

402-8188 MANITOBA STREET, VANCOUVER
617 SF NEWLY CONSTRUCTED UNIT AT MARINE LANDING

**FOR
LEASE**



WILLIAM | WRIGHT

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OVERVIEW

William Wright Commercial is pleased to present Unit 402 at Marine Landing, a modern and versatile 617 SF north facing 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 space is serviced by two standard elevators and three freight-sized elevator. Roughed-in water and sewer connections provide added flexibility, with conveniently located washrooms on the same floor. Large windows allow for abundant natural light, creating a bright and inviting workspace in a prime location.





ON-SITE AMENITIES

The property is enriched by a host of premium amenities. Highlights include:



Breka Bakery & Café: A sprawling 6,000 sq. ft. cafeteria-style bakery, perfect for coffee breaks or informal meetings.



End-of-Trip Facilities: Full change rooms equipped with private showers, custom lockers, and a spacious changing area.



Communal Lounge: A welcoming space with a fully operational kitchen, ideal for hosting events, celebrations, or informal gatherings.



Rooftop Patio: An outdoor haven featuring BBQ areas, a harvest-style dining table, a communal gas fire pit, and artificial turf for lounging and games, all surrounded by lush landscaping with large trees for shade.



Fitness Center: A 1,200 sq. ft. state-of-the-art gym offering cardio equipment, weights, and gear to accommodate rigorous workouts.



Boardroom Facilities: A bookable boardroom equipped with audio-visual presentation technology and ample seating.



Dog-Friendly Amenities: A large dog run for pet-friendly comfort and convenience.

DESIGN FEATURES

Marine Landing boasts a unique industrial aesthetic, reflected in features like:



A double-height lobby with custom-crafted oak wainscoting, paying homage to the site's historic use as a lumber mill.



A sixth-floor amenity room for corporate meetings or social events, complete with a communal lounge and fully equipped kitchen.



Communal balconies, offering opportunities for relaxation and socializing during or after work.



Cyclists can secure their rides in both lockers or storage rooms within a state-of-the-art facility made from walls with solid concrete



A fully-stocked, secured workshop and tooling area is located alongside the entrance to the bicycle storage room





SALIENT FACTS

Size	± 617 SF
Zoning	I-2
Basic Rent	\$30.00/FT
Additional Rent	\$11.00/FT
Monthly Rent	\$2,108.08 + GST

BUILDING FEATURES



Minimum 6' wide exterior corridors to allow for easy movement of goods



Multiple shared loading access points for upper floor users at grade and within parkade



Centralized loading corridors at grade



Durable concrete industrial materials



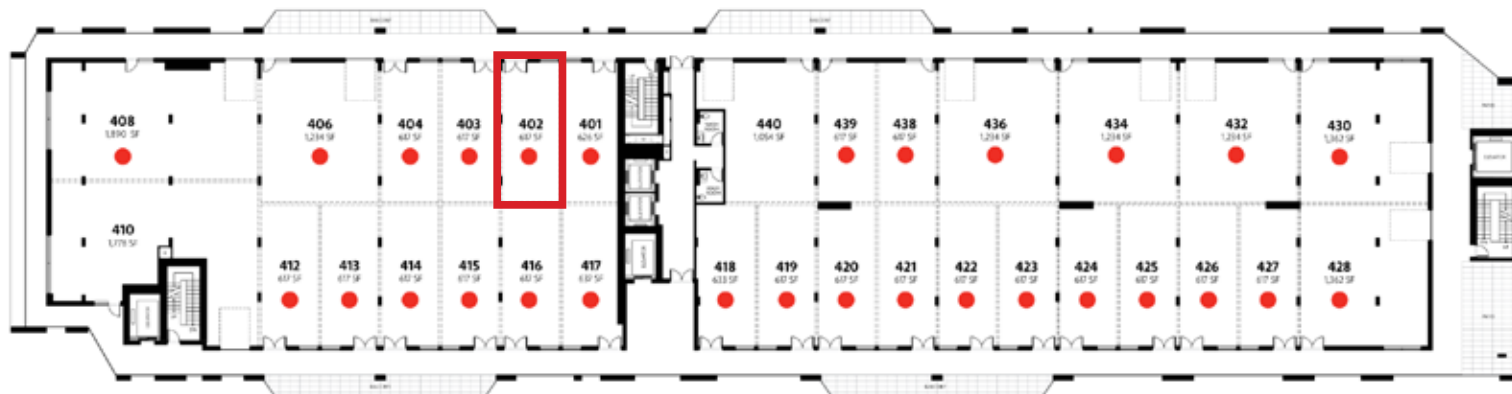
Courier parking and Amazon drop off



Heightened security features to gates all three entrances along Manitoba Street



Seven communal loading bays for upper floor users with freight elevator access per building





SOUTH VANCOUVER

Marine Landing is a rapidly developing commercial area located in South Vancouver, positioned strategically at the intersection of major transportation routes and near the Fraser River. The area benefits from excellent transit connections, including the Marine Drive Station on the Canada Line, providing easy access to downtown Vancouver, Richmond, and the Vancouver International Airport. This connectivity makes Marine Landing a prime choice for businesses and commuters alike.

DRIVE TIMES

MARINE DRIVE STATION	4 MIN DRIVE
MARINE GATEWAY	4 MIN DRIVE
REAL CANADIAN SUPERSTORE	4 MIN DRIVE
LANGARA COLLEGE	7 MIN DRIVE
LANGARA STATION	7 MIN DRIVE
YVR AIRPORT	8 MIN DRIVE
DOWNTOWN VANCOUVER	25 MIN DRIVE



AMENITIES

Restaurants + Cafes

- + Bendick's Ice Cream Factory Ice Cream Outlet
- + Dosa Corner
- + Dublin Crossing - Vancouver
- + Hi Five Chicken
- + JAPADOG (South Vancouver)
- + McDonald's
- + Neptune Palace Seafood Restaurant (Vancouver)
- + Panago Pizza
- + Pho Zen Vietnamese Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

Retail

- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler Dodge Jeep Ram
- + Marine Gateway
- + Marshalls
- + Real Canadian Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners

Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau Elementary School

NEARBY AMENITIES



LORDCO • 3 MIN DRIVE



CANADIAN TIRE/BEST BUY/MARSHALLS • 4 MIN DRIVE



MARINE GATEWAY/SKYTRAIN STATION • 4 MIN DRIVE

FOR MORE INFORMATION CONTACT

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