



MARINE LANDING

533 - 8188 MANITOBA ST
VANCOUVER, BC

CREATIVE OFFICE
SHARED SPACE

FOR LEASE

MARINE LANDING

533 - 8188 MANITOBA ST

AREA	616 SQ FT (NET LEASABLE AREA)
IMPROVEMENT	FURNISHED & BUILT OUT WITH WALL CABINETS & SINK
BALCONY	FOR THE EXCLUSIVE USE OF UNIT 533
PARKING	1 DEDICATED STALL
CEILING HEIGHT	12 FEET
OCCUPANCY	SHARED WORKSPACE EXCLUDES ACCESS ON WEDNESDAY, SHARED ACCESS FRIDAY AND SUNDAY
GROSS RENT	\$1,800 PER MONTH



Marine Landing creative office space for lease containing 616 SQ FT, a dedicated balcony and 12’ ceilings. The space is fully improved with built in storage cabinets, a kitchenette with a sink as well as some office furnishings. The space is shared with 1 other semi part time tenant which has access to the space up to three days per week. Washrooms are located on the same floor. The space is well lit with a balcony facing glass door, and a 6’ wide x 8’ tall window with LED tube lighting in office.

The building features end-of-trip facilities, a communal lounge with fully operational kitchen for hosting events and celebrations, outdoor rooftop patio with BBQ area, large dog run, and attractive landscaping with outdoor seating. Full change rooms complete with private showers, custom lockers, and a large changing area. There is a bookable boardroom with audio / visual presentation equipment and seating. State-of-the-art fitness centre and gym with full cardio equipment and weights. Industrial meets west coast modern design aesthetic throughout the building.

SALIENT DETAILS

MARINE LANDING

FEATURES & AMENITIES

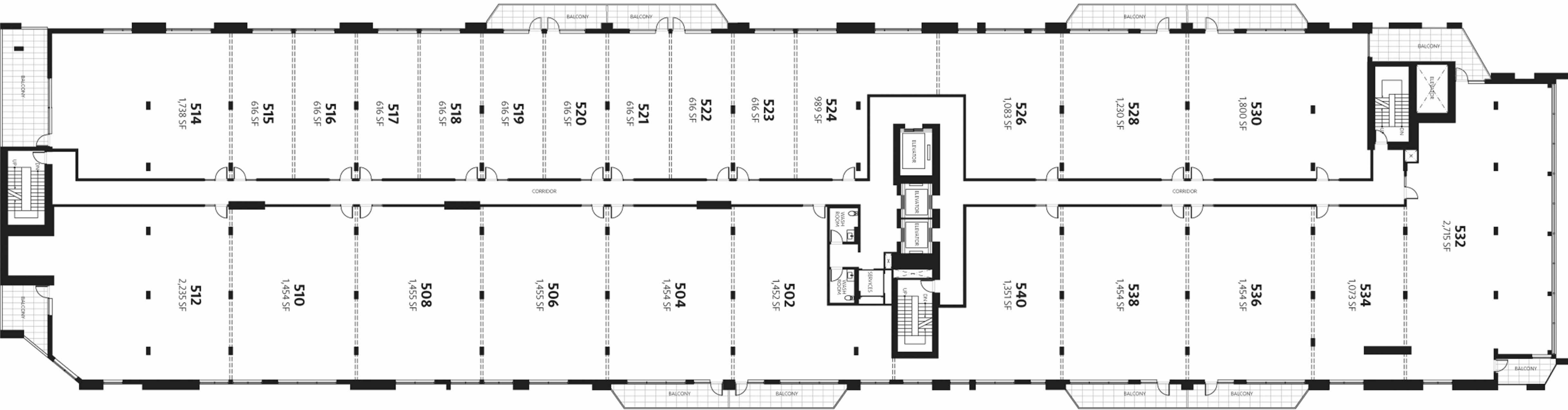
A double height lobby lends a sense of expansion and enlargement to the building’s opening with custom crafted oak wainscoting which is an echo back to the site’s historic use as a lumber mill.

A large sixth floor amenity room provides plenty of area for corporate meetings or impromptu events with a communal social lounge having a fully operational kitchen which may be reserved for private events and celebrations.

A gym contains state of the art equipment and gear for the most rigorous work-outs.

BBQ areas among the rooftop patio with harvest style dining table, communal natural gas fire pit, artificial turf for lounging and games amongst intensive landscaping with large trees to create shade.

Communal balconies for during and after work breaks and socializing.



5TH FLOOR PLAN

Agent Contact: Brent Brnada PREC
RE/MAX City Realty
778-956-8876 | brentb@remax.net

RE/MAX CITY REALTY
101 - 2806 Kingsway Ave
Vancouver, BC | V5R 5T5



A STRATEGIC LOCATION IN THE HEART OF VANCOUVER'S EMERGING INDUSTRIAL NEIGHBOURHOOD MAKES IT EASY TO BUILD CONNECTIONS, FORGE RELATIONSHIPS, AND REACH NEW MARKETS.

