



Manulife Investment Management x CBRE

Manulife Place

An iconic landmark of the Edmonton skyline - this AA class asset is undergoing a \$45 Million transformation, with completion planned early 2026, further elevating Manulife place into a premier destination for work, leisure and innovation.

10180 – 101 Street, Edmonton, AB

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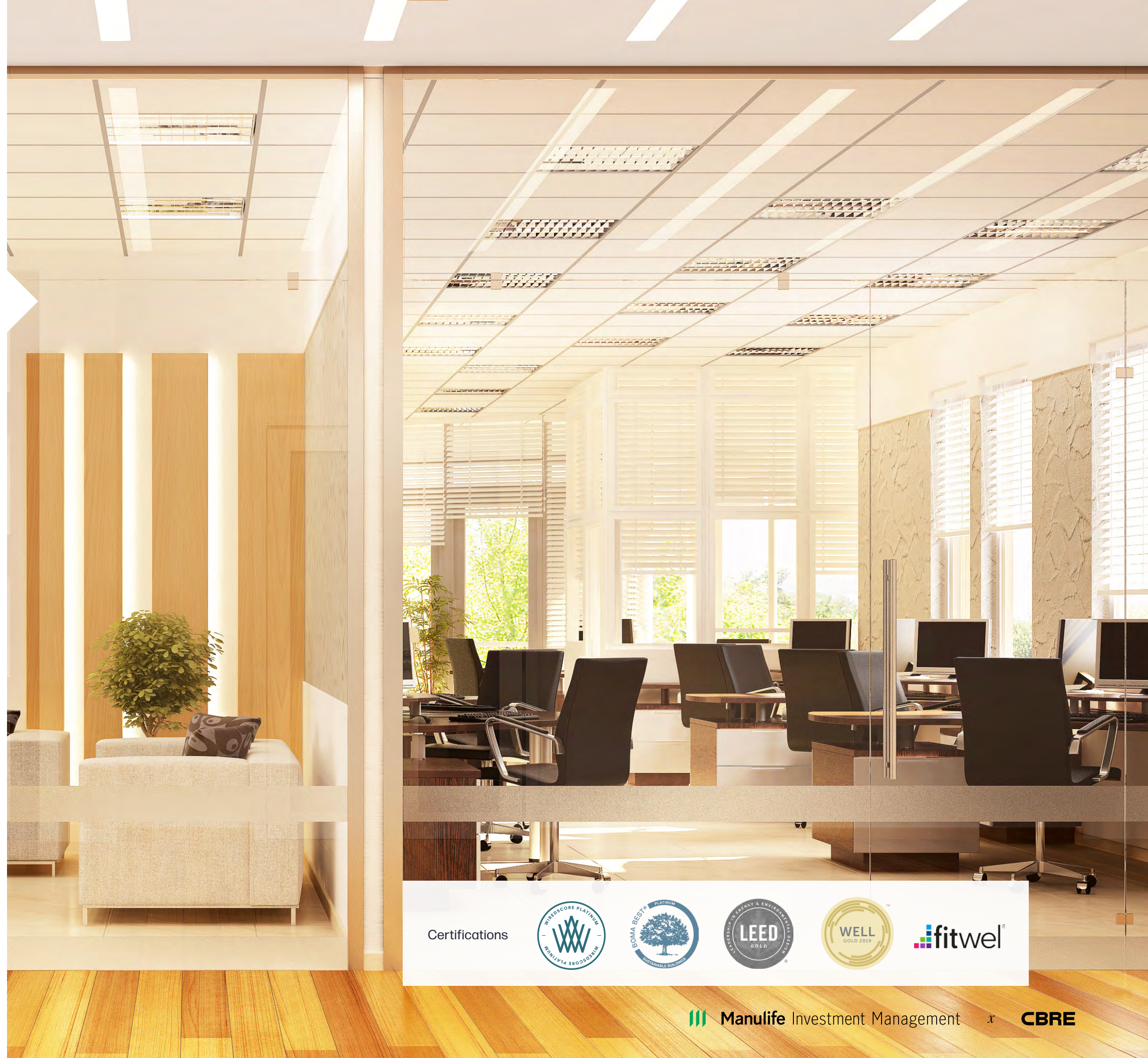
Spaces to inspire.

