

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**REDUCED
PRICING**



- ▶ 2,802 SF Brand New Office Suite in South Vancouver
- ▶ Walking Distance to Marine Gateway Canada Line Station
- ▶ Low Operating Costs and Property Tax

**Marine
Landing**

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Social lounge

Zoning
I-2 (Industrial District)

Available Area
2,802 SF

Asking Net Rent
\$32.00 PSF

Operating Costs & Property Taxes
\$10.65 PSF (2026 estimate)

Availability
Immediate

Location

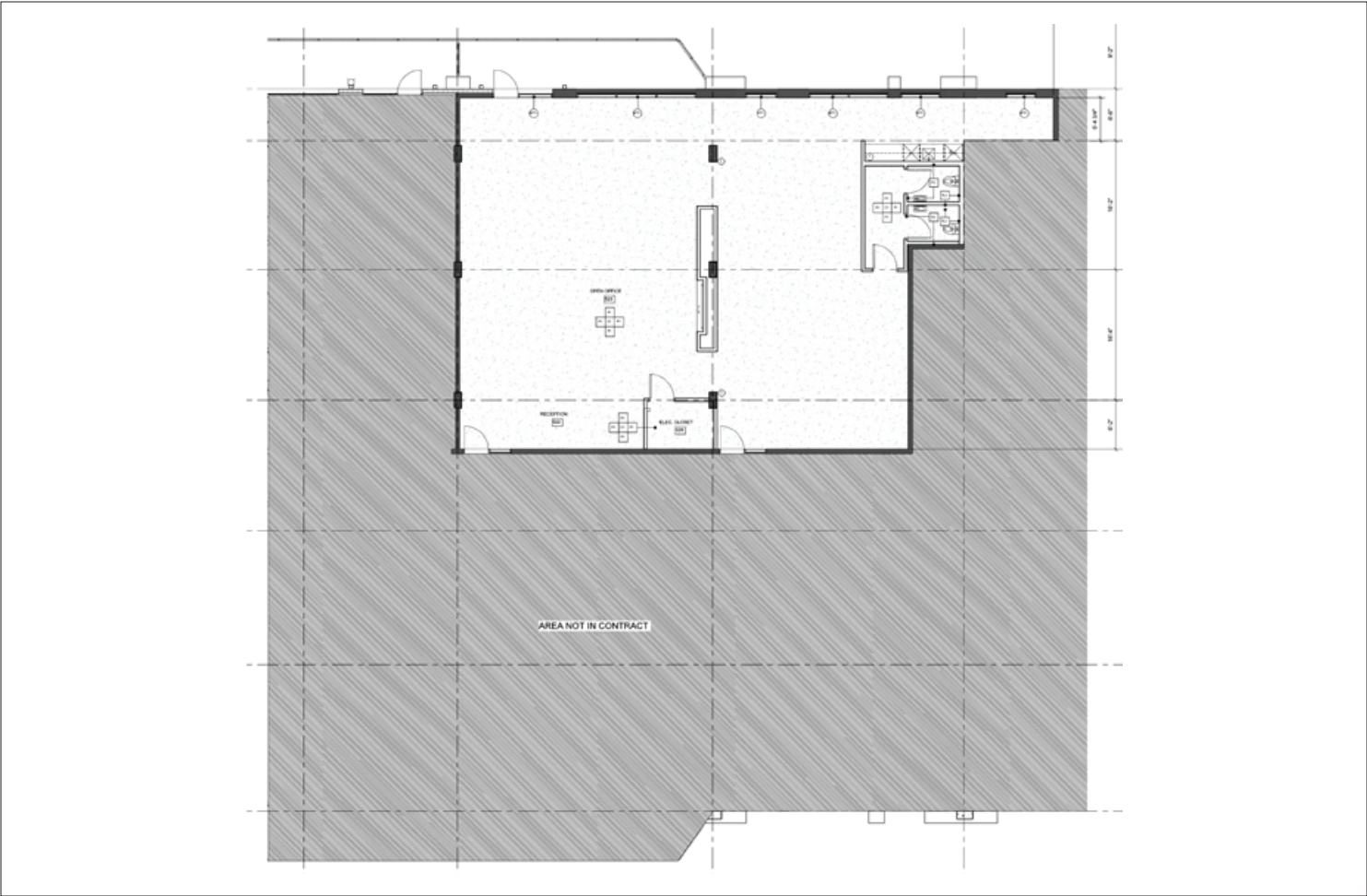
Marine Landing, a new mixed-use industrial/office hub, is located at SW Marine Drive and Manitoba Street in South Vancouver.

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
- ▶ Full changing rooms with private showers
- ▶ High-speed fibre optic internet throughout the building



Floor Plan



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CELEBRATING OVER
50
YEARS IN VANCOUVER