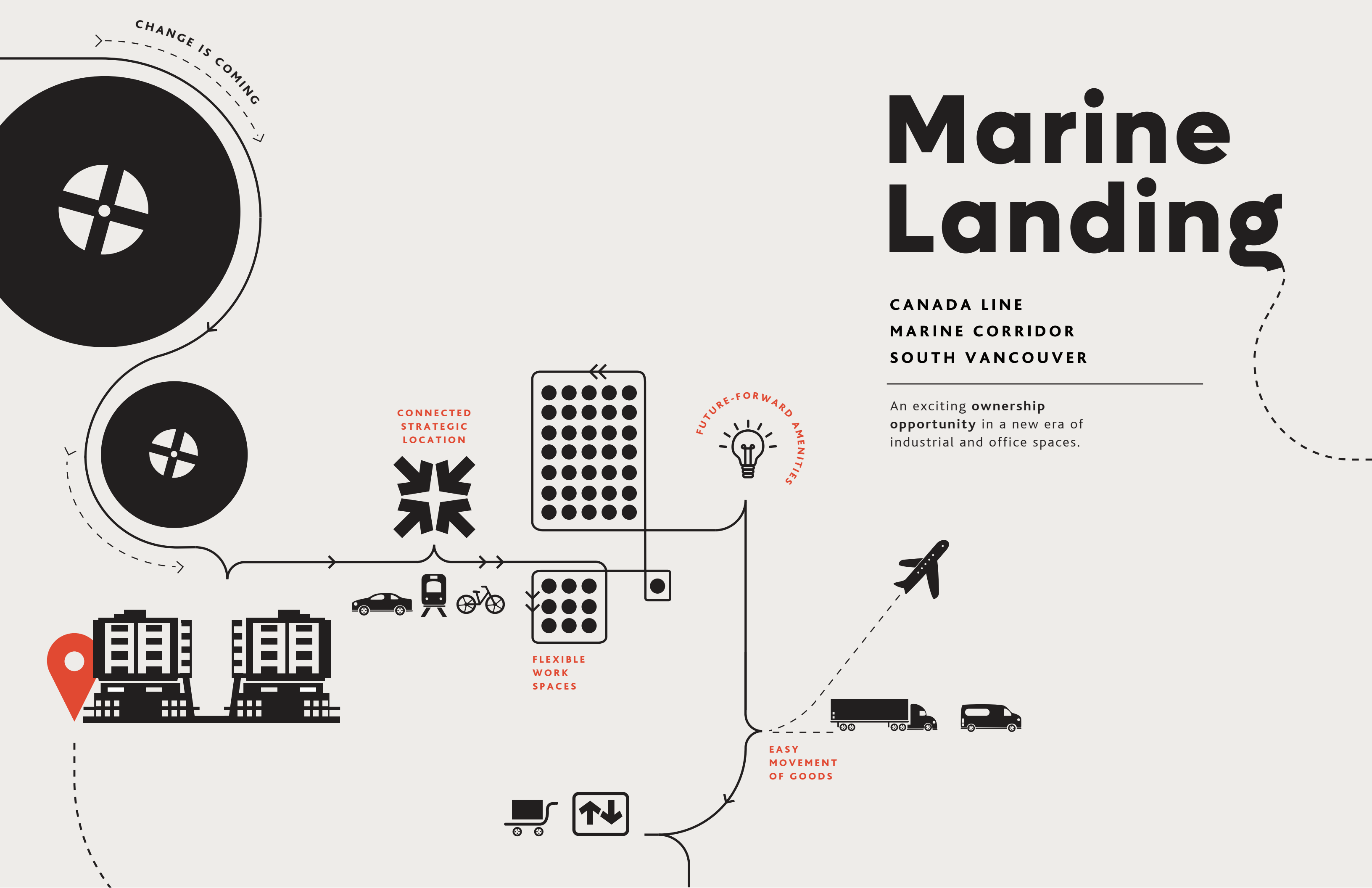


Marine Landing

CANADA LINE
MARINE CORRIDOR
SOUTH VANCOUVER

An exciting **ownership opportunity** in a new era of industrial and office spaces.



The evolution of industry.

YOUR PLACE. YOUR FREEDOM.

Build your future as you build your business. Leverage a central location and savvy industrial design to shape and control your vision for growth. Seize the opportunity of Vancouver's newest industrial neighbourhood—before the competition catches on. So start building your own equity and be a part of the community at Marine Landing.

A PLACE DESIGNED FOR CHANGE.

Contemporary West-Coast style honours the neighbourhood's industrial past, while smart business features and future-forward amenities make it easier to work, create, build, and grow.



Far from ordinary. Close to everything.

Team members will love the shorter commute.
Clients will love the improved connections.
Suppliers will love the easier logistics. And
entrepreneurs will love the proximity to new
opportunities in the city, in the region, and
in the world.

CONNECTIONS START WHERE
NEIGHBOURHOOD BEGINS

20

MINUTE DRIVE
TO DOWNTOWN

FIRST OF ITS
KIND MIXED
INDUSTRIAL
/OFFICE IN
VANCOUVER'S
NEWEST EMERGING
NEIGHBOURHOOD



SKYTRAIN'S CANADA LINE OFFERS EASY CONNECTIONS
TO DOWNTOWN AND RICHMOND

HWY
99

QUICK AND EASY
ACCESS TO
RICHMOND, SURREY,
DELTA, AND U.S.A.
FROM MARINE DRIVE

STRATEGIC
LOCATION FOR
DISTRIBUTION
AND CONNECTIVITY



06

MINUTE WALK
TO MARINE GATEWAY
SHOPS, RESIDENCES,
AND SKYTRAIN

90

BIKE SCORE:
"BIKER'S PARADISE";
DAILY ERRANDS CAN
BE ACCOMPLISHED
ON BIKE



HUB CYCLING ASSESSMENT
RATING: GOLD



End-of-trip facilities makes
it easy for two-wheeled
commuters, with bicycle
lockers and storage rooms,
changerooms with private
showers, gear washing and
drying station, and a fully
stocked repair workshop.

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

LANGARA GOLF COURSE

CAMBLE ST

MANITOBA ST

MAIN ST

59TH AVE

63RD AVE

SW MARINE DR

SE MARINE DR

69TH AVE

CANADA LINE MARINE DRIVE STN

Marine Landing

8188 MANITOBA ST
VANCOUVER, BC

26 MARINE

MARINE GATEWAY

10 MINUTE DRIVE TO YVR AIRPORT

CHANGE IS COMING

N

WELCOME TO THE NEXT
INDUSTRIAL REVOLUTION

Designed with intention, built with purpose. For the way you do business today.

A place that supports your business, fits your culture,
and builds your brand. Thoughtfully designed for a new
generation of business innovators and entrepreneurs.

50⁺

OVERSIZED PARKING
STALLS IN FULLY SECURED
BUSINESS PARKADE

9'

PARKADE CEILINGS
SPRINTER VANS
WELCOME



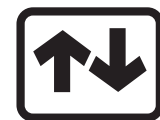
MULTIPLE HIGH-
PERFORMANCE FREIGHT
ELEVATORS FOR EASY
MOVEMENT OF GOODS

At-grade ramps, wide loading
bays, and spacious loading/
delivery facilities make
logistics easier—which
makes business easier.