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 Platinum Wired certified, Fitwel Level 1 Certification, BOMA BEST Platinum, LEED Gold, WELL Certified Gold and EnergyStar certified.

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.



Certifications



Manulife Place’s transformation is underway...

Manulife Place is set for a \$45 million transformation, expected to be completed by early 2026, aimed at enhancing the workplace experience in Edmonton.

The interior retail upgrades will create a vibrant shopping atmosphere, featuring extensive glazing on the ground and second floors to maximize natural light and promote productivity.

A tenant-exclusive lounge on the second floor will provide a space for relaxation and collaboration, fostering community among tenants. Modernized conference facilities will offer state-of-the-art meeting spaces, while new fitness amenities and bike parking will encourage healthy lifestyles and eco-friendly commuting.

We are dedicated to transforming Manulife Place into a premier destination for work, leisure, and innovation in Edmonton.



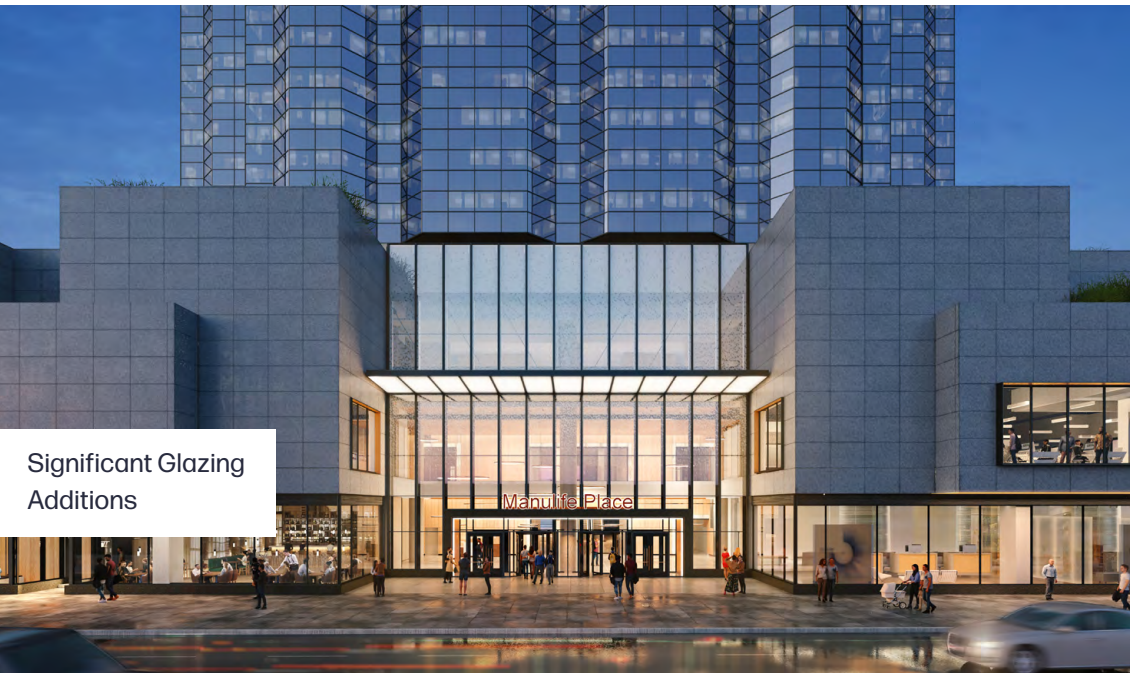
Tenant Exclusive Lounge



Relocation & Modernization of Conference Facilities



Modernization of Interior Retail Levels & Lobby



Significant Glazing Additions



Exterior & Streetscape Upgrades

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.



Terrace/green space on the 4th floor



Tenant exclusive fitness facilities

Upgrades Coming Early 2026



Conference centres for tenant-use

Upgrades Coming Early 2026



Podium level retail shops and services



Underground parking with EV charging stations



Secure bicycle storage locker

Upgrades Coming Early 2026



Direct access to Edmonton's pedway network



24/7 On-site security

10180 – 101 Street, Edmonton, AB

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.

