



||| Manulife Investment Management x CBRE

Manulife Place

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



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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 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.



Certifications



Fitwel®
Viral Response
Certified

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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



Tenant exclusive fitness facilities



Conference centres for tenant-use



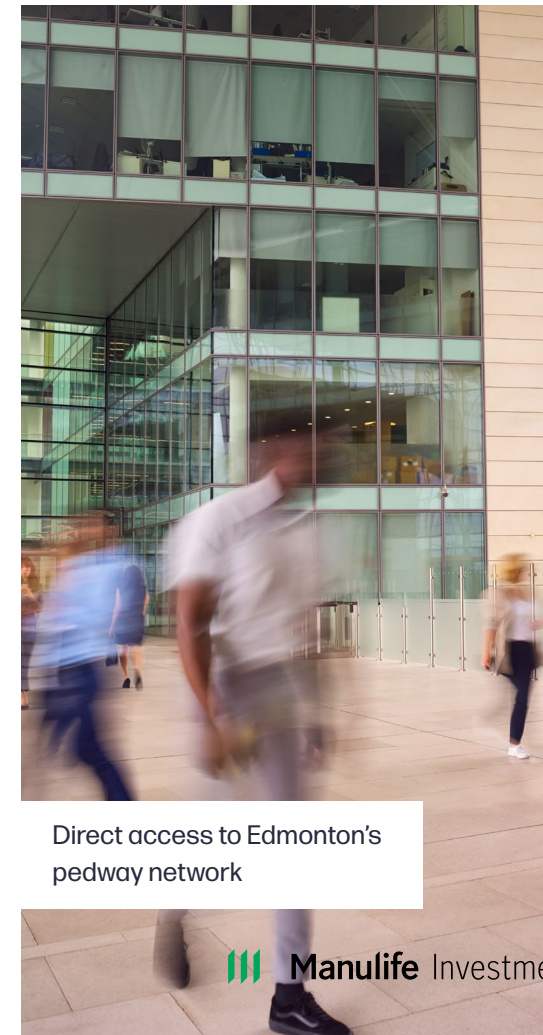
Terrace/green space on the 4th floor



Underground parking with EV charging stations



Secure bicycle storage locker



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](#)



10180 – 101 Street, Edmonton, AB

A landmark opportunity with up to 135,000 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

\$20.28 PSF (2023 Estimate)

Parking

12,000 SF

Reserved Underground: \$465 per stall, monthly

Unreserved Underground: \$380 per stall, monthly

Visitor spaces available underground

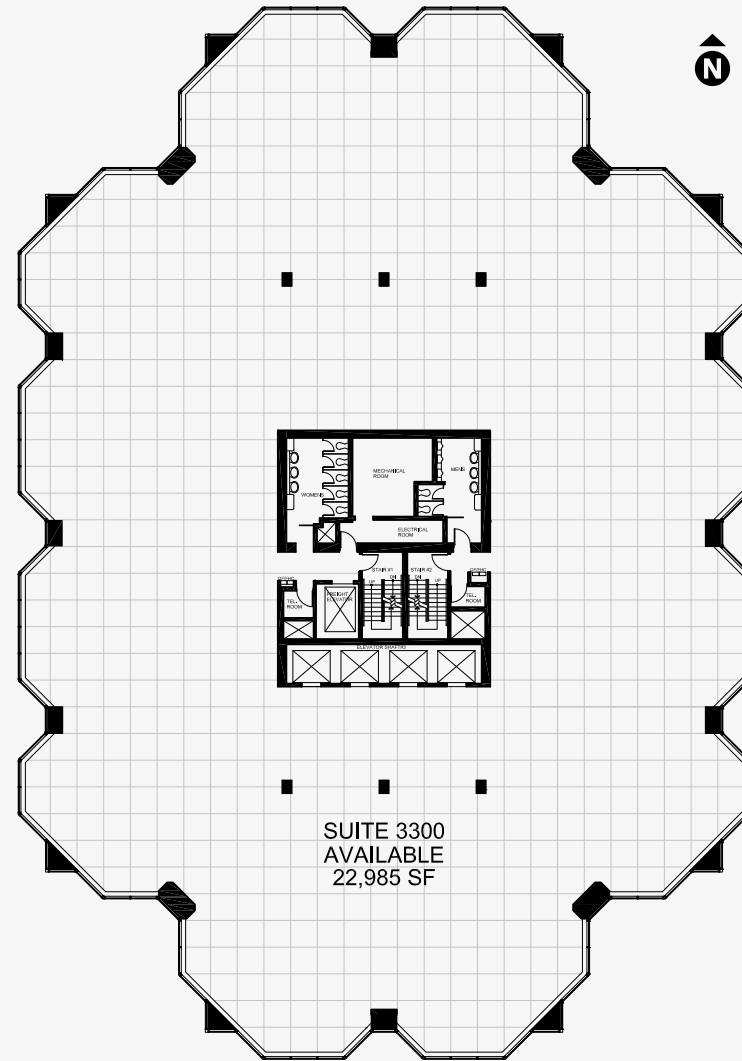
[Click Here to Download Floorplans](#)

