

Manulife Investment Management x

Manulife Place

CBRE

An iconic landmark of the Edmonton skyline — this AA-Class asset offers stunning views, efficient office space and direct access to the pedway system, transit, and a robust retail ecosystem.

10180 – 101 Street, Edmonton, AB

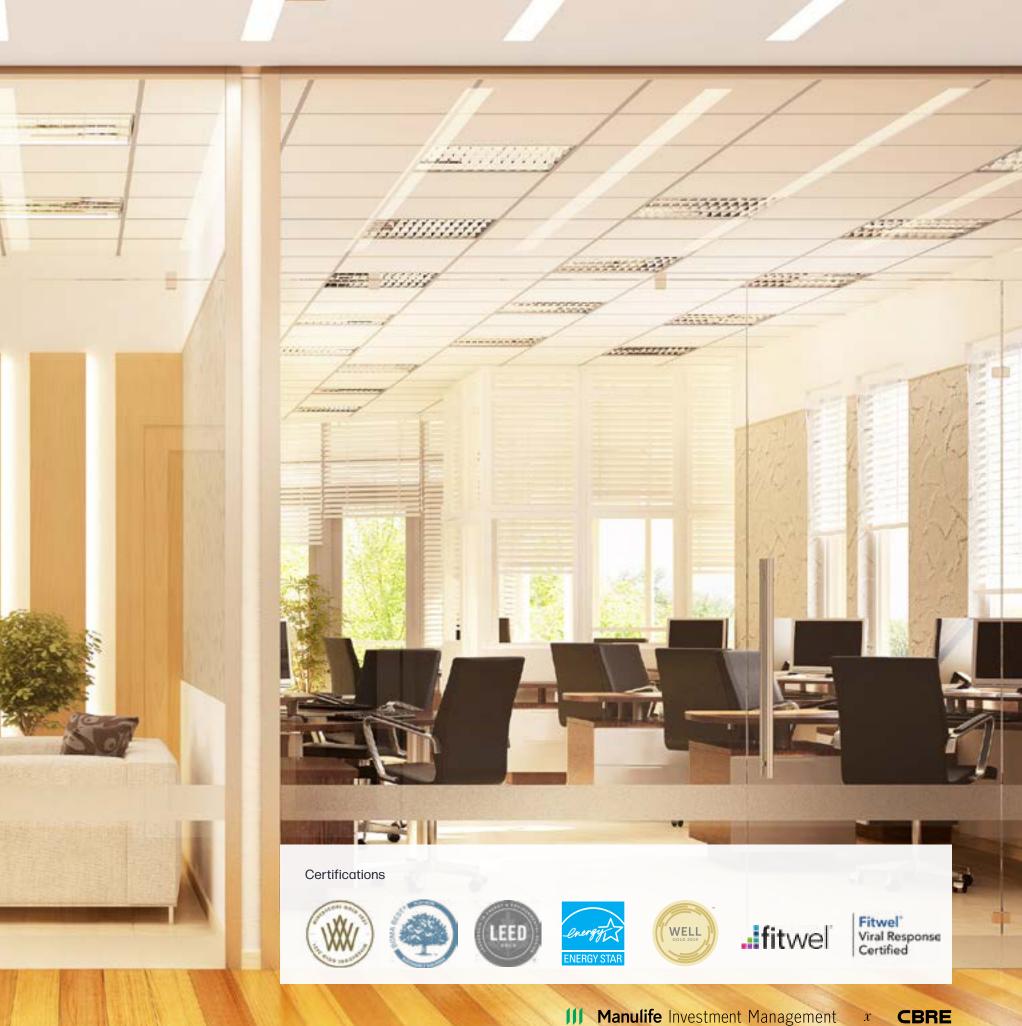
Spaces to inspire.

Standing at the southwest corner of 102 Avenue and 101 Street NW, Manulife Place is an iconic asset in the heart of Downtown Edmonton. Surrounded by a strong office community, a wealth of trendy shops and restaurants with unparalleled transit accessibility and direct pedway access, Manulife Place is the premier destination for retail, entertainment and work in Edmonton.

