



FOR LEASE

8188 MANITOBA STREET, VANCOUVER, BC

MODERN FLEX-INDUSTRIAL UNIT AT MARINE LANDING

FOR MORE INFORMATION PLEASE CONTACT

STATHIS MICHAEL SAVVIS

PERSONAL REAL ESTATE CORPORATION

604-897-8974

savvi@savvirealestate.com

AMRITA GURAM

PERSONAL REAL ESTATE SERVICES

604-518-9101

Amritasells@gmail.com

TRUSS
REAL ESTATE GROUP

 **STONEHAUS**
REALTY

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.



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 HIGHLIGHTS



15 minutes to Downtown Vancouver



Tenant Improvement Allowance



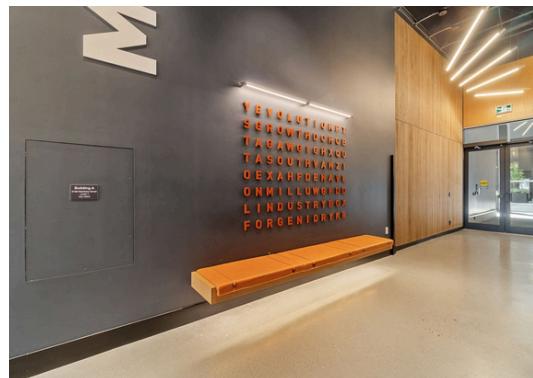
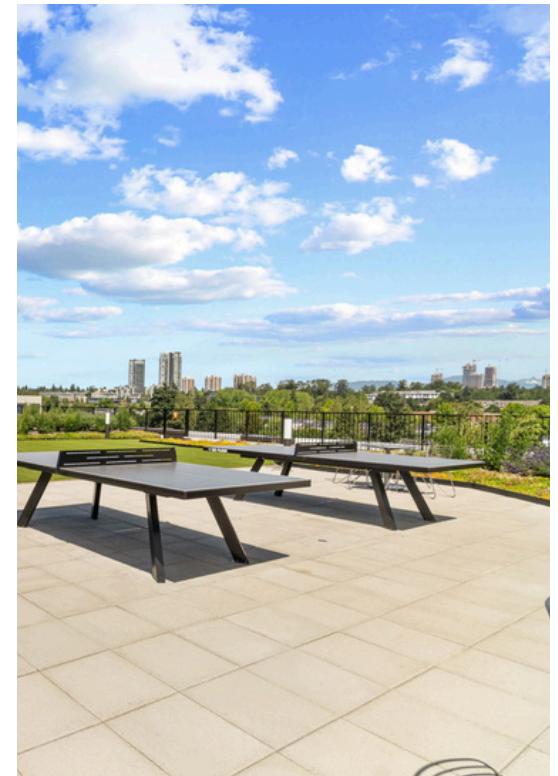
Well Connected Location



