

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

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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

**Marine  
Landing**

**Mitch Ellis**  
D 604.630.3383 C 604.729.7699  
mitch.ellis@lee-associates.com

**Jason Marriott**  
D 604.630.3394 C 604.551.0409  
jason.marriott@lee-associates.com



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## #538 & 540 - 8188 MANITOBA STREET

### VANCOUVER, BC

### 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

### Available Area

2,802 SF

### Taxes & Operating Costs

\$14.00 PSF (2025 estimate)

### Availability

Q2 2025