AMENITIES DESIGNED
WITH FUTURE
GROWTH IN MIND

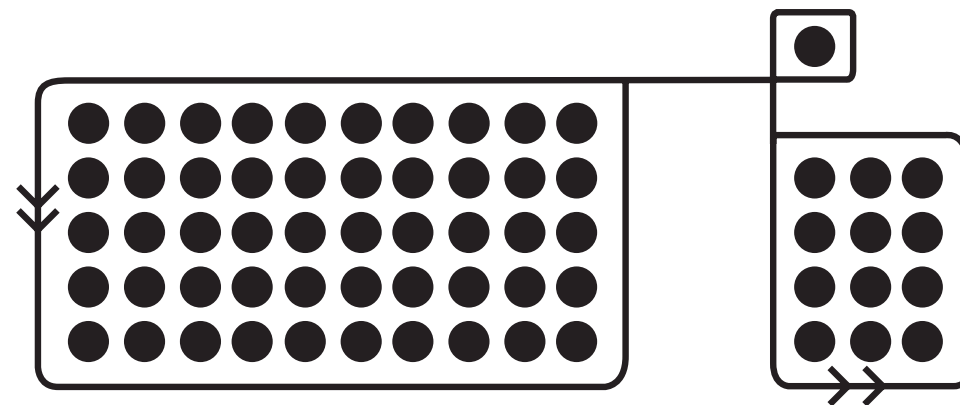
Smartly designed amenities
that will benefit you, your
business, and your staff.



FREEDOM TO MOVE: MINIMUM
6' WIDE EXTERIOR CORRIDORS
MAKE IT EASY FOR GOODS
(AND PEOPLE) TO GET WHERE
THEY NEED TO BE

FLEXIBLE WORKSPACES RANGING FROM 600 SF – 34,000 SF

Build a workspace that works for you. Customize
your floorplan to boost productivity, increase
efficiency, and accommodate future growth.



MAXIMUM FLEXIBILITY
FOR YOUR BUSINESS



A VANCOUVER ADDRESS BUILT
FOR BUSINESS SUCCESS

A strategically central location means
your business is always close to home,
the city, and the world. Logical, well-
thought-out design makes it easier
to do work. Modular space gives you
maximum flexibility.





THIS PLACE WORKS

Smart industrial space and savvy design makes business a snap. Features such as high ceilings, extra-wide corridors, oversized elevators, overheight loading bays (enough to fit Sprinter and similar-sized vehicles) make shipping and delivery easier, while providing flexibility and scalability to a new generation of business innovators.



**OVERSIZED ELEVATORS
MAKE IT EASY TO
TAKE BUSINESS TO
THE NEXT LEVEL**



**SHARED LOADING
ACCESS AND AT-GRADE
FACILITIES GIVE YOU
ACCESS TO THE WORLD**



**EXTRA-WIDE CORRIDORS
KEEP GOODS
(AND PEOPLE) MOVING**

Building features.

ENTRANCE AND MAIN LOBBY

- A dramatic double-height lobby lends a sense of expansion and enlargement to the building’s opening. Custom-crafted oak wainscoting is an echo back to the site’s historic use as a lumber mill. An energy-efficient LED light installation brings a sense of energy to the space.
- Enhanced frontage design elements along Manitoba Street gives the building an attractive, confident street presence
 - Oak wood slat wall feature highlights a West Coast industrial craftsman aesthetic
 - Upscale upholstered leather and wood bench seating in entry
 - Industrial meets West Coast modern aesthetic throughout the building
- ## SIXTH FLOOR AMENITIES
- ### Lounge
- A large flexible space provides plenty of room for corporate meetings or impromptu events, to enjoy some down time in front of the TV, or appreciate the outdoor patio spaces for a coffee or a cocktail.
- Communal social lounge with fully operational kitchen that can be reserved for hosting private events and celebrations
 - Various seating arrangements can accommodate groups and individuals: soft lounge seating to relax and watch TV; banquettes and counter seats at windows overlooking views of the city (Building A) or the Fraser River (Building B)
 - Access to outdoor patio makes it easier to add outdoor seating options
 - Industrial aesthetic with exposed ceilings, polished concrete flooring with hints of soft warm leather seating

Boardroom

- A bookable boardroom that can seat up to ten team members at the table, with bench seating for an additional ten
- White board for use in brainstorming/ corporate visioning sessions
- Audio-visual equipment with full capability to facilitate various presentation and tele-conferencing requirements

P1 AMENITIES

End of Trip Facility

- Cyclists can secure their rides in both lockers or storage rooms within a state-of-the-art facility. Wash the morning off in our modern well-proportioned change rooms complete with private showers and drying stations for wet days.
- Custom lockers and large changing area
 - Vanity and hair drying stations
 - Ample space for hanging suits and professional attire
 - Ventless dryers for wet biking gear
 - Private showers
 - Ample and secure bike storage facilities; storage is hidden from view from the parking lot for an additional layer of security
 - Bike storage walls are solid concrete (rather than easily-cuttable chain link fencing)
 - Easy access for parking bicycles via building parkade
- ### Bike Repair Zone
- A fully-stocked, secured workshop and tooling area is located alongside the entrance to the bicycle storage room
 - Complimentary repair and maintenance tools available to serve bikers’ needs
 - Full wash station/wet zone to keep gear clean and dry

Gym

- Over 1,200 sf of state-of-the-art equipment and gear for even the most rigorous of workouts
- Treadmills
- Elliptical machines
- Upright cycle units
- Glide functional trainer
- Lifting zones with free weight racks
- Dedicated stretching and yoga zone
- Storage area for personal belongings
- Water bottle filling station
- Direct access to lockers, change rooms, showers and washrooms

