



FOR LEASE

8188 MANITOBA STREET, VANCOUVER, BC

MODERN FLEX-INDUSTRIAL UNIT AT MARINE LANDING

FOR MORE INFORMATION PLEASE CONTACT

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PROPERTY OVERVIEW

SUMMARY

Located at 416-8188 Manitoba Street in Vancouver's Marine Landing, this 617 sq. ft. modern flex-industrial unit offers endless possibilities for growing businesses. With 13' ceilings, oversized elevators, and shared loading bays, the space is perfectly suited for creative studios, design or architecture firms, e-commerce fulfillment hubs, private wellness spaces, or collaborative open-plan offices. The landlord is also offering a tenant improvement allowance to help tailor the space to your needs.

PROPERTY HIGHLIGHTS



15 minutes to Downtown Vancouver



Tenant Improvement Allowance



Well Connected Location



Near Vancouver International Airport



SALIENT FACTS

Leasable Size **± 617 SQFT**

ZONING **1-2**

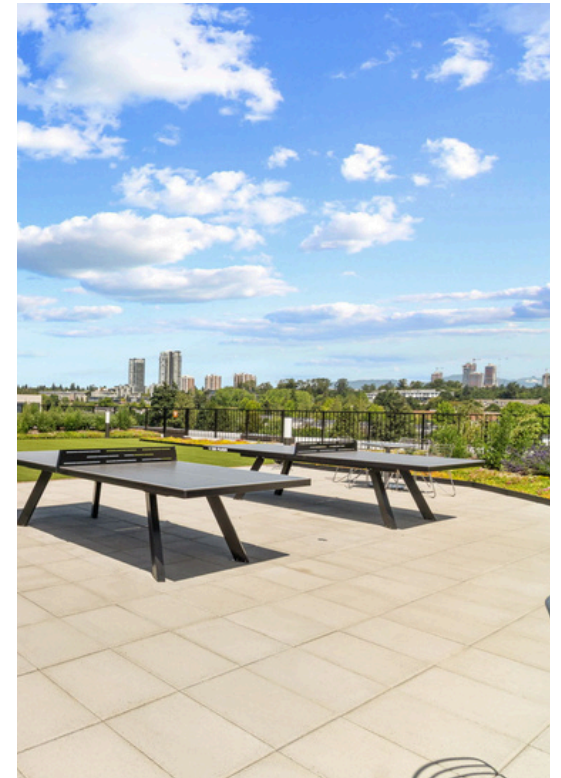
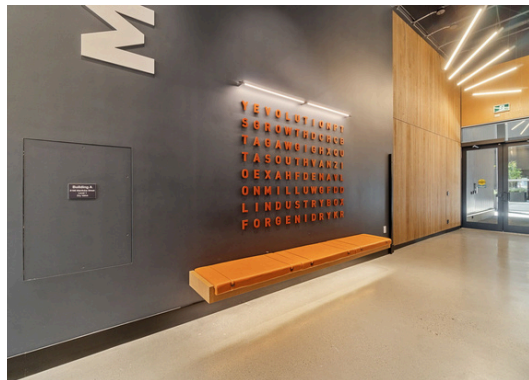
PARKING **1 STALL**

BASIC RENT \$24/SQFT **ADDITIONAL RENT \$10/SQFT**

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



PROPERTY PHOTOS



PROPERTY LOCATION

STRATEGIC LOCATION

Situated in Vancouver's thriving Marine Landing district, 8188 Manitoba Street offers a prime South Vancouver address just steps from the Marine Gateway Canada Line station. This rapidly growing commercial hub provides seamless access to Downtown Vancouver, YVR, and major routes including SW Marine Drive and Highway 99. Surrounded by a mix of modern industrial, office, and retail developments, the area attracts creative professionals, logistics companies, and wellness operators alike. It's the perfect balance of convenience, connectivity, and contemporary design in one of the city's most dynamic business corridors.



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