemporary design, flexible layouts, and a purpose built business environment that supports growth and collaboration. The development combines office functionality with light industrial capability, appealing to both owner occupiers and investors.

Strategically located with excellent access to Downtown Vancouver, Richmond, and YVR International Airport, this opportunity delivers connectivity, flexibility, and long term value in one of Vancouver's emerging commercial hubs.

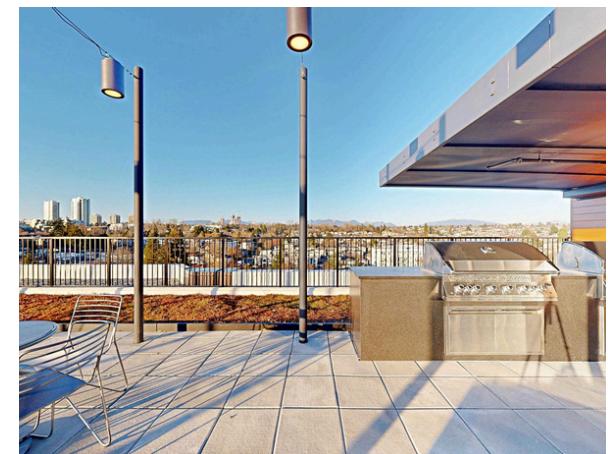
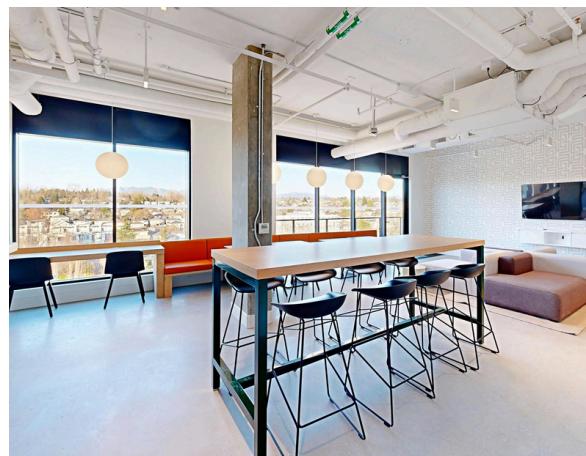
## PROPERTY DETAILS

|                          |  |
|--------------------------|--|
| <b>Address</b>           | #387 - 8250 Manitoba street, Vancouver |
| <b>Strata Plan</b>       | EPS11021                               |
| <b>PID</b>               | 032-385-161                            |
| <b>Strata Lot</b>        | 146                                    |
| <b>Unit Number</b>       | #387                                   |
| <b>Size</b>              | 618 SF                                 |
| <b>Basic Rent</b>        | \$21.00                                |
| <b>Additional Rent</b>   | \$10.00 (Based on 2025)                |
| <b>Lease Type</b>        | TRIPLE NET                             |
| <b>Asking Sale Price</b> | Contact the listing agent              |

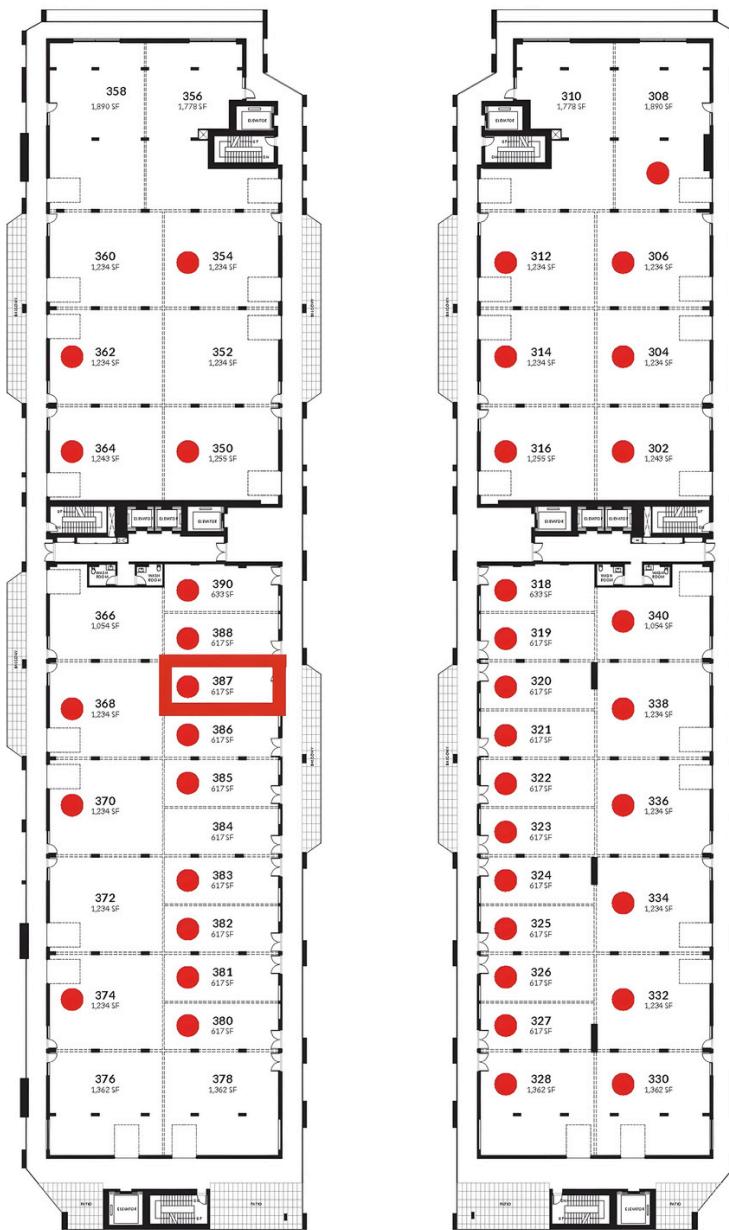


## BUILDING AMENITIES

- 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.
- State-of-the-art fitness centre and gym with full cardio equipment and weights.
- One Modo Car Share vehicle with a possibility of additional future Modo vehicles for ease of commuting.



# FLOOR PLAN



BUILDING B

BUILDING A

CANADA'S  
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## DEMOGRAPHIC

12,688

Population

34.5

Median Age



2.5

Average Household Size

CA\$105,856.62

2021 Household Average  
Income (Current Year \$)



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

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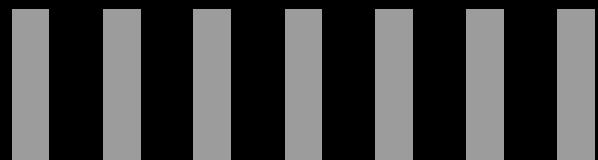
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