



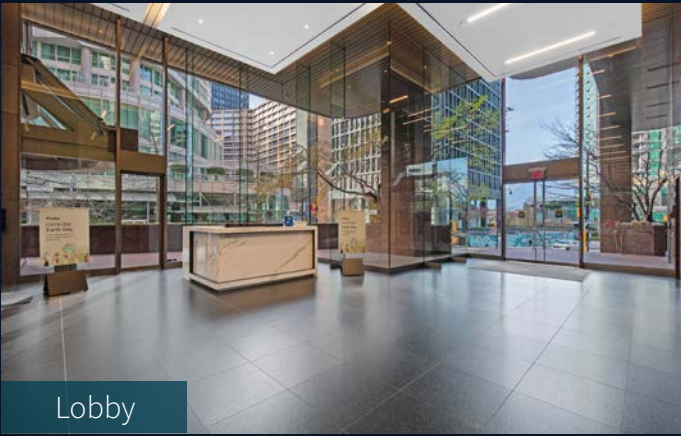
For Sublease

Manulife Place
1095 West Pender Street
Suite 1700 - 10,357 s.f.

 **JLL** SEE A BRIGHTER WAY

THE BUILDING

Located in the Vancouver's CBD, the building has undergone a variety of newly completed upgrades. Including but not limited to a new lobby, upgraded gym and end-of-trip facilities, and elevator systems. The building boasts spectacular panoramic views of Coal Harbour, Stanley Park and the North Shore mountains.



On-site fitness centre with modern change rooms



Newly renovated tenant exclusive conference centre



Easily accessible bike locker and electric vehicle charging



On-site Starbucks



End-of-trip facilities



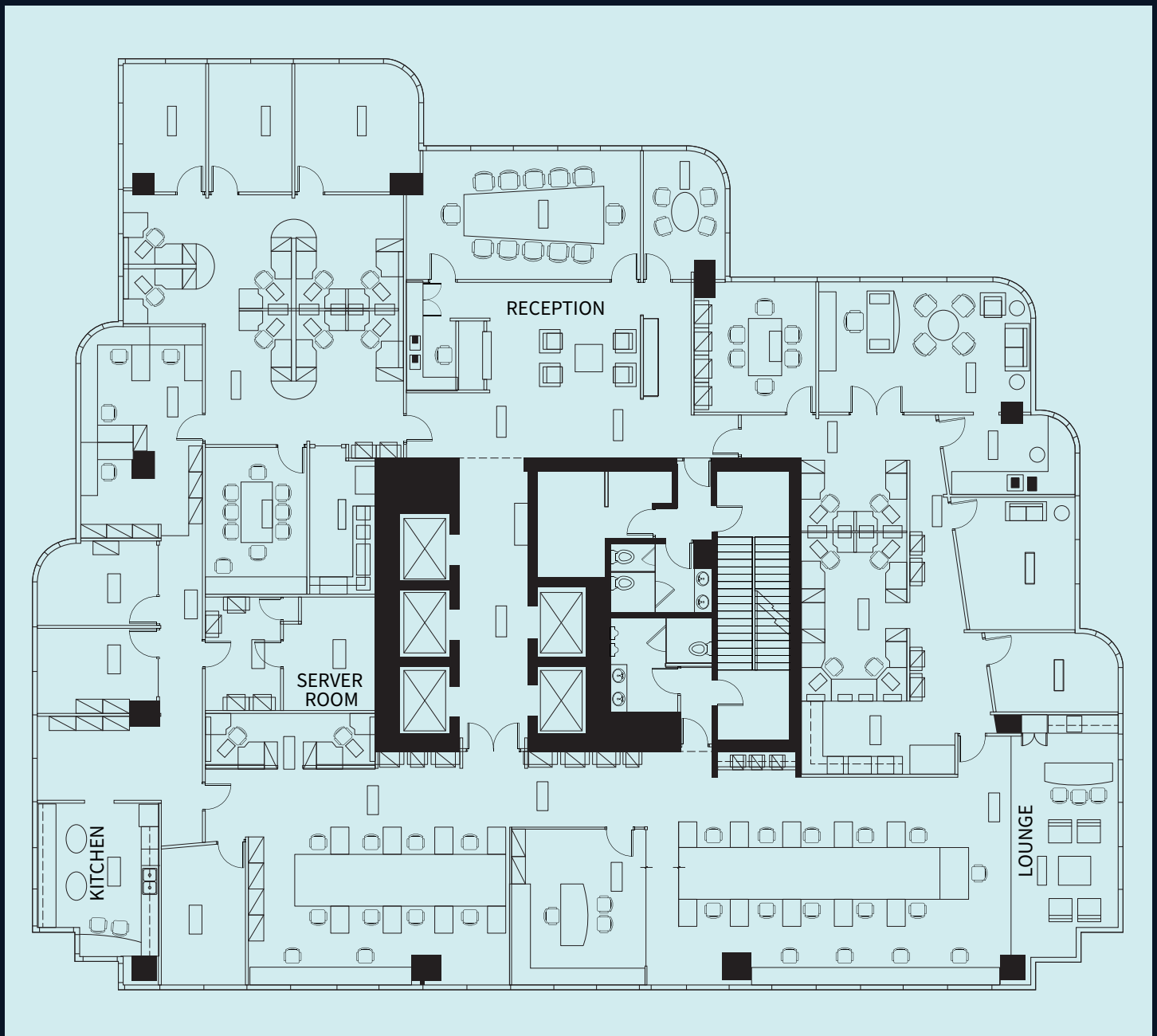
24-hour building access with lobby security

