



MARINE LANDING

413 - 8188 MANITOBA ST
VANCOUVER, BC

CREATIVE INDUSTRIAL

FOR LEASE

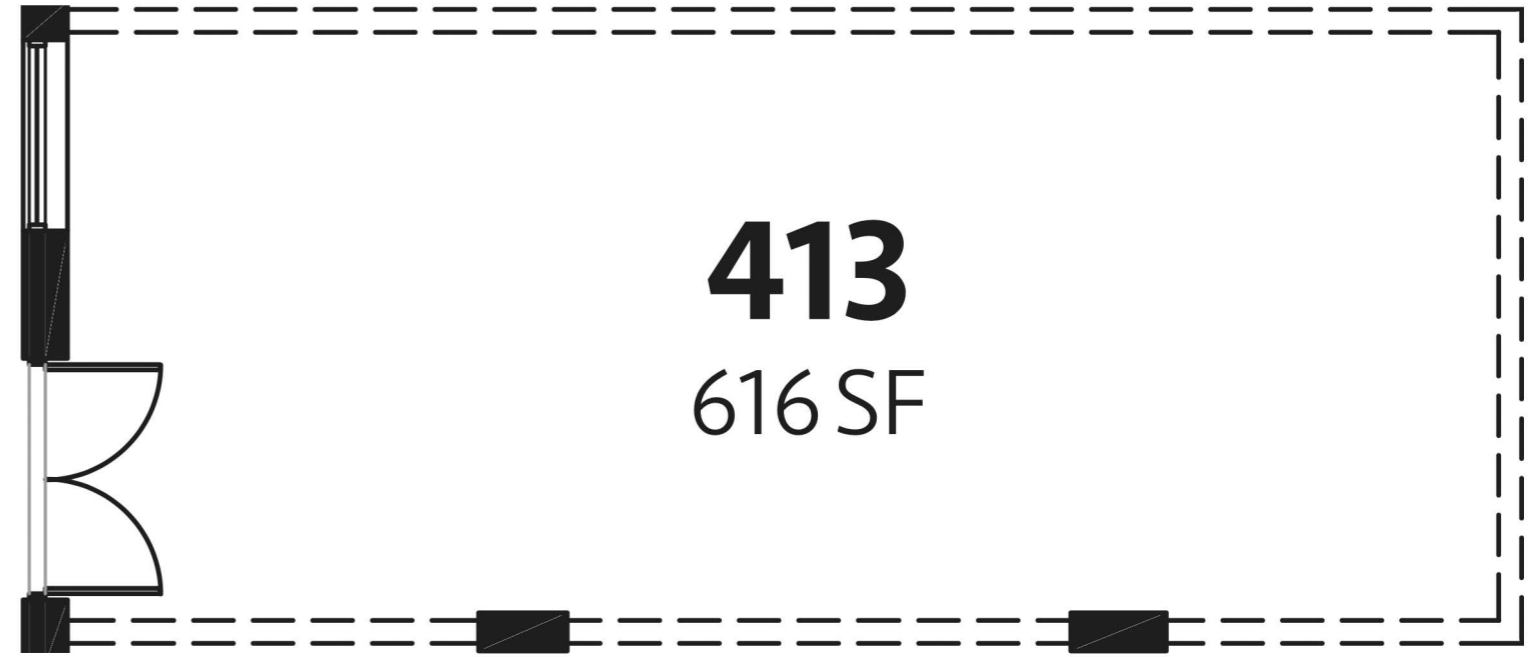
MARINE LANDING

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AREA	616 SQ FT (NET LEASABLE AREA)
LOADING	GRADE LOADING (MULTIPLE), 3 FREIGHT ELEVATORS, DOUBLE LOADING DOORS (6' WIDE) TO UNIT
POWER	100 AMP - 120/208v 3-PHASE
CEILING HEIGHT	13' (11' +/- CLEAR)
PARKING	1 DEDICATED STALL
LEASE RATE	\$40.00 PER SQ FT
OPERATING COSTS	\$10.00 PER SQ FT (2024 ESTIMATE)
TERM	3 - 5 YEARS



EXTERIOR SERVICE /
LOADING CORRIDOR



Marine Landing flex / creative industrial space for lease containing 616 SQ FT, 100 AMP power, 13' ceiling height (11'+/- clear) and double loading doors measuring 6' wide x 8' tall. The fourth floor is accessed by a freight sized and standard elevators with washrooms located on the same floor. The unit is roughed in with a water and sewer connection. There is a minimum of 6' wide exterior corridors for easy movement of goods to and from the unit and centralized loading area. The unit is well lit with glass double doors, and an additional 5' wide x 7' tall +/- window with LED tube lighting. The landlord shall newly paint the unit, and install baseboards. Flooring can be installed per the tenants requirement.

Breka will be opening a 6,000 SQ FT cafeteria style bakery on site. 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