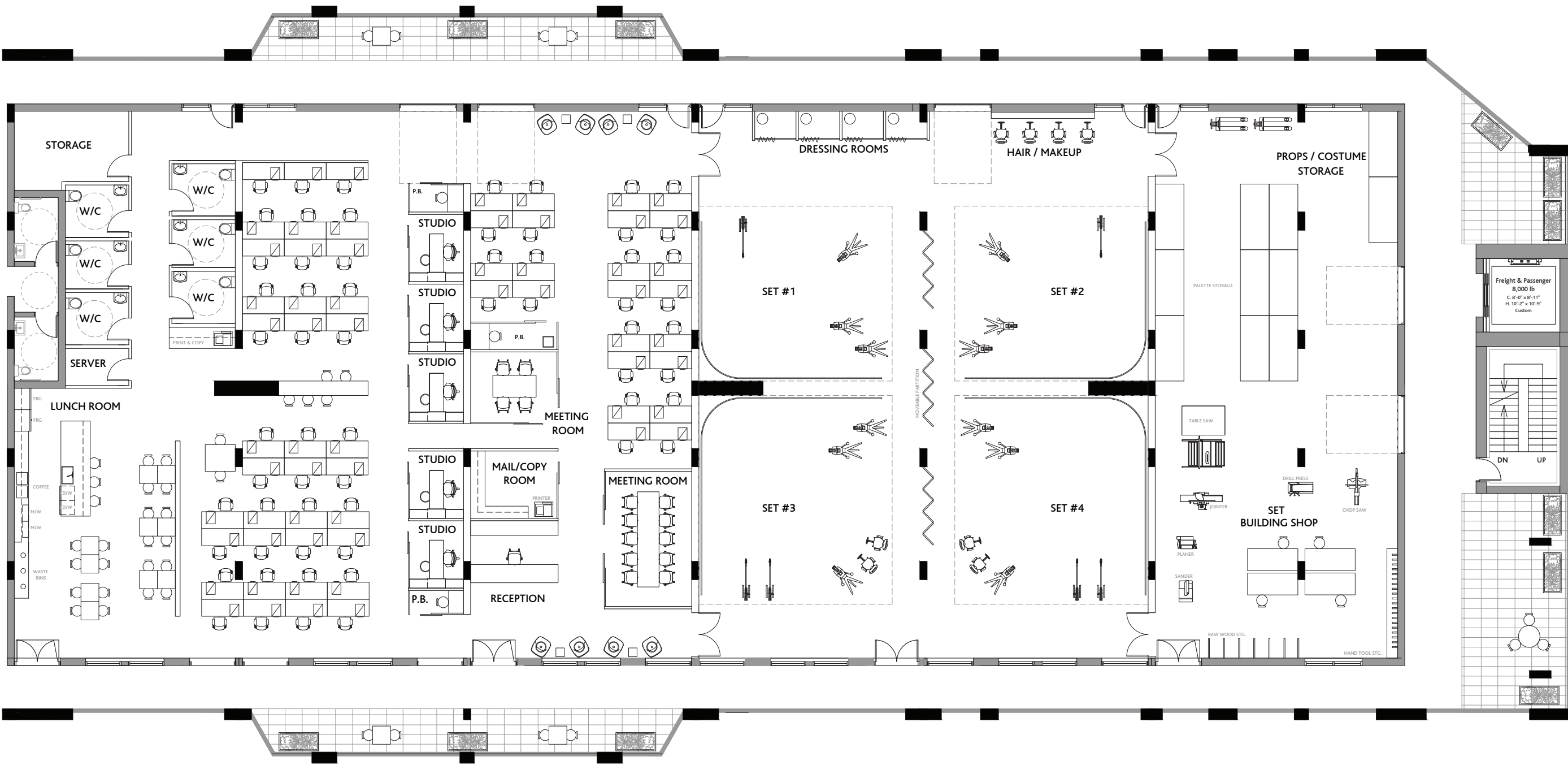
Rooftop Patio

- BBQ areas with harvest-style dining table
 - Communal natural gas fire pit
 - Artificial turf for lounging/games
 - Ping pong table
 - Dog run area
 - Intensive landscaping with large trees to create shade
- ## PARKADE
- 3 high-performance freight and 2 passenger elevators per building
 - 9' clear ceilings to allow for Sprinter van access and loading
 - Over 50 ten-foot wide, oversized parking stalls for secure Sprinter van parking
 - Over 400 regular-sized parking stalls for passenger vehicles
 - Over 100 secure bicycle parking spaces
 - 46 electric vehicle charger stalls

- Dedicated car share parking location
 - On-site garbage and cardboard compactors for easier waste and recycling removal
- ## COMMUNAL AMENITIES
- Communal balconies for during- and after-work socializing
 - High-speed Fibre Optic internet throughout the building
 - WiredScore certified

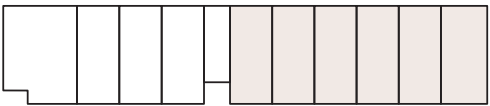
BUILDING DESIGN

- Minimum of 6' wide exterior corridors to allow for easy movement of goods
- Multiple shared loading access points for upper floor users (at grade and within parkade)
- Centralized loading corridor at grade
- Durable concrete industrial materials
- Courier parking and Amazon drop-off area
- Large roll-up bay doors for larger industrial users on levels 1–4
- Heightened security features throughout the building
- Gates at all three entrances along Manitoba Street provide extra security
- Office levels to meet Step Code 2 to reduce energy usage and provide clean air
- Approximate ceiling heights
 - Level 01 21'
 - Level 02 16'
 - Level 03/04 13'
 - Level 05 12'
 - Level 06 11'