[Click suite for a virtual tour](#)

- * Suite 3600 – 10,994 SF
- * Suite 3560 – 5,580 SF
- Suite 3555 – 5,707 SF
- Suite 3300 – 22,985 SF
- Suite 3175 – 1,724 SF Available Sep 2023
- Suite 3010 – 11,358 SF
- Suite 2800 – 22,457 SF
- Suite 2750 – 3,407 SF*
- Suite 2740 – 1,562 SF Available Jul 2023
- * Suite 2745 – 1,300 SF
- * Suite 2430 – 4,312 SF
- * Suite 2220 – 4,785 SF
- Suite 1950 – 4,769 SF
- Suite 1940 – 2,672 SF*
- * Suite 1905 – 1,472 SF
- Suite 1750 – 3,610 SF
- * Suite 1350 – 4,817 SF
- * Suite 1220 – 6,692 SF*
- Suite 800 – 21,809 SF Available Nov 2023
- * Suite 780 – 9,164 SF
- Suite 720 – 7,586 SF Available Aug 2023
- * Suite 710 – 4,829 SF
- * Suite 690 – 4,830 SF
- * Suite 670 – 2,344 SF
- Suite 650 – 2,478 SF
- * Suite 560 – 4,635 SF
- * Suite 540 – 2,226 SF
- Suite 520 – 3,464 SF
- * Suite 510 – 3,372 SF
- Suite 380 – 3,455 SF*
- Retail Lvl 2
- Retail 1

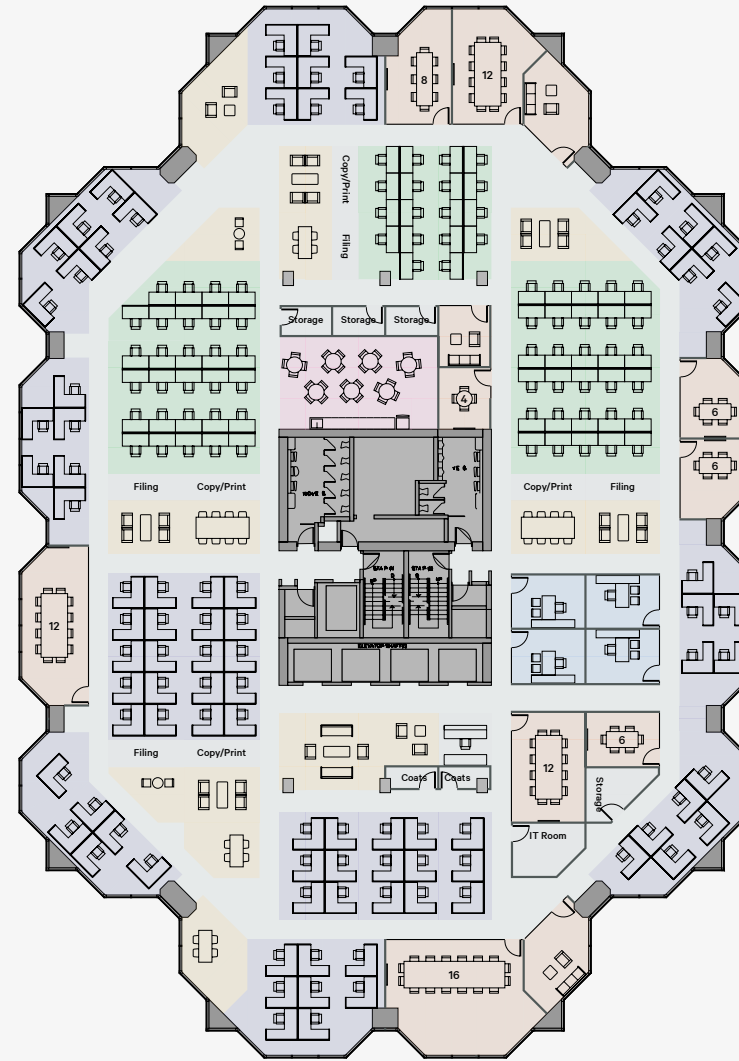
Bright & efficient office design.

