

FOR LEASE

#416-8188 Manitoba, Vancouver, BC



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REAL ESTATE GROUP

*Personal Real Estate Corporation

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OPPORTUNITY

This brand new building in the Marine Landing Development offers flexibility for different types of businesses, whether you're looking to offer professional business services, perform medical practice, or organize an artsy space. The proximity to other established businesses ensures a steady flow of potential clients and collaborators. Moreover, Marine Landing offers such amenities as a community room, a meeting room, a rooftop patio with BBQ, pet area, all of that with stunning mountain and city views; a gym, bike storage, showers and lockers, and ample parking. This new concept is designed to revolutionize the way modern business is done in Vancouver.

LOCATION

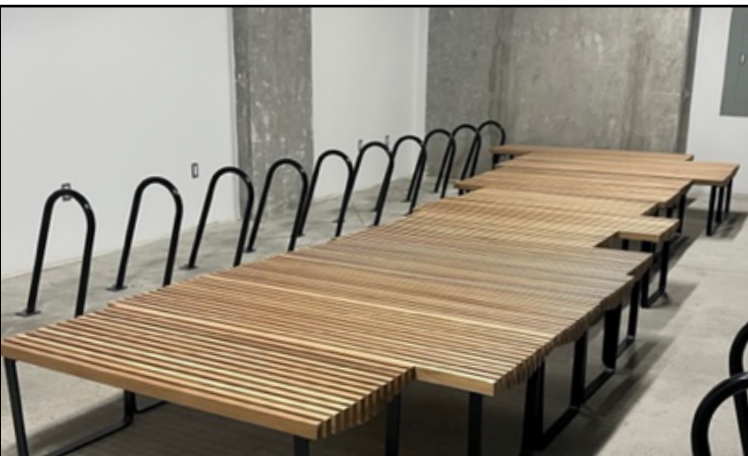
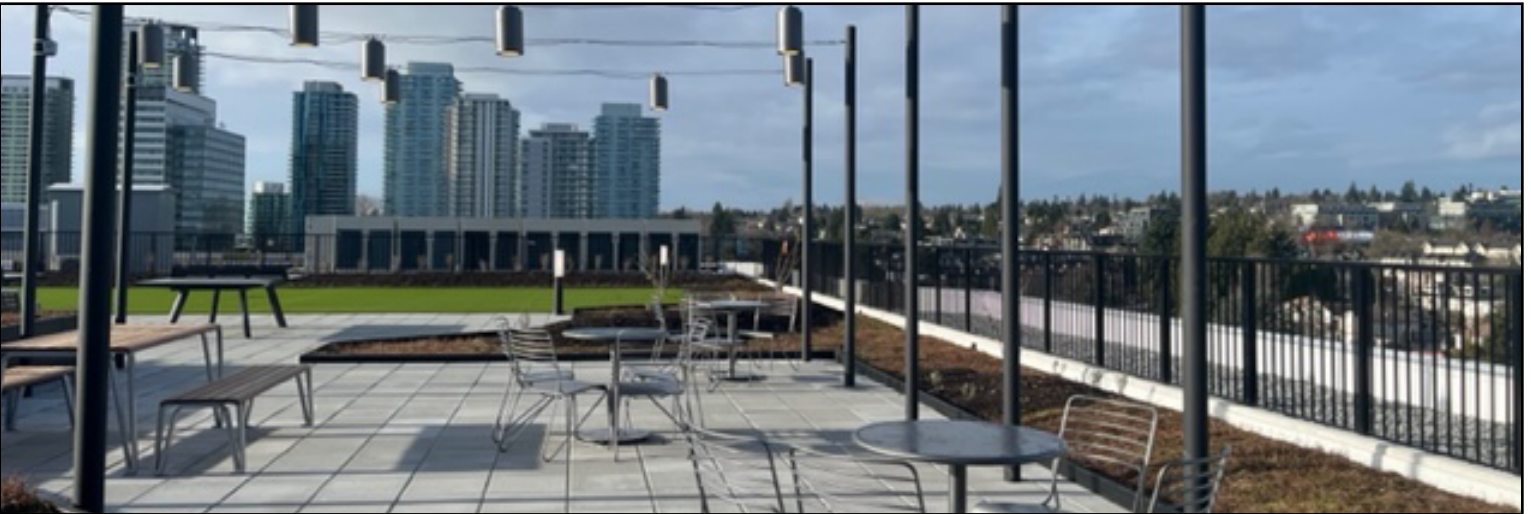
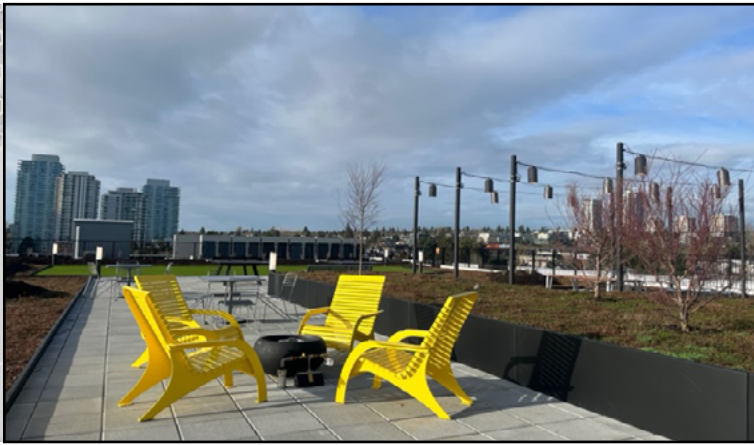
Highly accessible central location with lots of solid surrounding businesses and new developments. The area is ideal for a variety of businesses: from medical offices, professional service providers to creative studios. Only a 7-minute drive to Vancouver International Airport, easy access to Hwy 99 and Hwy 91, Marine Drive Skytrain Station. Simply an excellent business potential!