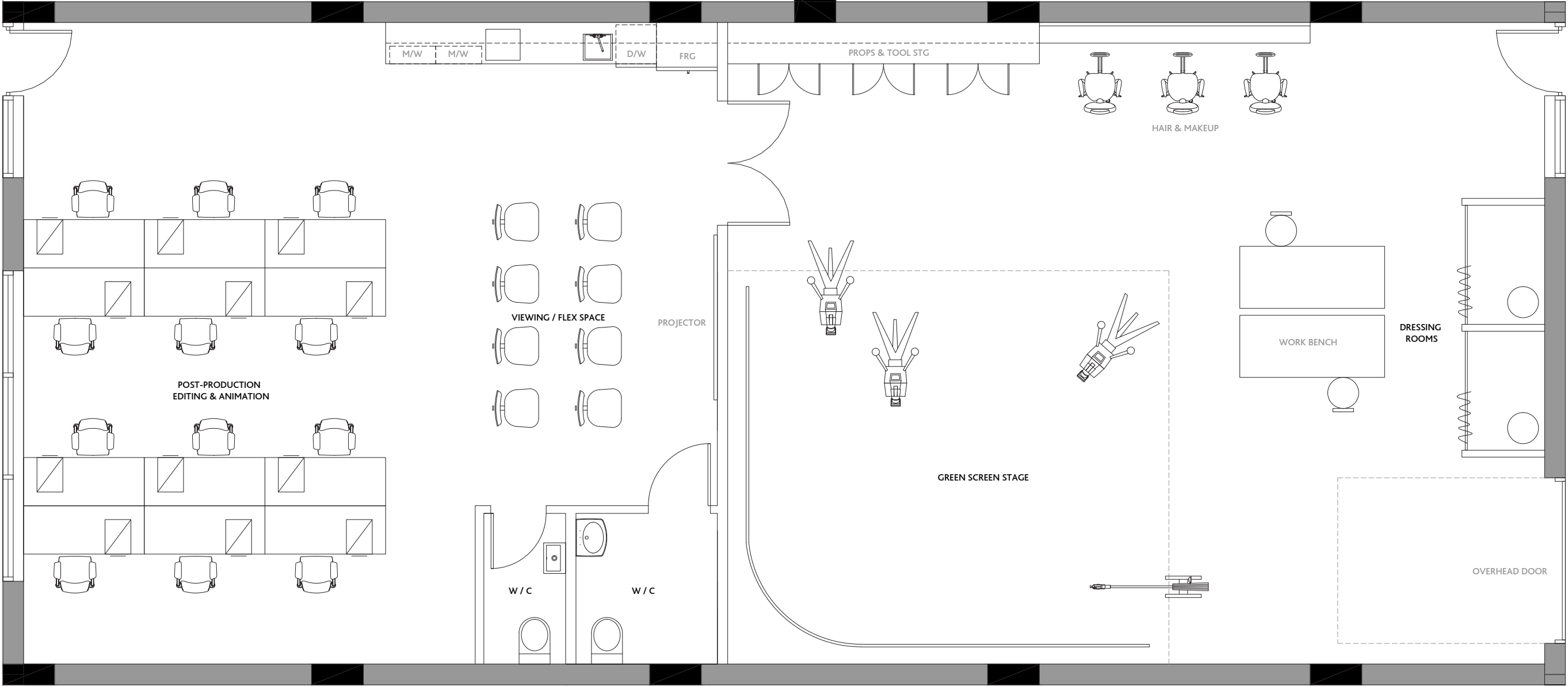
Film Production

TEST FIT
14,696 sf



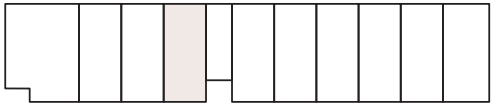
BUILDING A
LEVEL 02





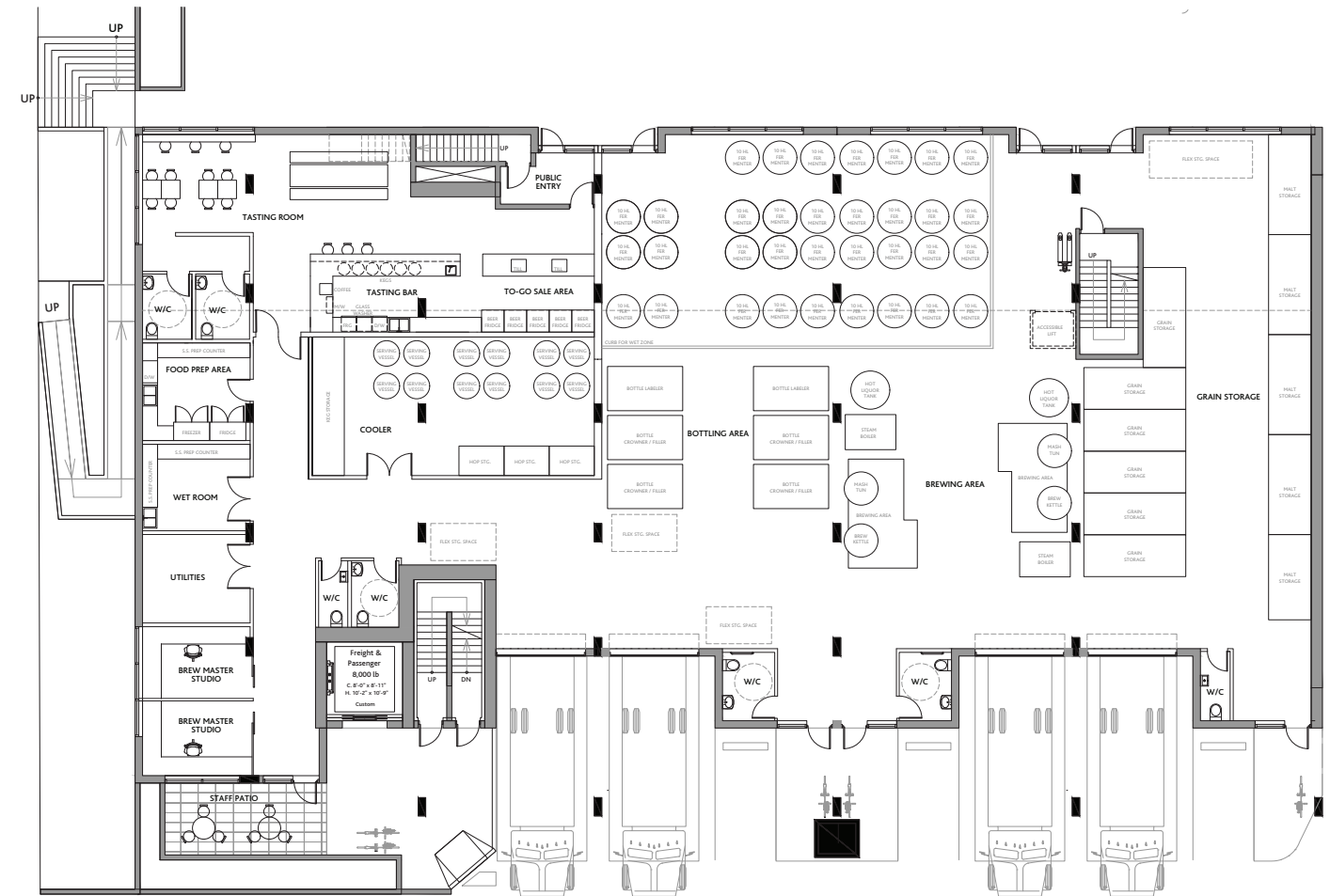
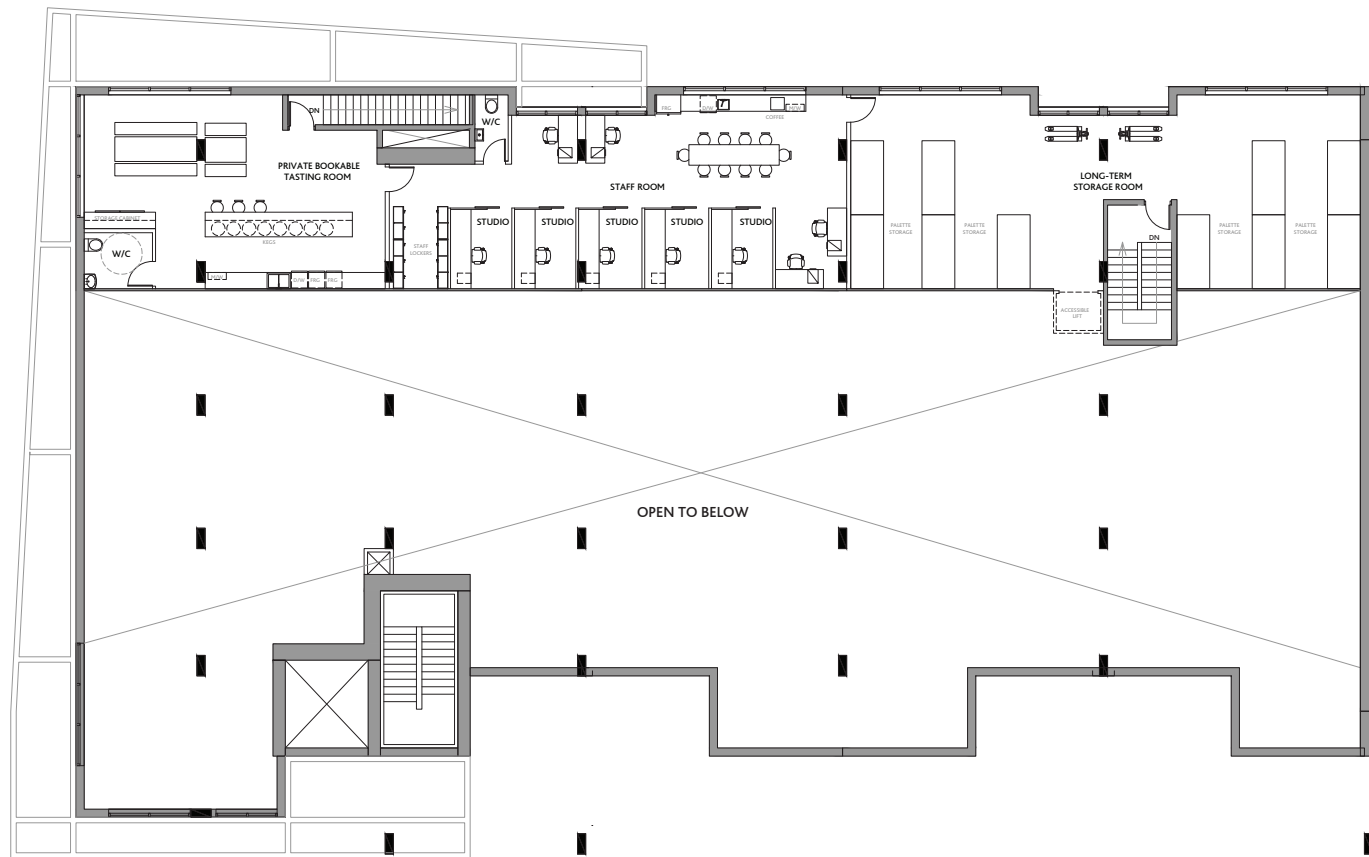
Film Production