SALIENT DETAILS

Suite	1700	Basic Rent	Contact listing brokers
Size	10,357 s.f.	Additional Rent	\$28.17 (2025 estimate)
Availability	Immediately	Parking	9 parking stalls
Sublease Expiry	June 29th, 2028	Furniture	Available

THE SUITE

Full floor with panoramic ocean and mountain views. The premises consists of a mix of efficient open work areas, offices and meeting rooms, a server room, kitchen and lounge area.





Elevator Corridor



Reception



Boardroom



Reception



Views



Staff Lounge



Meeting Room



Staff Lounge



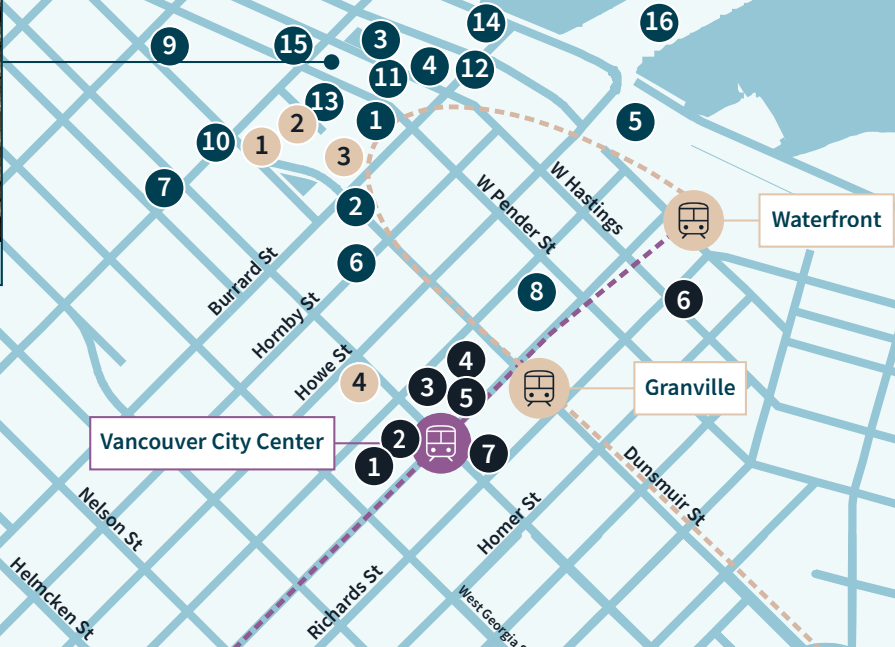
Private Office



Boardroom



1095 W Pender



Nearby Amenities

Service

1. TD Banks
2. CIBC
3. BMO
4. Scotiabank

Food & Fun

1. JOEY'S Bentall One
2. Cactus Club Coal Harbour
3. Chewies Oyster Bar
4. Nightingale
5. Miku Vancouver

6. Hy's Steakhouse
7. 49th Parallel Cafe
8. Tim Hortons
9. Starbucks
10. Sushi California
11. Meat & Bread

12. Tractor Everyday
13. Tacofino Oasis
14. Fairmont Pacific Rim Hotel
15. Marriott Pinnacle Hotel
16. Pan Pacific Vancouver

Retail

1. Pacific Centre Shopping Centre
2. Apple Pacific Centre
3. Tiffany's
4. Louis Vuitton
5. Holt Renfrew
6. Birks and Mayors
7. Shoppers Drug Mart



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