- 01

Real Canadian Superstore
- 02

Mink Chocolate Factory and Café
- 03

Denny's
- 04

McDonald's
- 05

Wendy's
- 06

HiFive Chicken
- 07

Scotia Bank
- 08

Marine Garden Child Care Centre
- 09

Kids at Marine YMCA Child Care
- 10

26 MARINE

Canadian Tire

Marshalls

Mark's

Sport Chek

Best Buy

11

MARINE GATEWAY

Winners

Starbucks

Fresh Slice Pizza

A&W Restaurant

Subway

Pink Elephant Thai

Cineplex

Dublin Crossing Pub

Shoppers Drug Mart

BCAA

CIBC

Pure Beauty Bar

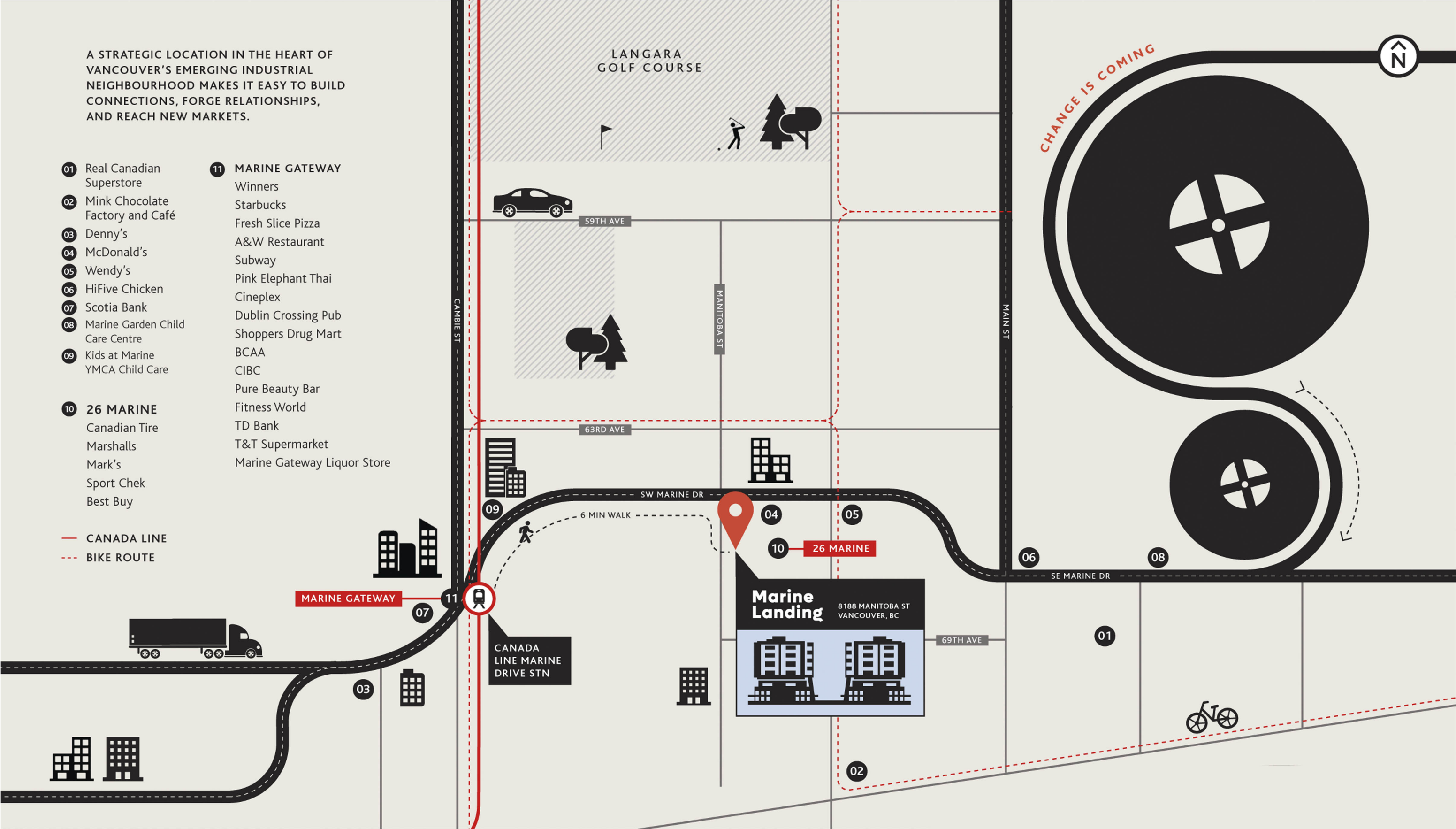
Fitness World

TD Bank

T&T Supermarket

Marine Gateway Liquor Store

— CANADA LINE
- - - BIKE ROUTE



AREA MAP

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