TEST FIT
2,432 sf



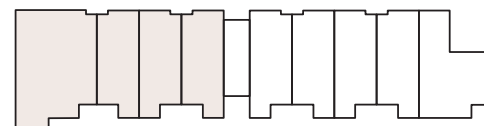
BUILDING A
LEVEL 02





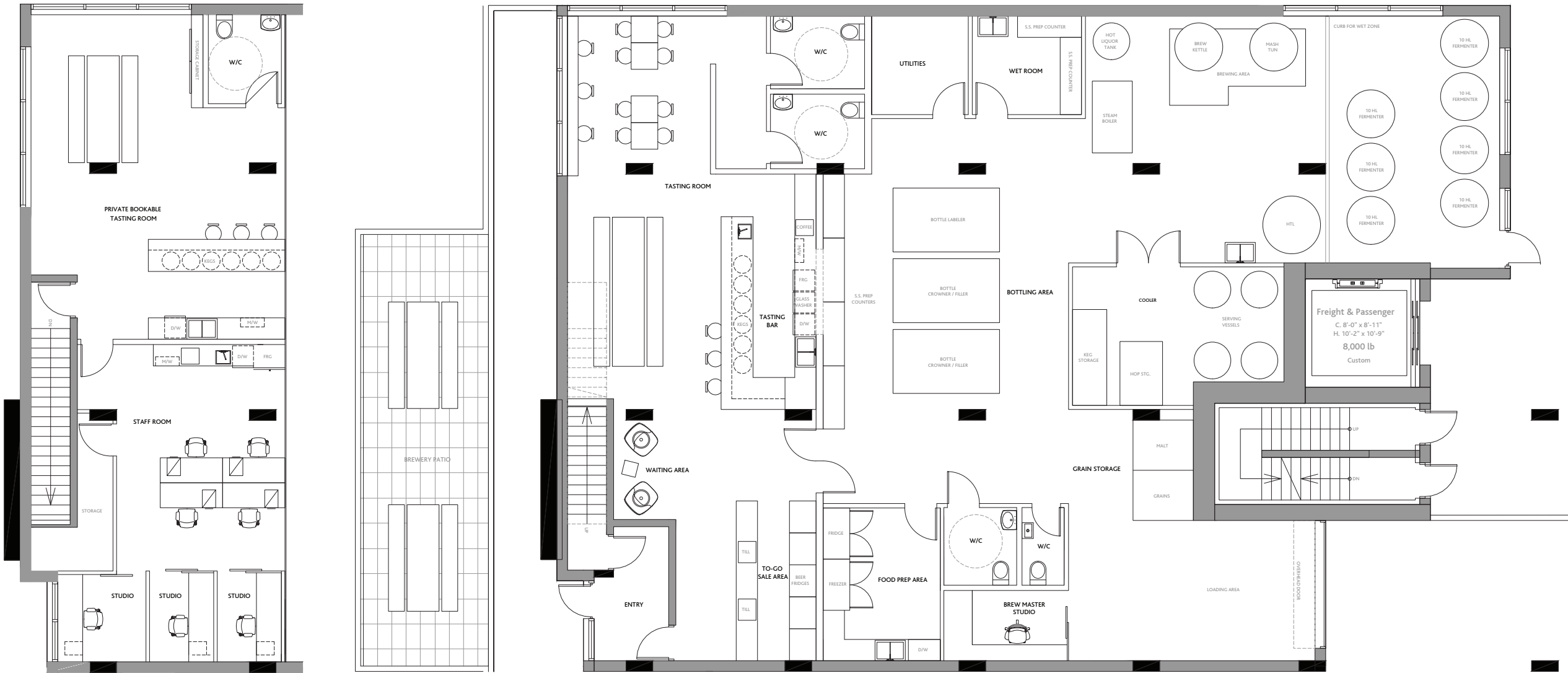
Brewery

TEST FIT
15,985 sf



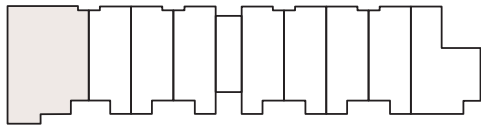
BUILDING A
MAIN LEVEL
& MEZZANINE





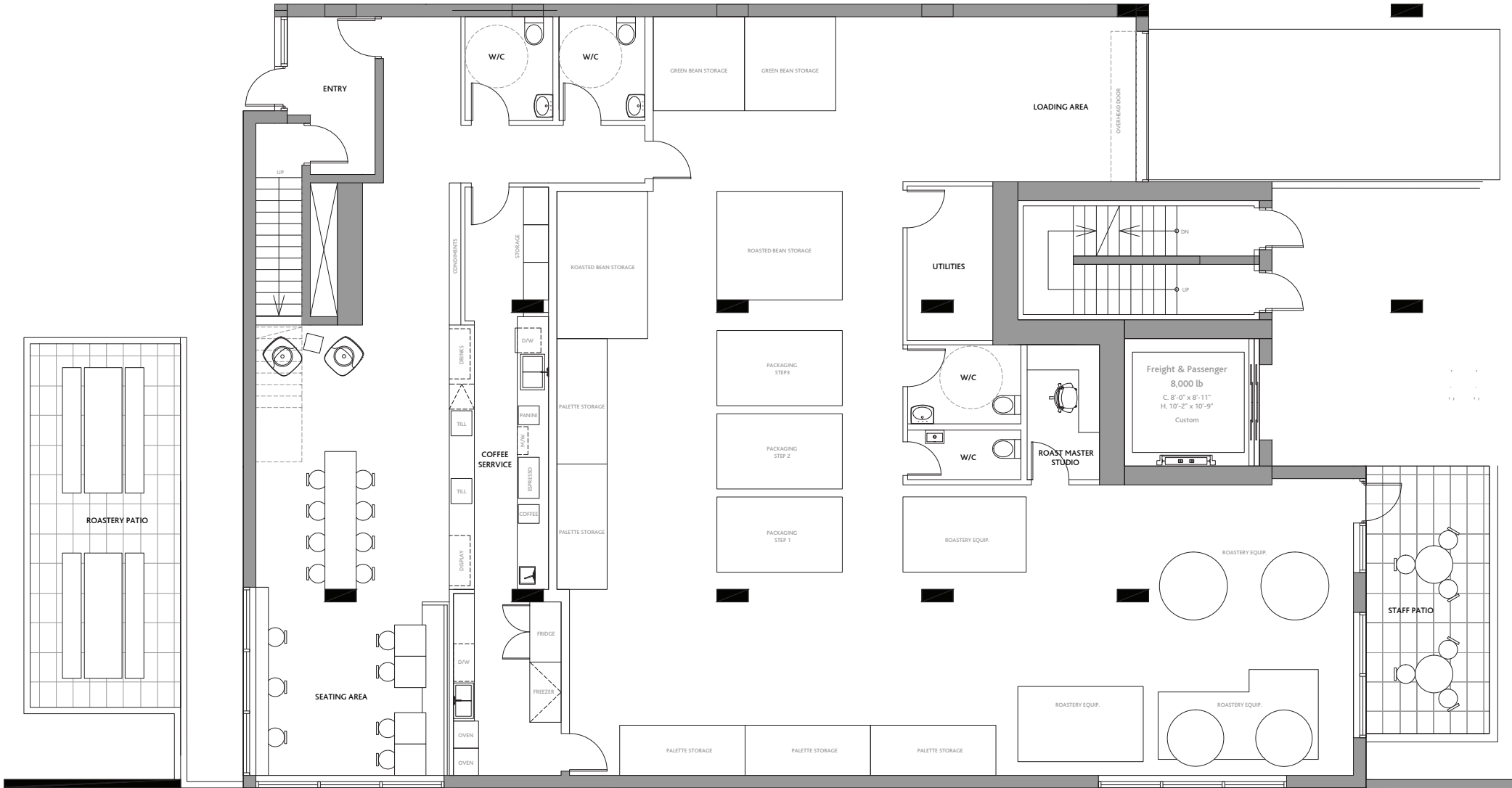
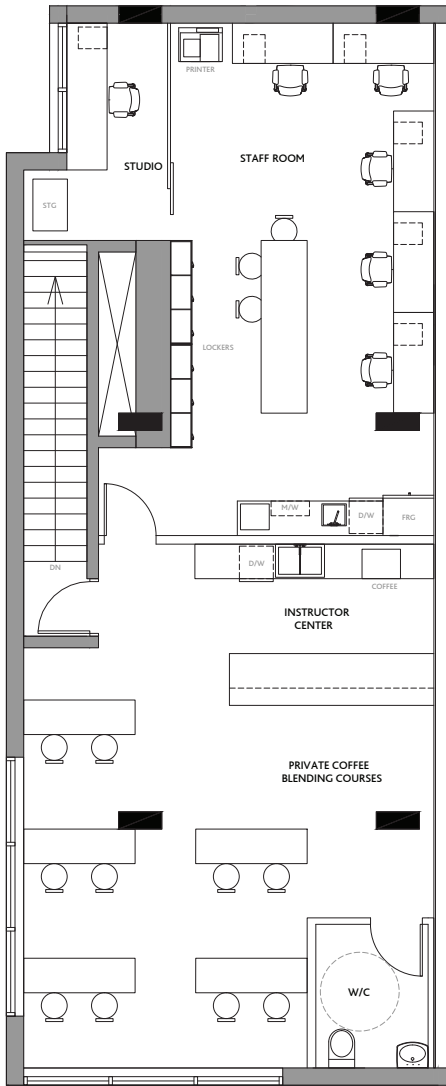
Brewery

