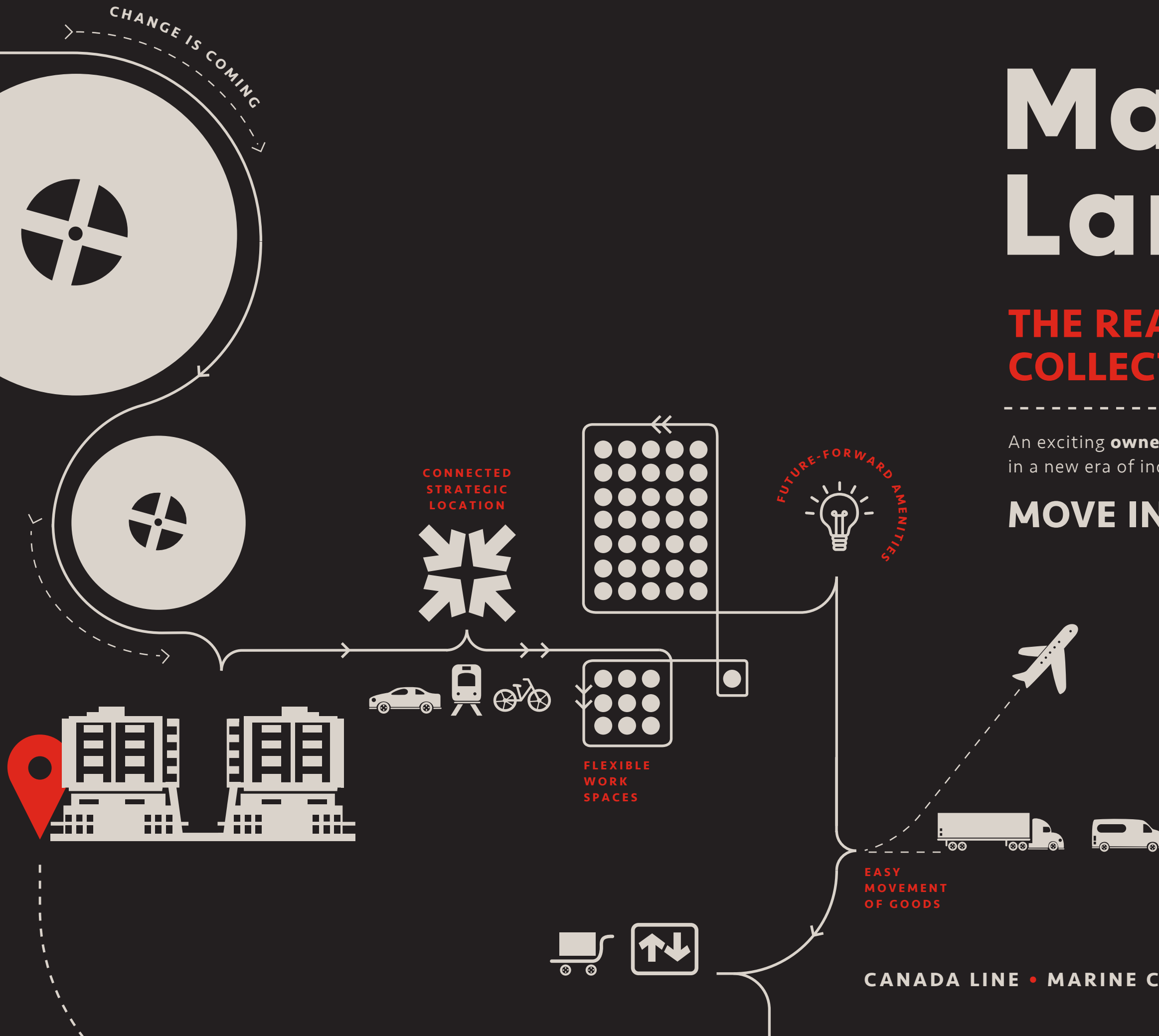


Marine Landing

THE READY OFFICE COLLECTION

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

MOVE IN TODAY



CANADA LINE • MARINE CORRIDOR • SOUTH VANCOUVER

A VANCOUVER ADDRESS BUILT FOR BUSINESS SUCCESS

With Buildings A & B now complete, you can move into our fully furnished, turnkey office spaces, taking immediate ownership, bypassing the stress of the permitting process and buildout, and starting to build equity from day one. Step into a space that's as prepared for success as you are.