SALIENT FACTS

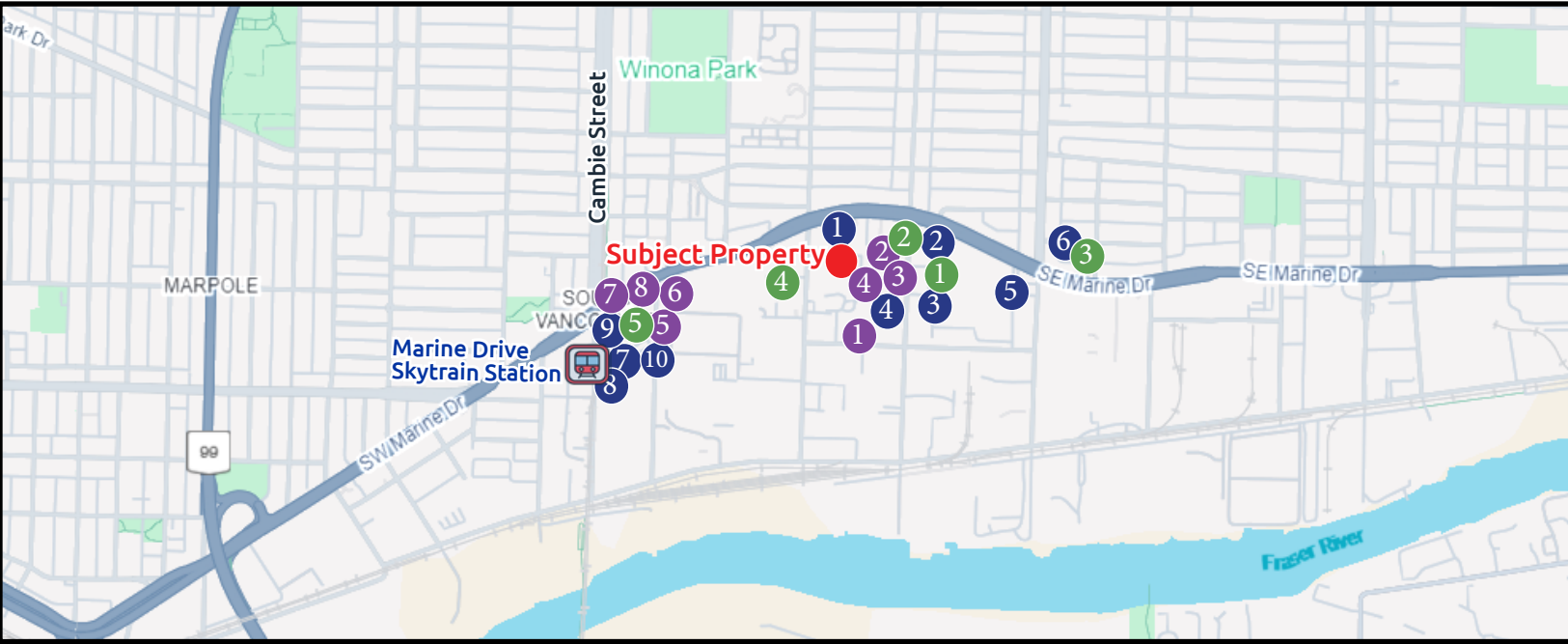
Civic Address:	416-8188 Manitoba St, Vancouver, BC, V5X 4L8
Legal Description:	PID: 032-384-343 Strata Lot 64, District Lot 322, Group 1 New Westminster District Strata Plan EPS11021 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V
Location:	Situated on Manitoba Street between SW Marine Drive and West 68th Avenue
Zoning:	I-2
Property Description:	The property consists of the following: approx. 617 SF of shell space, facing the inner court. Amenities: rooftop patio with BBQ, pet area, communal room, meeting room, bike storage, gym, showers, lockers.
Floor Area:	617 SF (approx.)
Availability:	Immediate
Asking Rate:	Contact Listing Agents



PROPERTY PHOTOS



SURROUNDING AMENITIES



● RESTAURANTS

1. MacDonald's
2. Wendy's
3. Japadog
4. Starbucks
5. Triple O's
6. Hi Five Chicken
7. A&W
8. Fresh Slice Pizza
9. Kanton Ramen
10. Dublin Crossing

● SHOPPING

1. Canadian Tire
2. Sport Check
3. Mark's
4. Marshalls
5. T&T Supermarket
6. Sleep Country
7. Shoppers Drug Mart
8. Winners

● SERVICES

1. Kal Tire
2. Infinite Tire
3. Marks Marine Pharmacy
4. Lordco Auto Parts
5. Cineplex VIP Cinema

● Subject Property

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