TEST FIT
6,188 sf



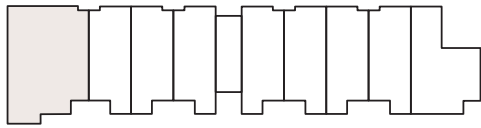
BUILDING A
MAIN LEVEL
& MEZZANINE





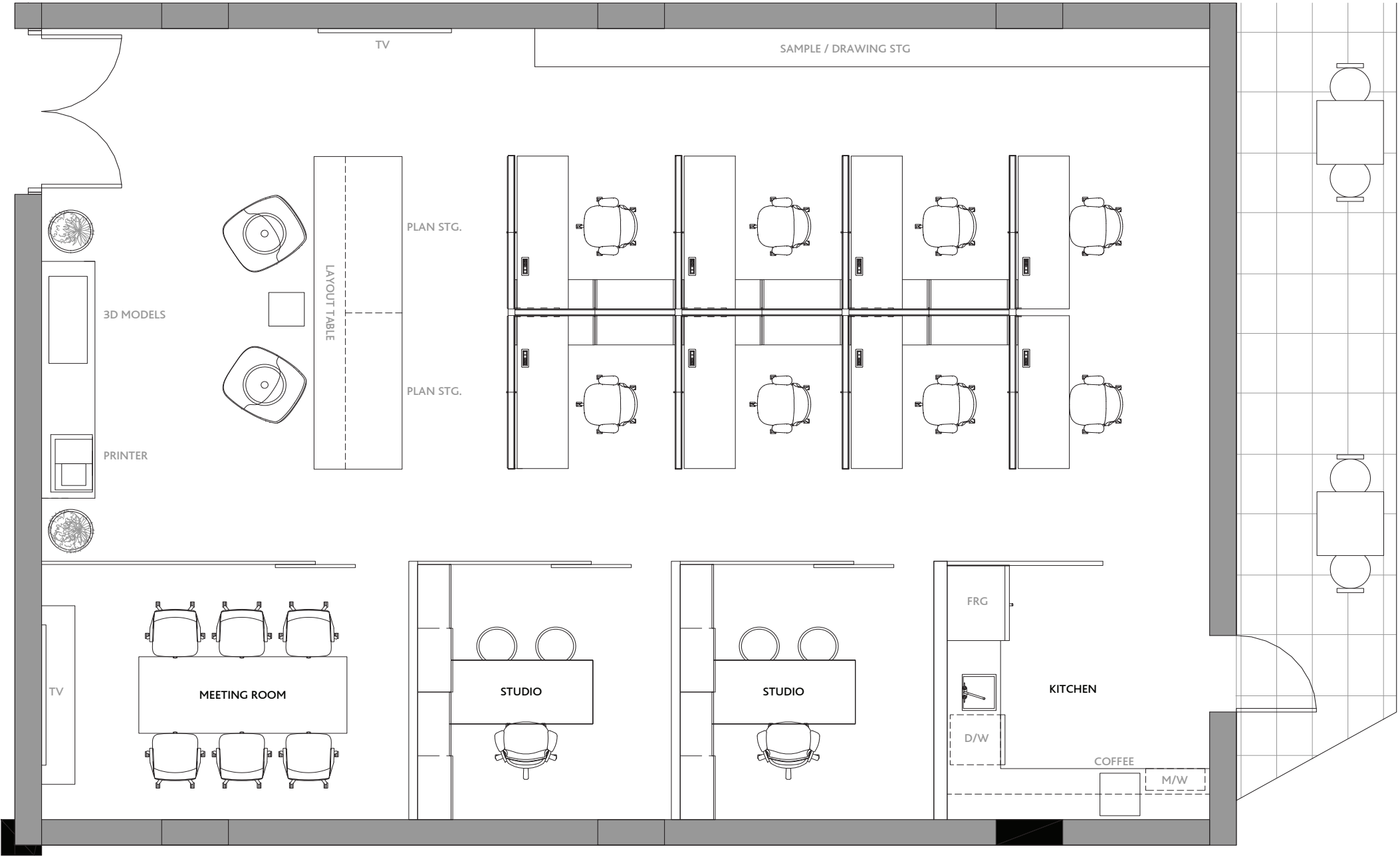
Roastery

TEST FIT
6,188 sf



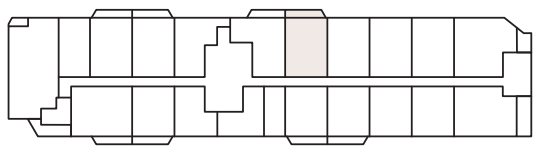
BUILDING A
MAIN LEVEL
& MEZZANINE





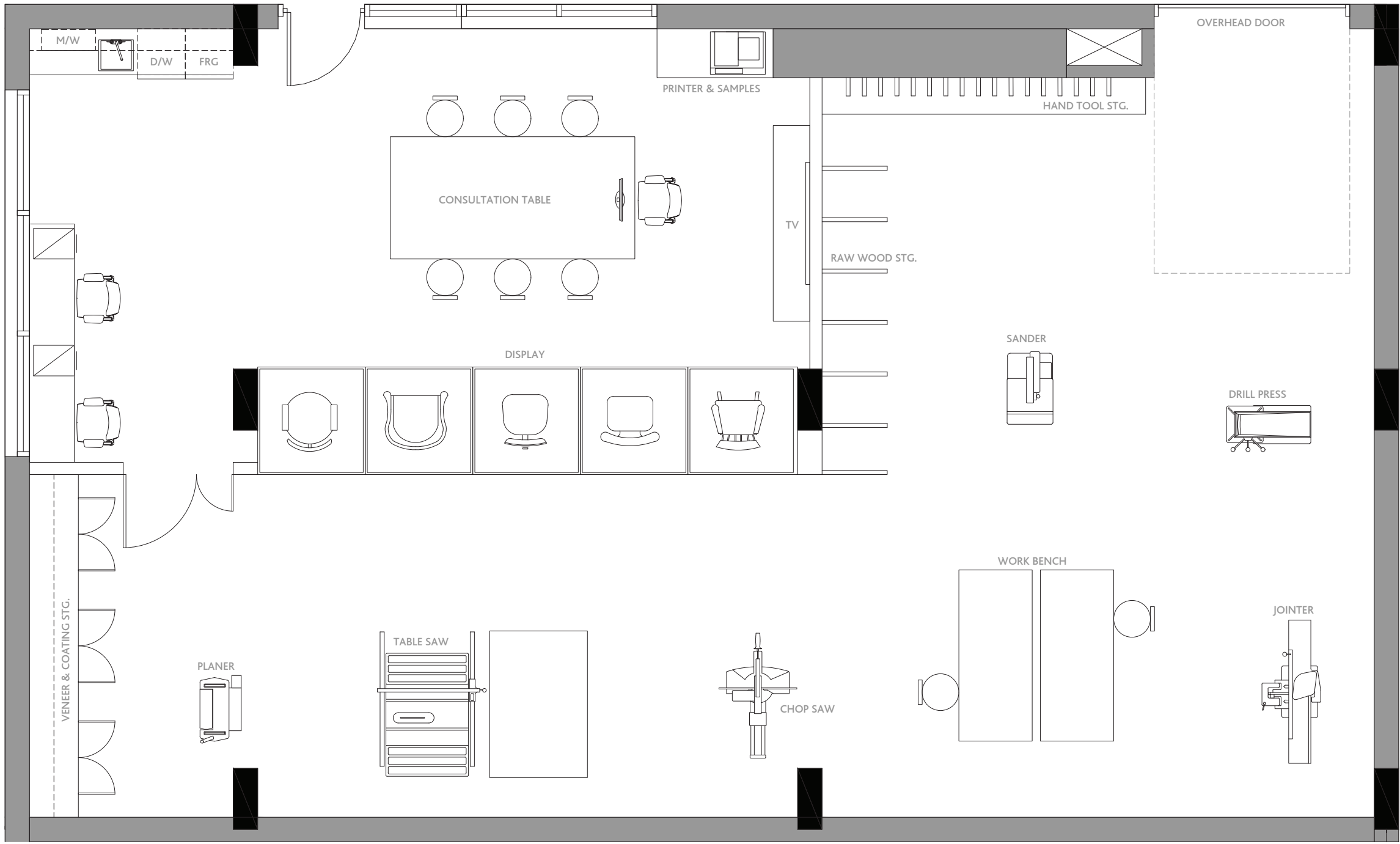
Design Studio

TEST FIT
1,455 sf



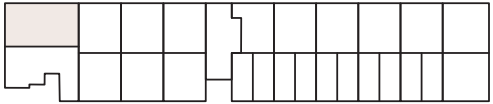
BUILDING A
LEVEL 05





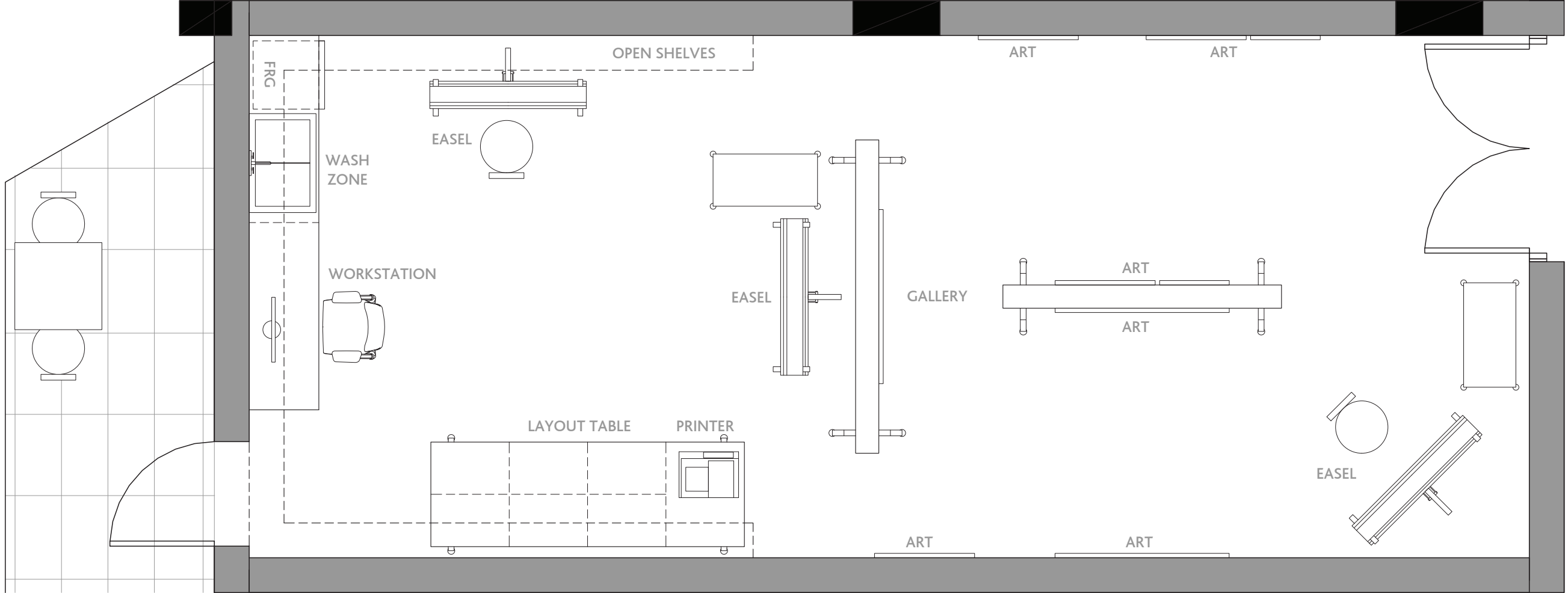
Furniture Maker

TEST FIT
1,890 sf



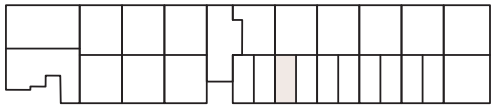
BUILDING A
LEVEL 04





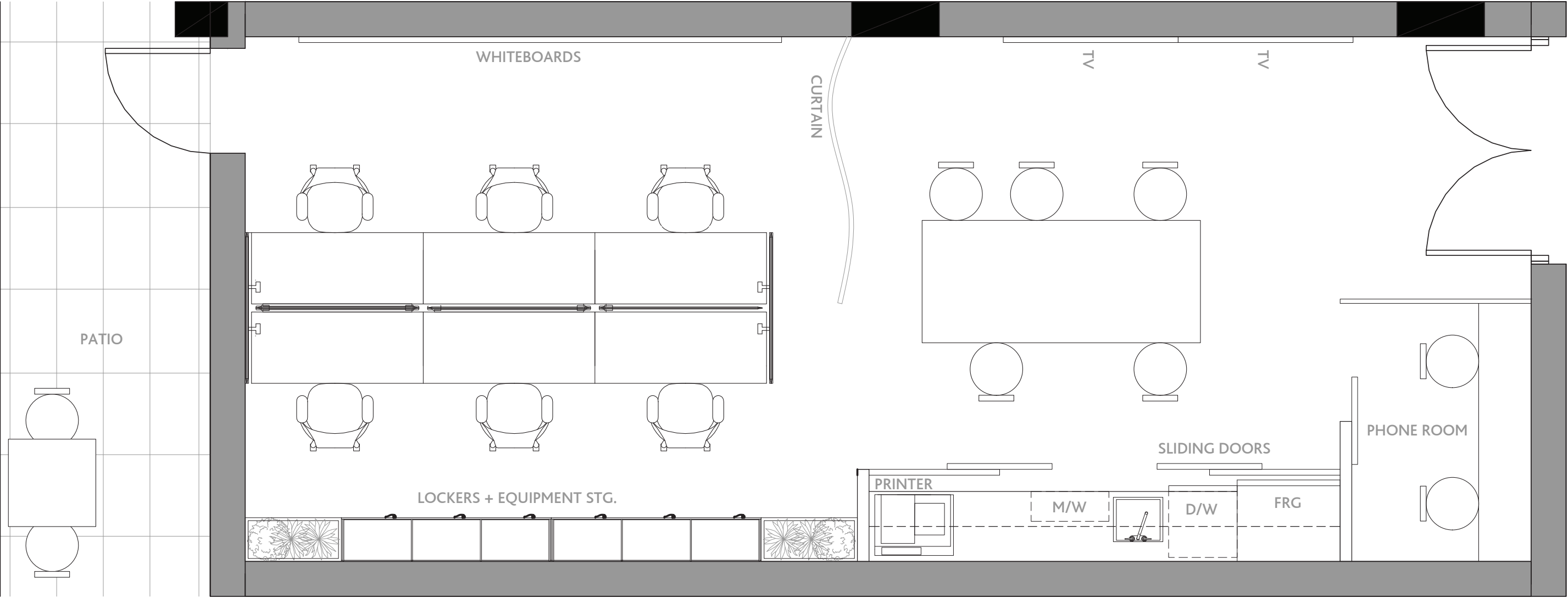
Painter Studio

TEST FIT
617 sf



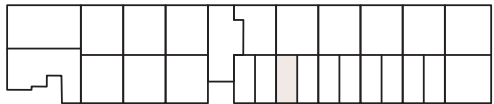
BUILDING A
LEVEL 03





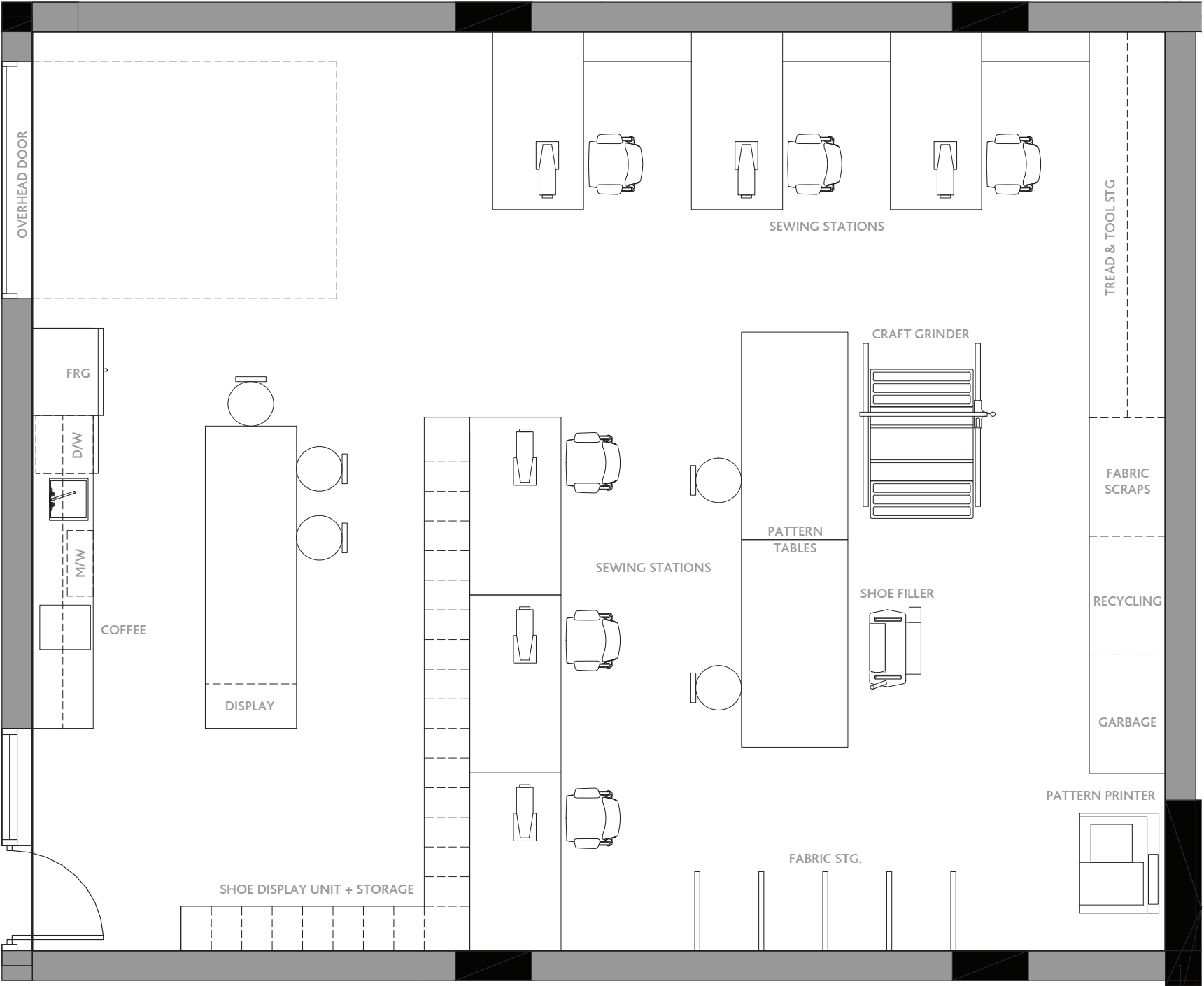
Tech Office

TEST FIT
617 sf



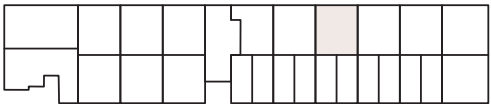
BUILDING A
LEVEL 03





Shoe Mfr.

TEST FIT
1,234 sf



BUILDING A