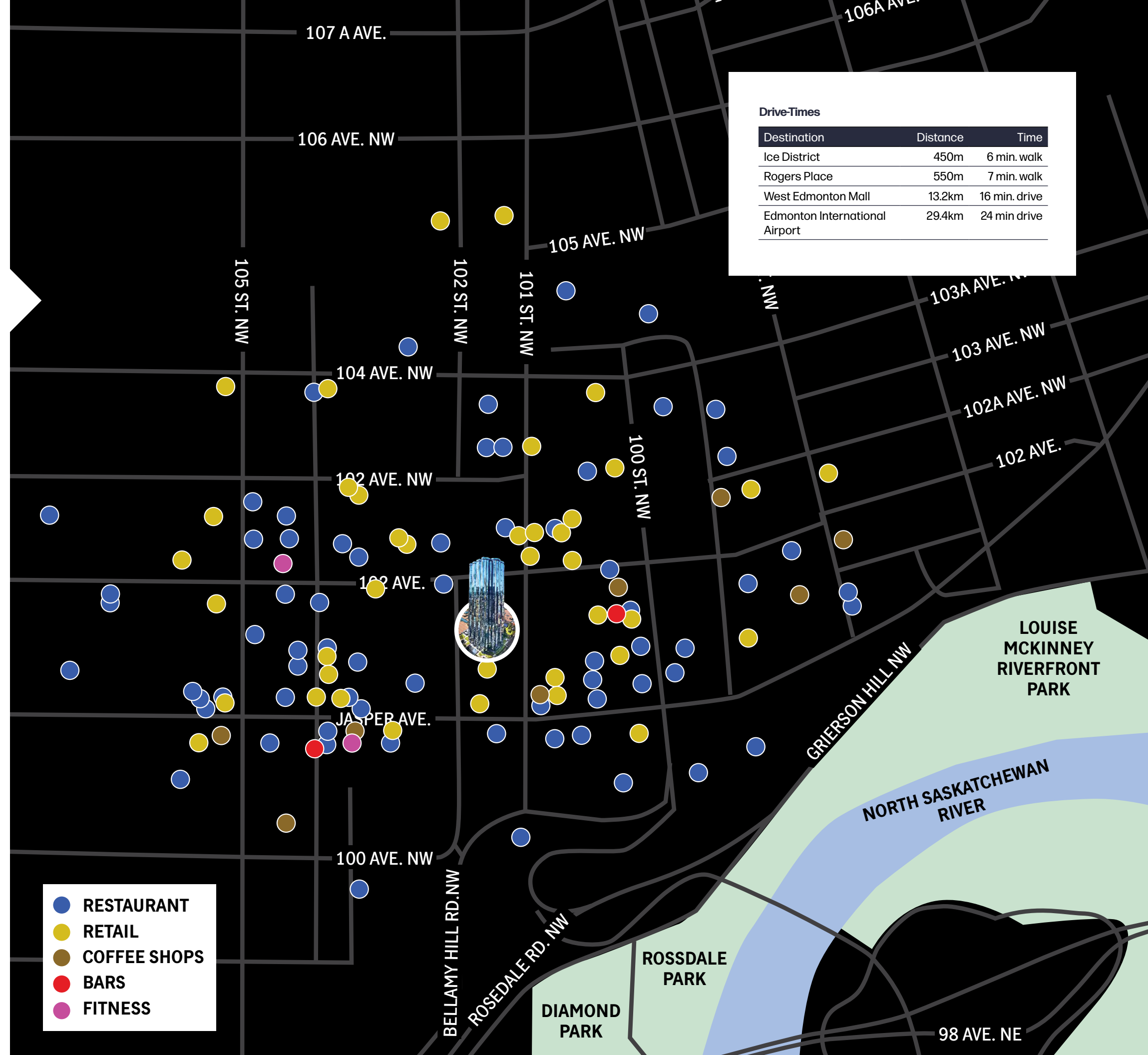
Located in the heart of the city, Manulife Place has a front row seat to Edmonton’s urban renewal, and is at the core of its transformation. Come and join the movement of energy, style, and innovation that is being rediscovered at the iconic Manulife Place!

 [Click Here to Download Retail Flyer](#)



Connected to
Downtown,
the suburbs,
and the world.

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.



10180 – 101 Street, Edmonton, AB

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, expertly managed by EPIC Investment Services. Get in touch with us to learn more about how we support you, your business and your employees.