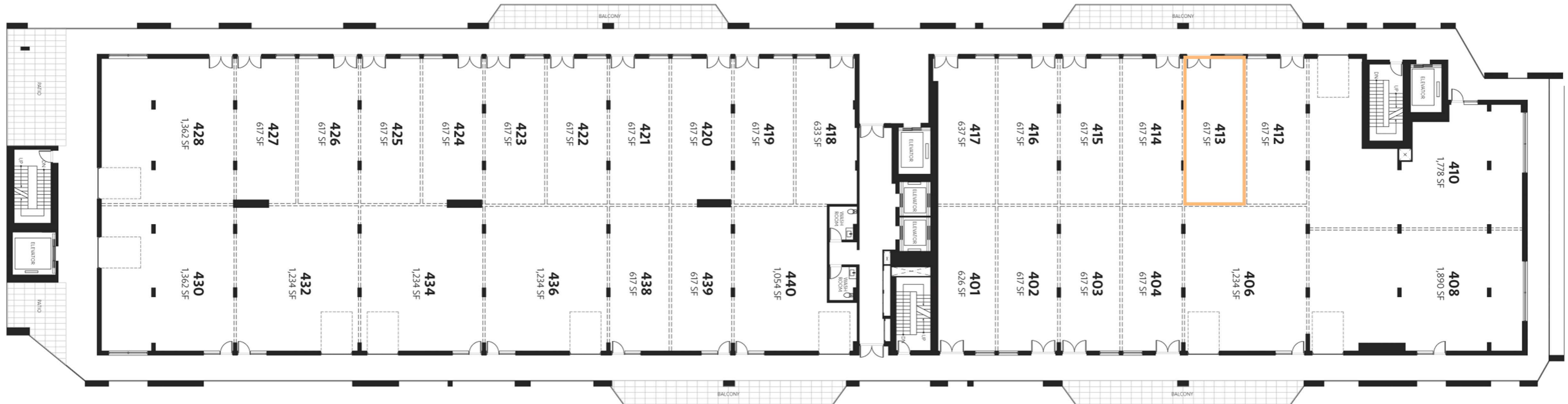
A double height lobby lends a sense of expansion and enlargement to the building's opening with custom crafted oak wainscoting which is an echo back to the site's historic use as a lumber mill.

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 1,200 sq ft gym contains state of the art equipment and gear for the most rigorous workouts.

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.



4TH FLOOR PLAN

Agent Contact:

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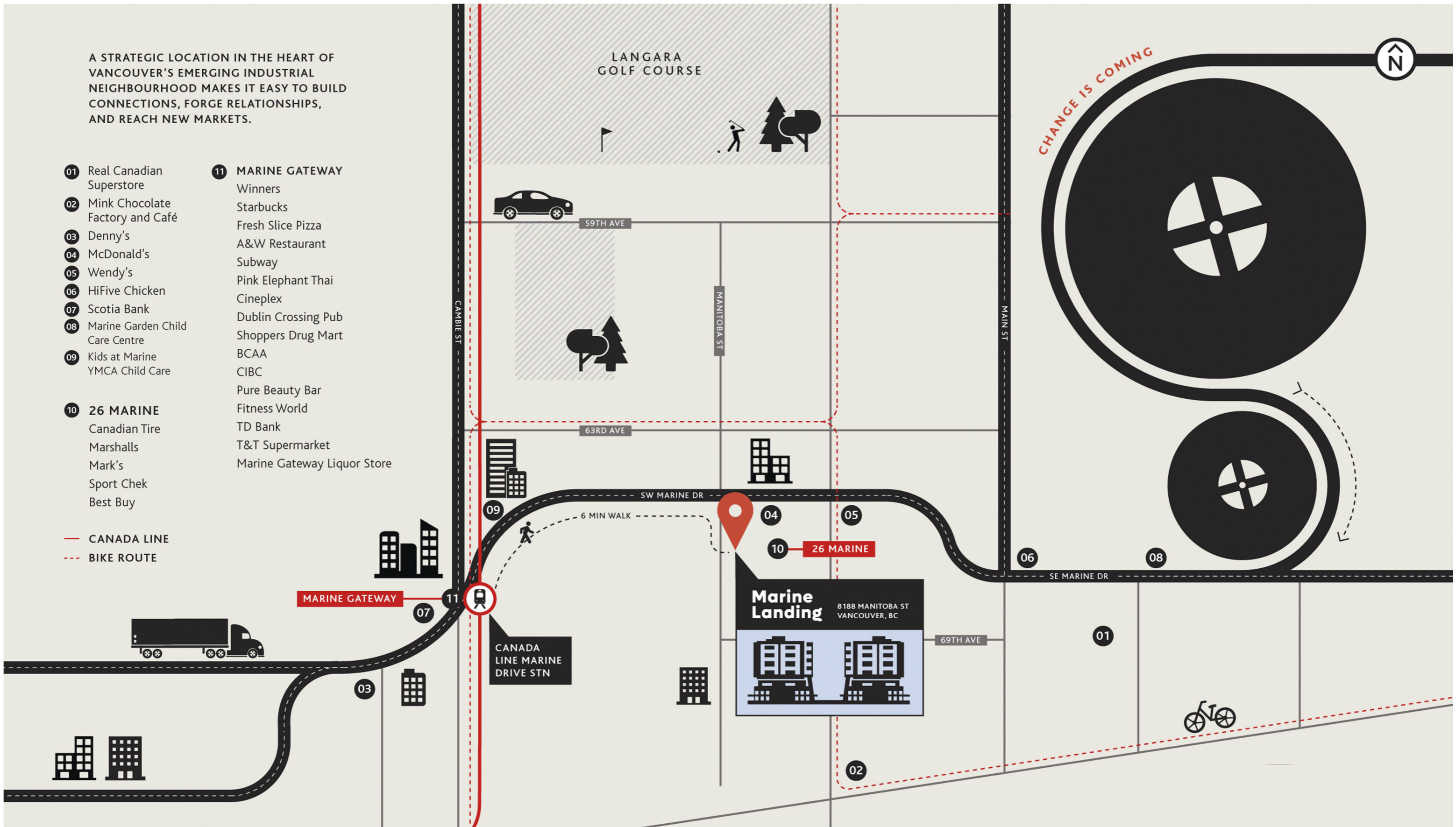
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A STRATEGIC LOCATION IN THE HEART OF VANCOUVER'S EMERGING INDUSTRIAL NEIGHBOURHOOD MAKES IT EASY TO BUILD CONNECTIONS, FORGE RELATIONSHIPS, AND REACH NEW MARKETS.

- 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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