Our offices are designed with your success in mind. With customizable floor plans and flexible leasing options, our office spaces can accommodate businesses of all sizes and types.

Manulife Place is the epitome of sustainable and healthy design, having achieved several prestigious certifications including Gold Wired certified, Fitwel Level 2 Certification & Fitwel Viral Response, BOMA BEST Platinum, LEED Gold, Energy Star and WELL Certified Gold.

Our tenants needs' are important to us. To that end, we have built an exceptional environment for their businesses and their employees to be well, productive and grow at Manulife Place.



Amenities designed to support.

We know amenities play a crucial role in enhancing the overall experience and productivity of employees - it's why we have curated a meaningful amenities platform to support our office workers above.

Our retail podium levels provide easy access to restaurants, coffee shops, and other retail stores to conveniently support our office users throughout their workday and beyond. Tenant exclusive fitness facilities and conference centres provide a convenient and accessible space for employees to prioritize wellness and out of office connections.

Outdoor, elevated terraces on the 4th floor offer fresh air to rejuvenate the day, extend the workplace outdoors and give respite from the workday. For commuters, Manulife Place has over 500 underground parking spaces, including EV- Ready spaces, visitor parking and bike storage.

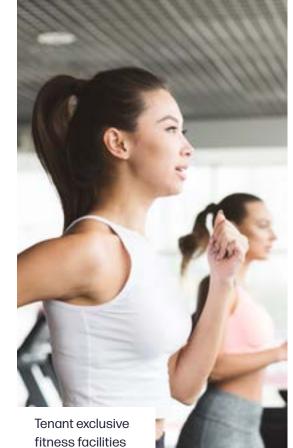
Whatever you need, Manulife Place can support you.