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



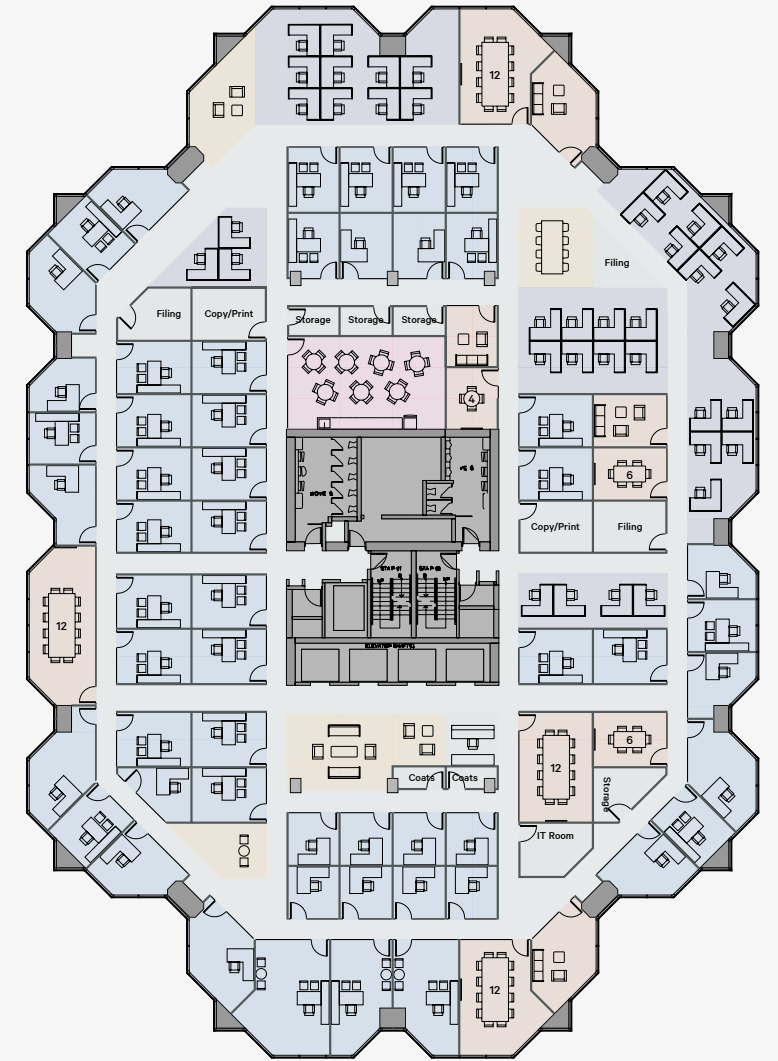
SUITE 3300
AVAILABLE
22,985 SF

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:

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