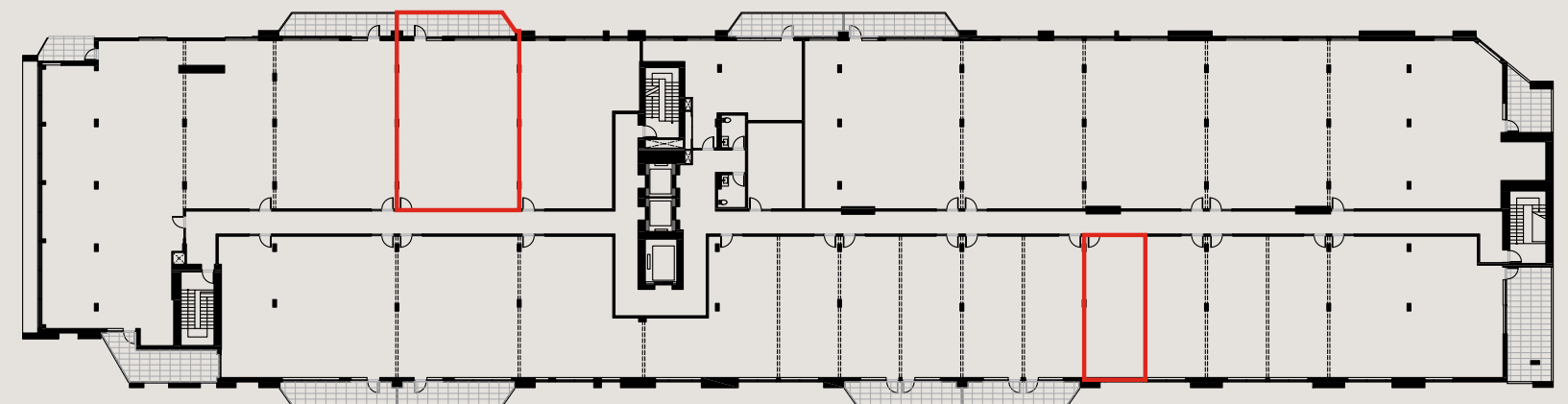
The Ready Office Collection.

At the heart of Marine Landing, Units 616 and 636 embody a clean, industrial aesthetic designed with today's makers, creatives, and office users in mind. Drawing inspiration from the building's legacy as a former wood mill, the design bridges past and present - combining raw architectural elements with refined, Scandinavian-influenced details.

Expertly designed by Edit Studios, the local interior design team behind Marine Landing, these turnkey office spaces are crafted with your business needs at the forefront. Our Ready Office Collection is designed to streamline your move, eliminating the typical hassles, paperwork, and construction delays associated with setting up a new office. Forget the stress of build-outs and step into a fully prepared, stylish, and functional workspace from day one, allowing you to focus entirely on your business without missing a beat.

BUILDING A
LEVEL 6

UNIT 636
1,451 SF



UNIT 616
616 SF

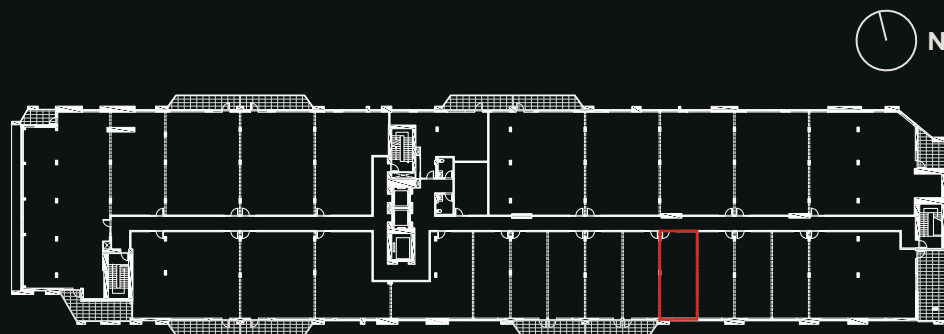
SKIP THE PAPERWORK, AVOID CONSTRUCTION DELAYS, AND FORGET THE HASSLE OF BUILD-OUTS. OUR FULLY FURNISHED, TURNKEY OFFICE SPACES ARE READY FOR IMMEDIATE USE, SO YOU CAN START OPERATING YOUR BUSINESS FROM DAY ONE.

WHAT'S INCLUDED?