Two levels of first-class retail shops and services



Underground parking with EV charging stations















Direct access to Edmonton's pedway network







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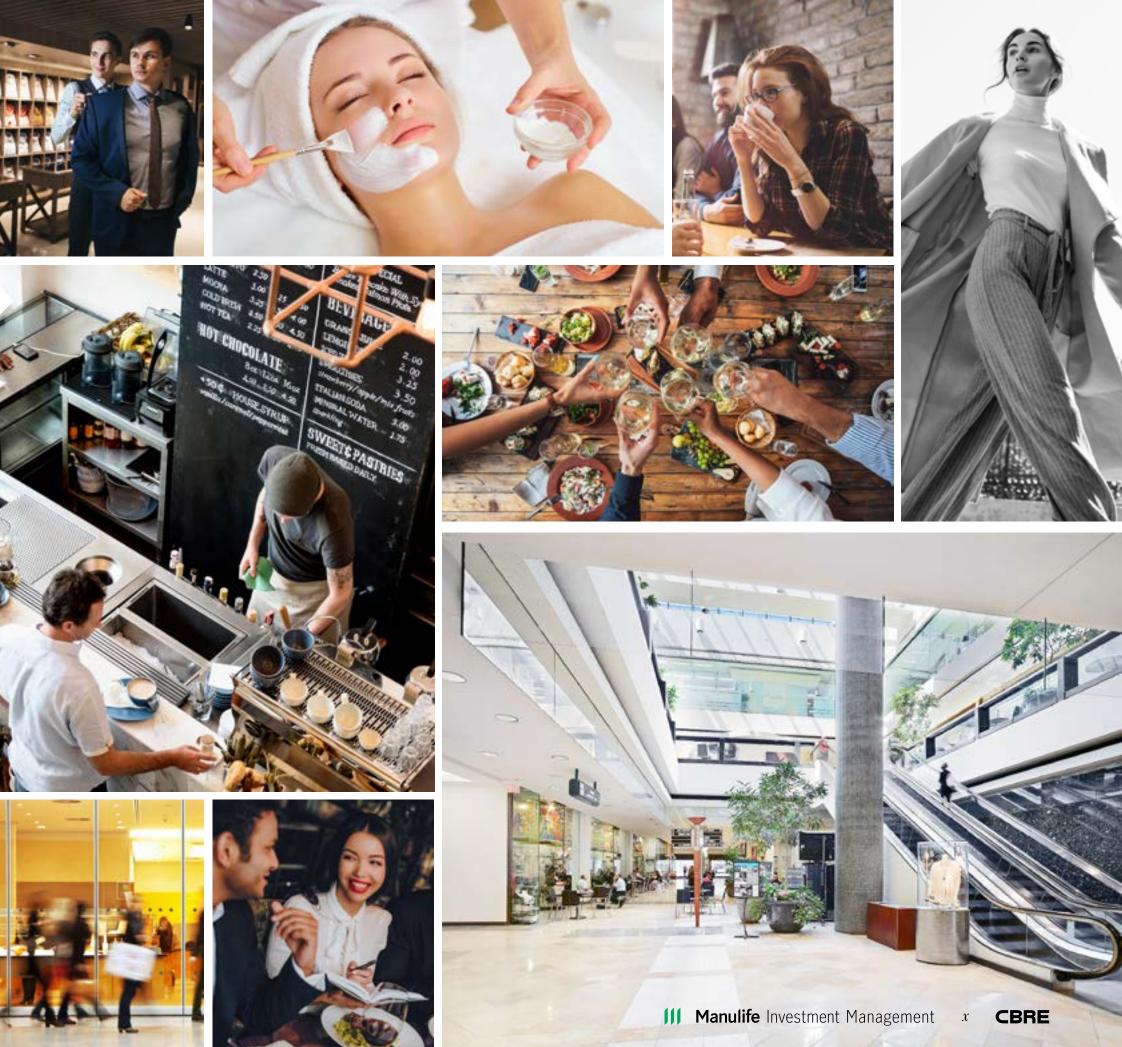
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A retail ecosystem rediscovered.

Manulife Place is proud to be home to a group of lasting local retailers adored by the community. As the foundation to our retail vision, we are curating a carefully selected merchandising mix of nationally recognized retailers with celebrated local brands for approachable luxury, activated experiences, fresh eateries and every day convenience retail.

Located in the heart of the city, Manulife Place has a front row seat to Edmonton's urban renewal, and is at the core of its transformation. Come and join the movement of energy, style, and innovation that is being rediscovered at the iconic Manulife Place!