Timing

Immediate

Asking Rent

Call agents to discuss

Additional Rent

\$21.99 PSF (2025 Estimate)

Parking

12,000 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 tour

 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

Suite 3175 – 1,728 SF

Suite 3145 – 15,003 SF

Suite 2820 – 6,148 SF

Suite 2445 – 3,584 SF

Suite 1940 – 2,678 SF

 Suite 1905 – 1,475 SF

Suite 1750 – 3,610 SF

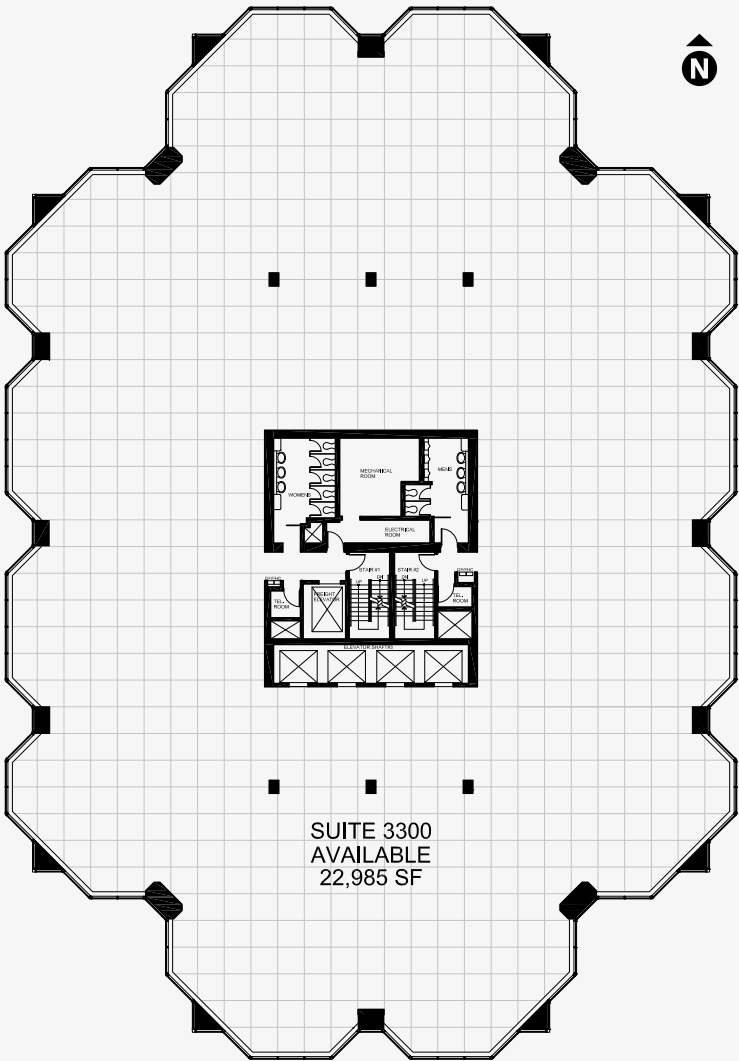
 Suite 1350 – 4,817 SF