- **All-in Pricing.** No surprises or hidden fees. The cost of your unit includes everything upfront—one payment, no extra charges.
- **Skip the Paperwork.** Permits, applications, and coordinating trades? We've got it covered, so you can skip all the hassle.
- **Professional Design & Layout.** The design process has been handled for you by Edit Studios, the project's Interior Design firm. Your space has been thoughtfully designed to maximize both functionality and style.
- **Seamless Move-In.** Choose a date that works for you—we're ready when you are. Bypass the design, permitting, and construction processes, and move in with ease.
- **Instant Operational Readiness.** Get up and running immediately—no downtime, no delays.
- **Curated Furniture Package.** Like the furniture you see? We can add it to your package for an additional cost, so you won't have to worry about shopping or styling.
- **Proximity to Key Amenities.** These units benefit from immediate access to Marine Landing's key amenities, including the communal kitchen and lounge, large boardroom, and rooftop patio.

Unit 616

616 SF

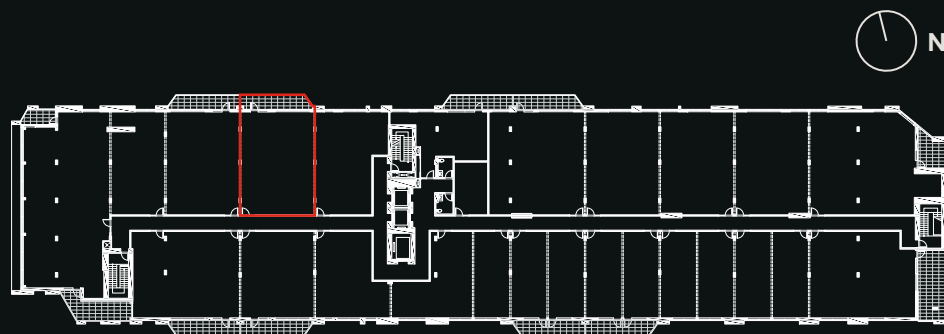


- 6 workstations, all Canadian made and sourced
- 4-person meeting room
- Custom kitchen
- Dedicated server/printer room
- High-speed fibre optic internet accessible throughout
- Private washroom, built into the unit