Click Here to Download Retail Flyer



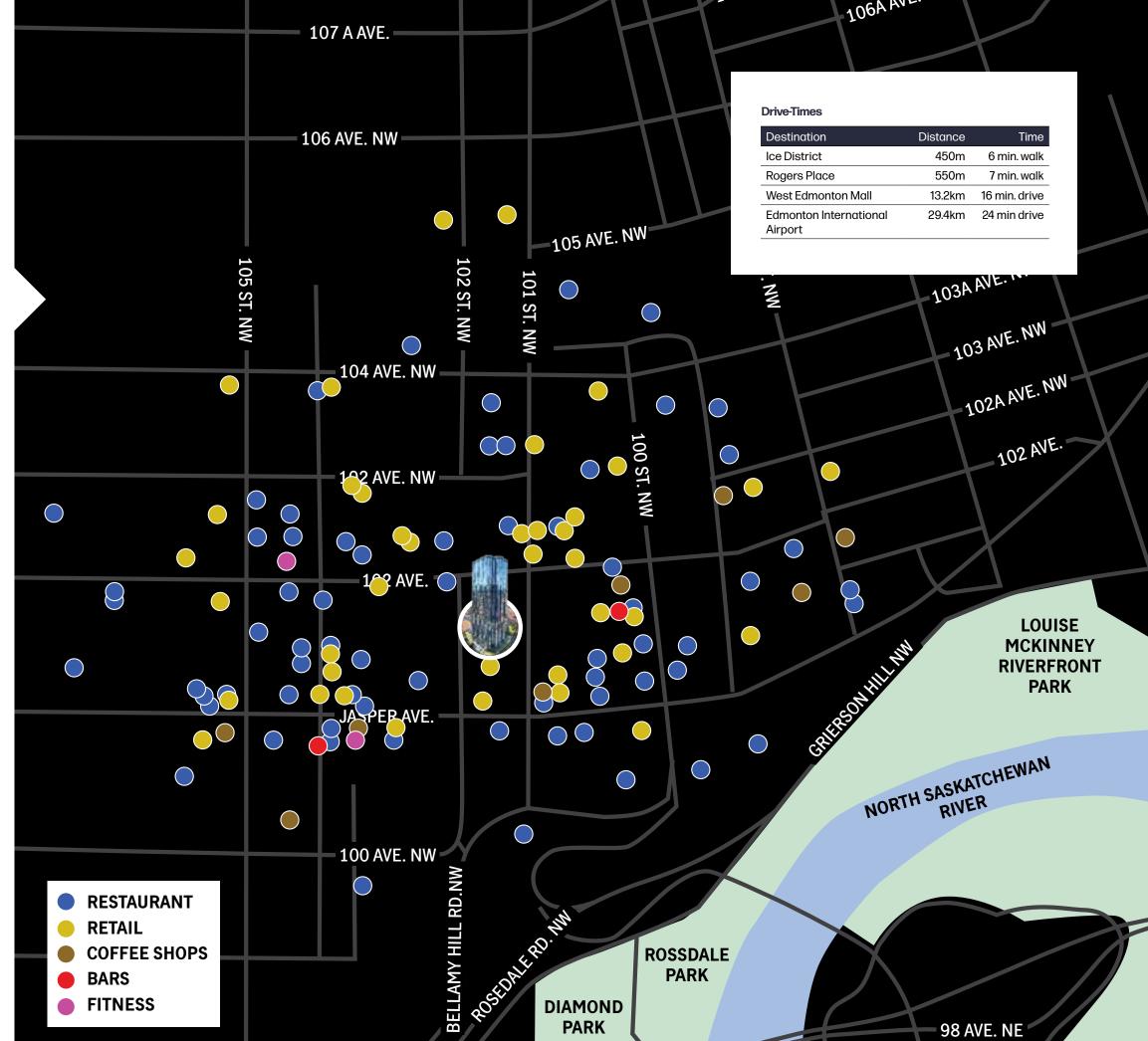
Connected to Downtown, the suburbs, and the world.

Located in the heart of Edmonton, Manulife Place is surrounded by a plethora of amenities, trendy restaurants, convenience shops, fitness options and benefits from unparalleled access to transit and the vast pedway system.

Discover the best of Edmonton's shopping with an impressive selection of high-end retailers and unique boutiques. Savour a culinary journey with our diverse array of dining options, from upscale dining to quick bites or even enjoy a night out with friends or colleagues at the nearby Ice District and Rogers Place.

With easy access to major highways and public transportation, Manulife Place is the perfect destination for both locals and visitors alike. Come and experience the convenience and luxury of Manulife Place - your premier work, shopping, dining, and entertainment destination in Edmonton.





Destination	Distance	Time
Ice District	450m	6 min. walk
Rogers Place	550m	7 min. walk
West Edmonton Mall	13.2km	16 min. drive
Edmonton International Airport	29.4km	24 min drive

A landmark opportunity with up to 124,000 SF available contiguously.

As a central landmark to Downtown Edmonton, Manulife Place has exciting leasing opportunities for tenants of all sizes to work and grow in one of the best and most connected places. Get in touch with us to learn more about how we support you, your business and your employees.

