



FOR LEASE - 2,404 SQUARE FEET

8250 MANITOBA ST

UNIT 280 - MARINE LANDING

VANCOUVER, BC

*SHORT AND LONG-TERM
LEASE OPTIONS AVAILABLE*

PROPERTY FEATURES

2,404 SF
AVAILABLE SPACE

\$17.95 PSF
PER ANNUM
NET, PLUS GST
LEASE RATE

\$10.01 PSF
PER ANNUM
ADDITIONAL RENT
Estimated 2026

I-2
ZONING



HIGHLIGHTS

Opportunity to lease a flex industrial unit on the second level in the new, state-of-the-art multilevel industrial project in South Vancouver, Marine Landing located at 8250 Manitoba Street. Conveniently located steps from the freight elevator for simple loading and access.



AMENITIES

- Outdoor rooftop patio with bbq and large dog run
- Extra large freight and passenger elevators
- State of the art fitness center
- End of trip facilities with bike storage
- 46 EV charger stalls
- Social Lounge with kitchen for events, meetings or team collaboration



16' CEILING HEIGHTS



**8' X 10' ROLL UP
LOADING DOOR**



**SHARED LOADING ACCESS
POINTS FOR UPPER FLOORS**



**BOOKABLE BOARDROOMS
WITH AV EQUIPMENT**



FOR MORE INFORMATION, CONTACT:

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