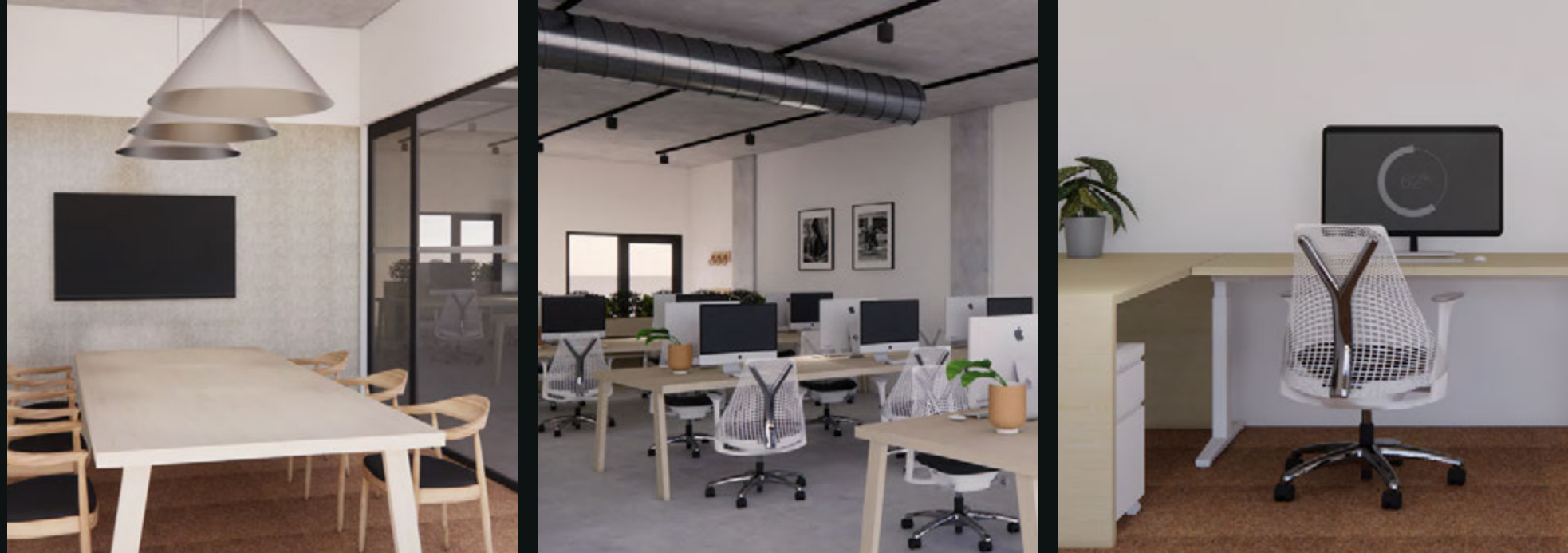


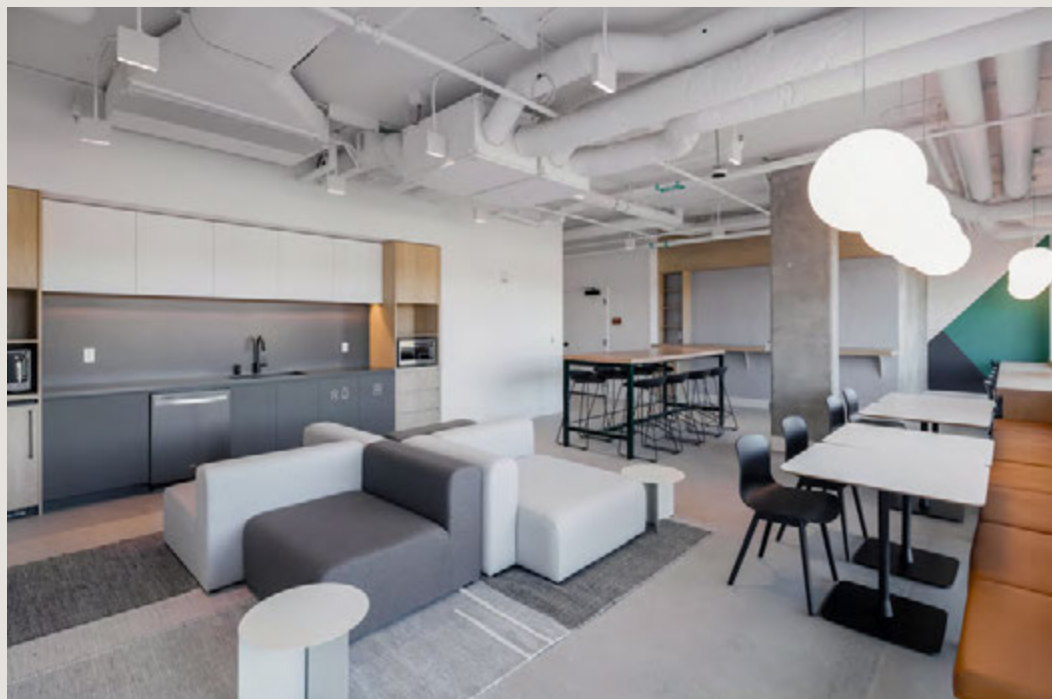
Unit 636

1,451 SF



- 18 workstations, all Canadian made and sourced
- One private office
- 7-person meeting room with custom oak table made by local artisans Lock & Mortise with wood sourced locally
- 2 lounge chairs in a soft seating area
- Custom kitchen
- Dedicated server/printer room
- High-speed fibre optic internet accessible throughout
- Private washroom, built into the unit
- Private outdoor patio with North Shore mountain views





Shared Amenities.

MARINE LANDING'S AMENITIES ELEVATE YOUR
WORKPLACE TO ATTRACT & RETAIN TOP TALENT

21,000 SF
OF
AMENITY
SPACE

SIXTH FLOOR AMENITIES

Lounge

- Communal social lounge with fully operational kitchenette 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 mountains (Building A)
- Access to outdoor patio
- Bookable boardroom that seats eight, with extra benchspace for more

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
- 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
- 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 tables
- Dog run area

Far from ordinary. Close to everything.

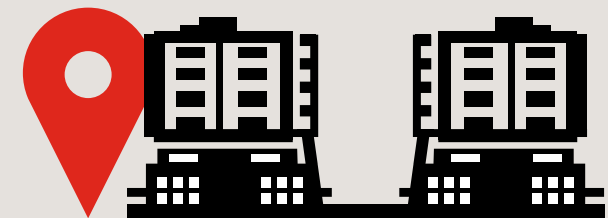
Team members will love the shorter commute. Clients will love the improved connections. Suppliers will love the easier logistics. And entrepreneurs will love the proximity to new opportunities in the city, in the region, and in the world.

 **CONNECTIONS START WHERE
NEIGHBOURHOOD BEGINS**

20

MINUTE DRIVE
TO DOWNTOWN

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



LOCATION | 7



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.