Timing

Immediate

*60 Days

Asking Rent

Call agents to discuss

Additional Rent \$21.21 PSF (2024 Estimate)

Parking

1:2,000 SF

Reserved Underground: \$465 per stall, monthly Unreserved Underground: \$380 per stall, monthly Visitor spaces available underground

Click Here to Download Floorplans

	Click suite for a virtual tou	ır
*	Suite 3600 – 11,024 SF	
*	Suite 3560 – 5,580 SF	
	Suite 3555 – 5,721 SF	
	Suite 3300 – 22,985 SF	
	Suite 3200 - 22,985 SF	Available Aug 2
	Suite 3175 — 1,728 SF	
	Suite 3145 — 14,968 SF	Available Aug 2
	Suite 3010 - 9,651 SF	
	Suite 2820 – 6,175 SF	
	Suite 2750 - 3,407 SF*	Provide State
*	Suite 2430 - 4,312 SF	
	Suite 1950 - 4,769 SF	
2	Suite 1940 - 2,678 SF*	PROPERTY OF
	Suite 1750 - 3,610 SF	AL A
*	Suite 1350 - 4,817 SF	
St.	Suite 380 – 3,455 SF*	
1	Retail Level 2	

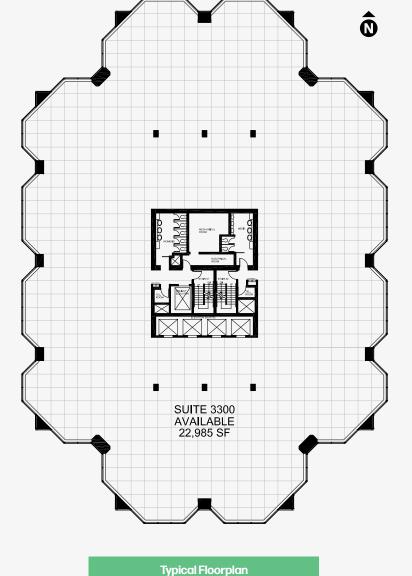
Retail Level 1

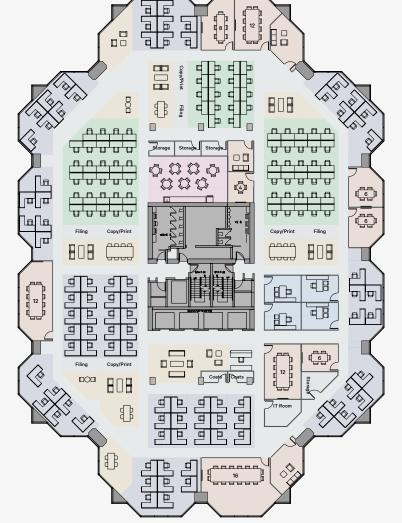
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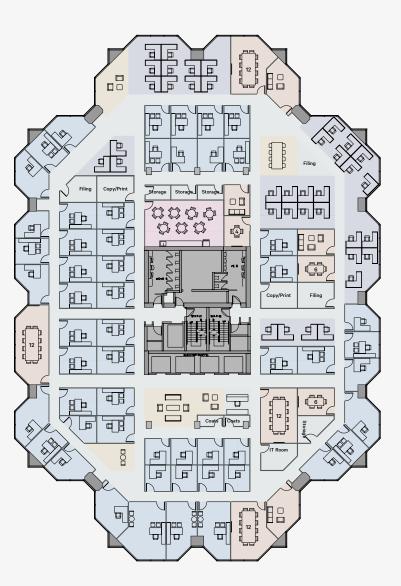
Bright & efficient office design.

Manulife Place's open and flexible floorplate design ensures that tenants can be as efficient with their office space as possible.





Sample Professional Test-Fit		
Headcount	169	
Open Seats	165	
Enclosed Seats	4	
Work Seats	169	
Collab Seats	156	



Creative Test-Fit Layout		
Headcount	92	
Open Seats	37	
Enclosed Seats	55	
Work Seats	92	
Collab Seats	101	

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Get in touch to learn more about this landmark opportunity.

Listing Agents:

Jeff Simkin

Senior Vice President 780.917.4633 jeff.simkin@cbre.com



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