LEVEL 03



A team that works.



Since 1981, Wesbild has been creating exceptional master-planned residential and resort communities in addition to investing significantly in commercial and industrial projects throughout Western Canada.

Wesbild contributes to a large, diverse investment portfolio as part of our parent company, Persis Holdings. From pharmaceuticals to music to real estate, Persis' companies are in the business of creating value.

[WESBILD.COM](https://www.wesbild.com)



KingSett Capital is Canada's leading private equity real estate investment business co-investing with institutional and ultra-high net worth clients seeking to provide sustainable premium risk weighted returns through its various fund strategies.

KingSett has a robust development program executing mixed-use residential, retail, office, industrial and affordable development projects in major urban centres across Canada.

[KINGSETTCAPITAL.COM](https://www.kingsettcapital.com)



Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors.

[COLLIERSCANADA.COM](https://www.collierscanada.com)



For more than 40 years, rennie's full-service brokerage, developer services, and dedicated intelligence divisions have combined to help buyers, sellers, developers, and institutions achieve their goals. A family-run and owned company founded on thoughtful collaboration,rennie offers a depth of experience and a level of service that sets them apart.

[RENNIE.COM](https://www.rennie.com)

Marine Landing

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VANCOUVER, BC

Contact a
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to learn
more about
this exciting
ownership
opportunity.

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