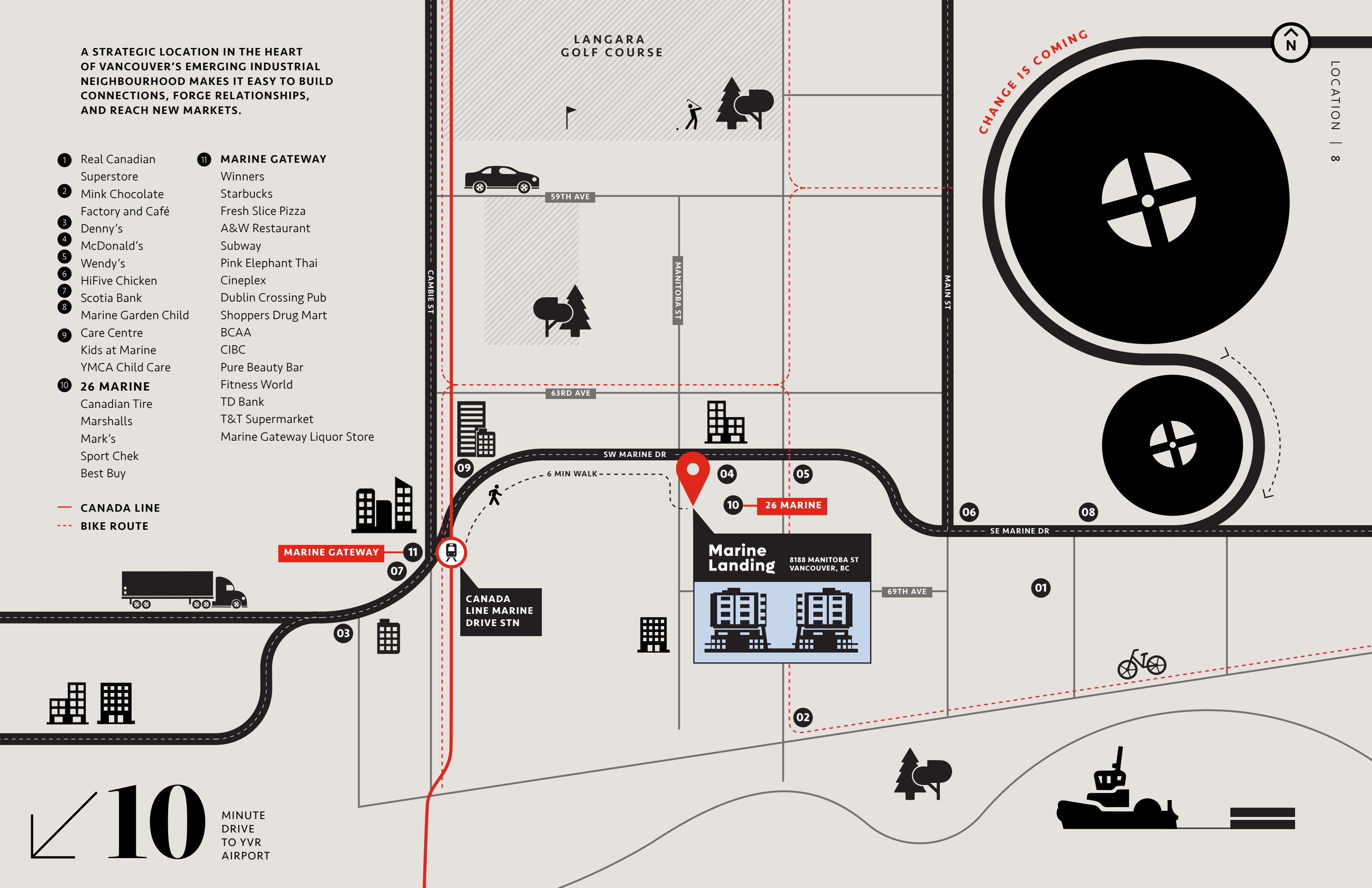
A STRATEGIC LOCATION IN THE HEART OF VANCOUVER'S EMERGING INDUSTRIAL NEIGHBOURHOOD MAKES IT EASY TO BUILD CONNECTIONS, FORGE RELATIONSHIPS, AND REACH NEW MARKETS.

- 1 Real Canadian Superstore
- 2 Mink Chocolate Factory and Café
- 3 Denny's
- 4 McDonald's
- 5 Wendy's
- 6 HiFive Chicken
- 7 Scotia Bank
- 8 Marine Garden Child Care
- 9 Care Centre 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

10 MINUTE DRIVE TO YVR AIRPORT



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



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



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



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

Marine Landing

MARINELANDING.CA
8188 & 8250 MANITOBA STREET
VANCOUVER, BC

Contact a representative to
learn more about this exciting
ownership opportunity.

info@marinelanding.ca
236 521 3395
8232 Manitoba Street,
Vancouver BC

Marine Landing is
now complete, and
our fully-furnished,
turnkey office
spaces are ready for
you. Move in today
and start operating
your business.

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