# FOR LEASE | OFFICE #538 & 540 - 8188 MANITOBA STREET VANCOUVER, BC





- Marine Landing
- ► 2,802 SF Brand New Creative Office Suite in South Vancouver
- Walking Distance to Marine Gateway Canada Line Station

Marine Landing

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#### Location

Marine Landing, a new mixed-use industrial/office hub, is located at SW Marine Drive and Manitoba Street in South Vancouver's emerging creative industrial and office neighbourhood.

#### **Features**

- Improved office space
- Exclusive balcony
- Secure underground parking
- High ceiling height
- Access to 2 standard size elevators, 1 freight elevator
- In-suite private washrooms
- Social lounge with full kitchen on the 6th floor
- Outdoor rooftop patio with BBQ area
- ► State-of-the-art fitness centre and full changing rooms with private showers
- ► High-speed fibre optic internet throughout the building

**Zoning** I-2 (Industrial District) Basic Lease Rate \$30.00 PSF

**Taxes & Operating Costs** 

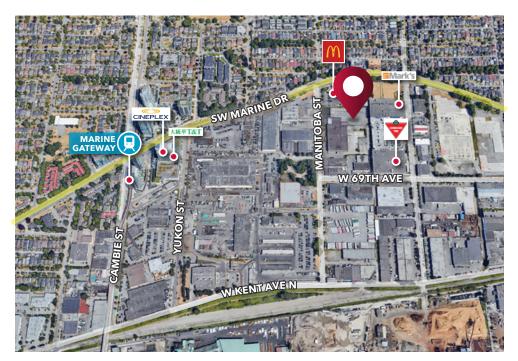
### **Available Area**

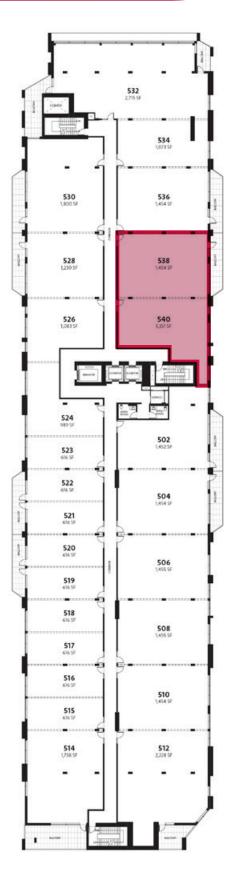
2,802 SF

### \$14.00 PSF (2025 estimate)

#### **Availability**

Q2 2025





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