Near Vancouver International Airport



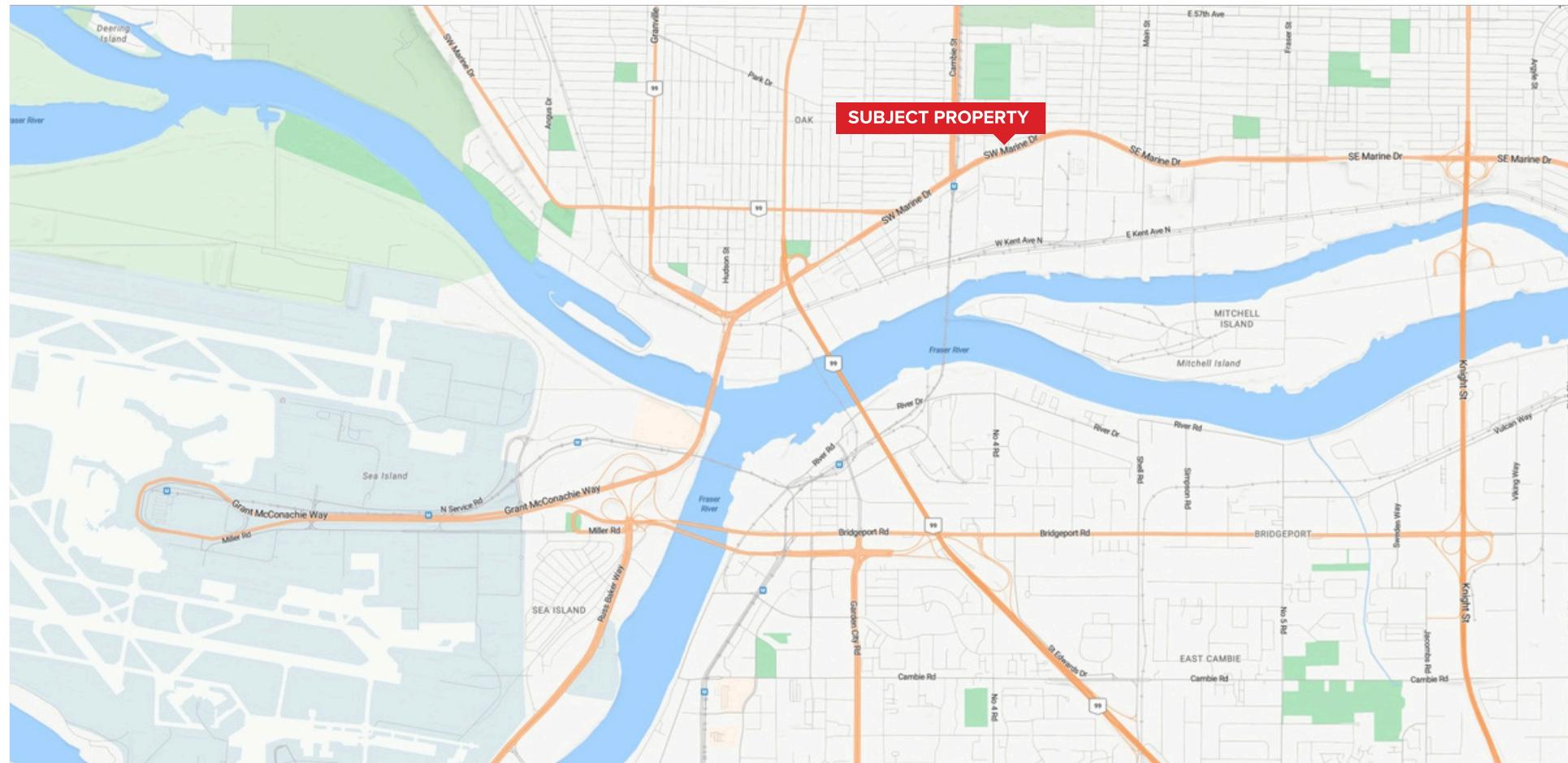
PROPERTY PHOTOS



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.



FOR LEASE

416 - 8188 MANITOBA STREET, VANCOUVER, BC

MODERN FLEX-INDUSTRIAL UNIT AT MARINE LANDING

TRUSS
REAL ESTATE GROUP



STONEHAUS
REALTY

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. TRUSS REAL ESTATE GROUP has prepared this document for the sole purposes of advertising and general information. TRUSS REAL ESTATE GROUP and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. TRUSS REAL ESTATE GROUP and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of TRUSS REAL ESTATE GROUP and its listing client and/or clients.

© 2025 TRUSS REAL ESTATE GROUP. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT

STATHIS MICHAEL SAVVIS

PERSONAL REAL ESTATE CORPORATION

604-897-8974

 savvi@savvirealestate.com

AMRITA GURAM

PERSONAL REAL ESTATE CORPORATION

604-518-9101

 Amritasells@gmail.com