Retail Level 2

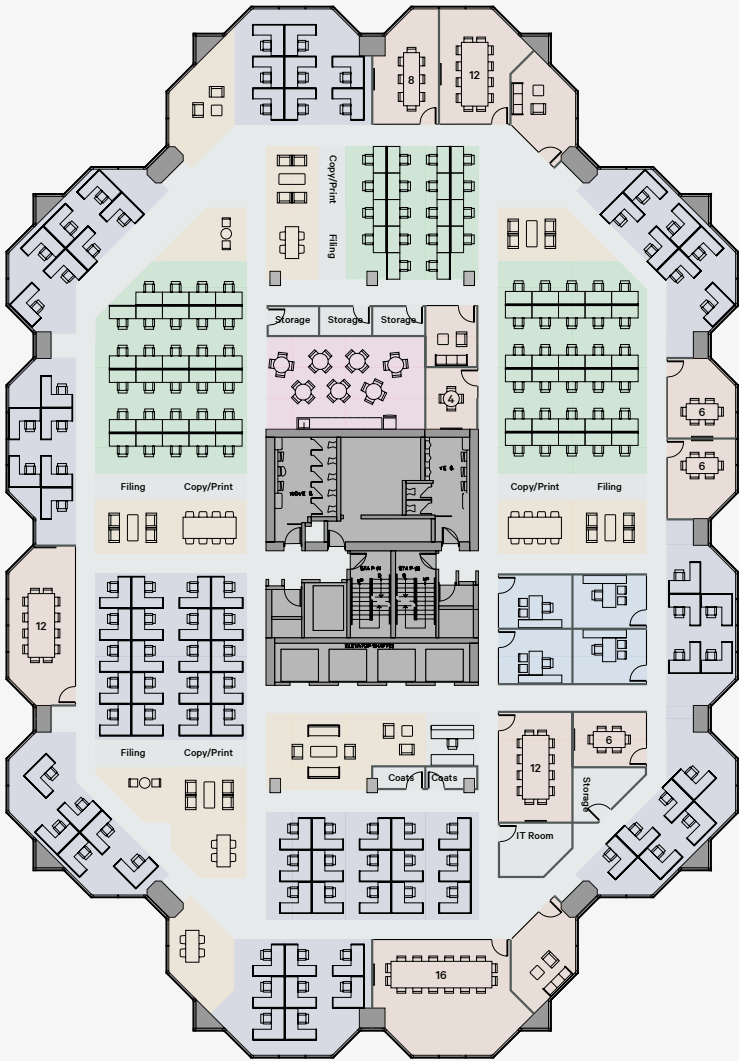
Retail Level 1

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.

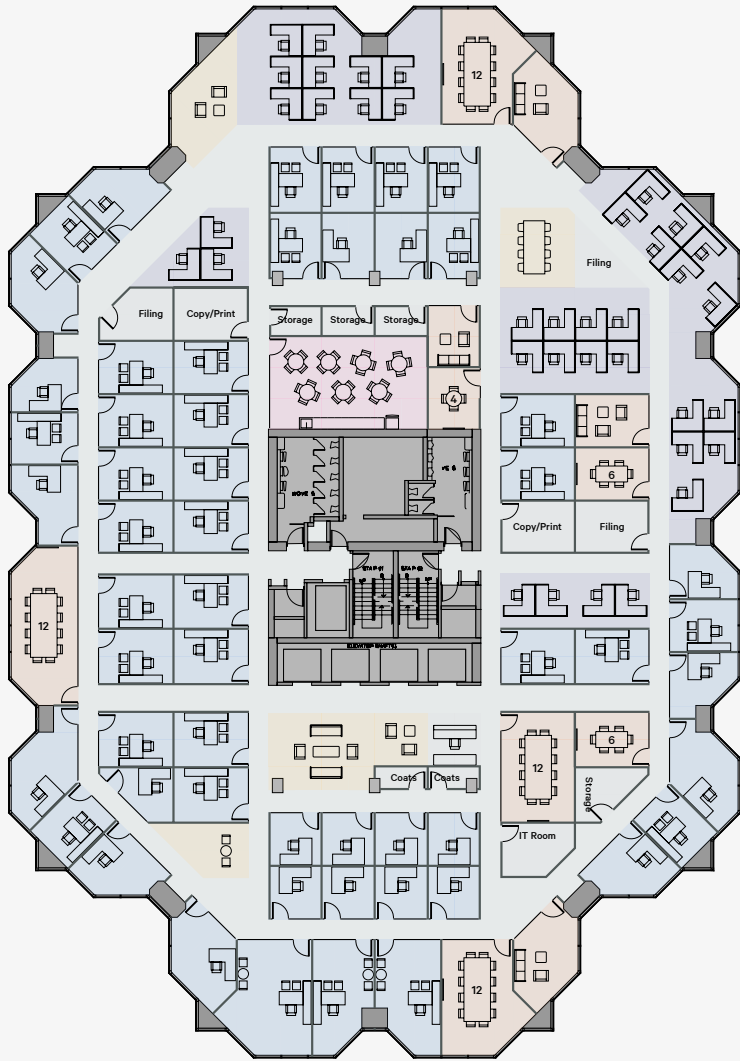


Typical Floorplan



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

Get in touch to
learn more about
this **landmark**
opportunity.

Listing Agents:

Jeff Simkin

Senior Vice President
780.917.4633
jeff.simkin@cbre.com

**Manulife
Place**

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