



FOR SALE/LEASE - 617 RSF

MARINE LANDING

UNIT 326 - 8188 MANITOBA STREET

VANCOUVER, BC





OPPORTUNITY

To lease or buy a flex industrial unit on the third level in the new, state-of-the-art multi-level industrial project in south Vancouver, Marine Landing located at 8188 Manitoba Street.

These smaller floorplates are ideal for companies who require less floor physical floor space but still require functional and modern industrial space. This contemporary west-coast style building is centrally located and provides an abundance of amenities to local businesses.

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

LISTING INFORMATION

AVAILABLE SPACE

617 RSF

SALE PRICE

Please contact listing agent

ZONING

I-2

ADDITIONAL RENT

\$10.00 PSF per year

LEASE RATE

Please contact listing agent

UNIT & BUILDING FEATURES

- 13' ceiling height
- Shared loading access points for upper floors
- Extra wide/oversized elevators for easy movement of goods
- 6' - 8' wide corridors on upper levels
- Spacious delivery facilities and centralized loading corridor at grade



BUILDING A



Marine Landing

FOR MORE INFORMATION, CONTACT:

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