



Manulife Investment Management  
x CBRE

# 510 Burrard

*Vancouver, BC*

A distinguishable Class A office building in the heart of downtown Vancouver - this property is within walking distance of transit and is in close proximity to a wide selection of retail stores, restaurants, and all the vibrant amenities the street of Burrard has to offer.

*In the centre  
of it all.*



BOMA  
BEST SILVER®



LEED GOLD  
CERTIFIED®



TENANT-EXCLUSIVE  
FITNESS FACILITY



UNDERGROUND  
PARKING



SKYTRAIN STATION  
AROUND THE CORNER

510 Burrard Street, Vancouver, BC

# Purposefully designed spaces.

510 Burrard is a classic 14-storey office tower located in the heart of downtown Vancouver. Surrounded by a strong office community, a large collection of retail stores and restaurants with unparalleled transit accessibility, 510 Burrard is well-equipped to be your business' ideal home-base.

With an average floorplate of just over 15,000 sq. ft., 510 Burrard's office spaces are designed with your team's achievements in mind. With customizable floor plans and flexible leasing options, all offices can be transformed to accommodate businesses of all types and sizes.

510 Burrard is setting an example of sustainable and healthy office design - having achieved several prestigious certifications including BOMA BEST Silver and LEED Gold certifications. The property also offers ample bicycle parking on-site, to further encourage tenants to lessen their carbon footprint.

The needs of our tenants are important to us. To that end, we have built an exceptional environment for businesses and their employees to be well, productive and grow at 510 Burrard.



510 Burrard Street, Vancouver, BC

# No shortage of amenities.

We are aware that amenities play a fundamental role in enhancing the overall experience and productivity of employees – that's why we have curated a meaningful amenities platform to support our office workers above.

Our tenant-exclusive amenity lounge offers a thoughtfully designed environment that supports both productivity and comfort. The space includes a state-of-the-art fitness centre with showers and change rooms, a modern 16-person boardroom and multi-purpose room, an inviting common area kitchen, and a stylish lounge for everyday convenience. Tenants also enjoy access to an exclusive outdoor retreat, featuring a beautifully designed 1,850 SF patio.

For commuters, 510 Burrard has ample underground parking that includes bike parking, while being located a short 1-minute walk from public transportation in the form of a bus station directly across the street, as well as Burrard SkyTrain station located just around the corner.

Whatever you need, 510 Burrard is here to support you.



Restaurants



Fitness Centres



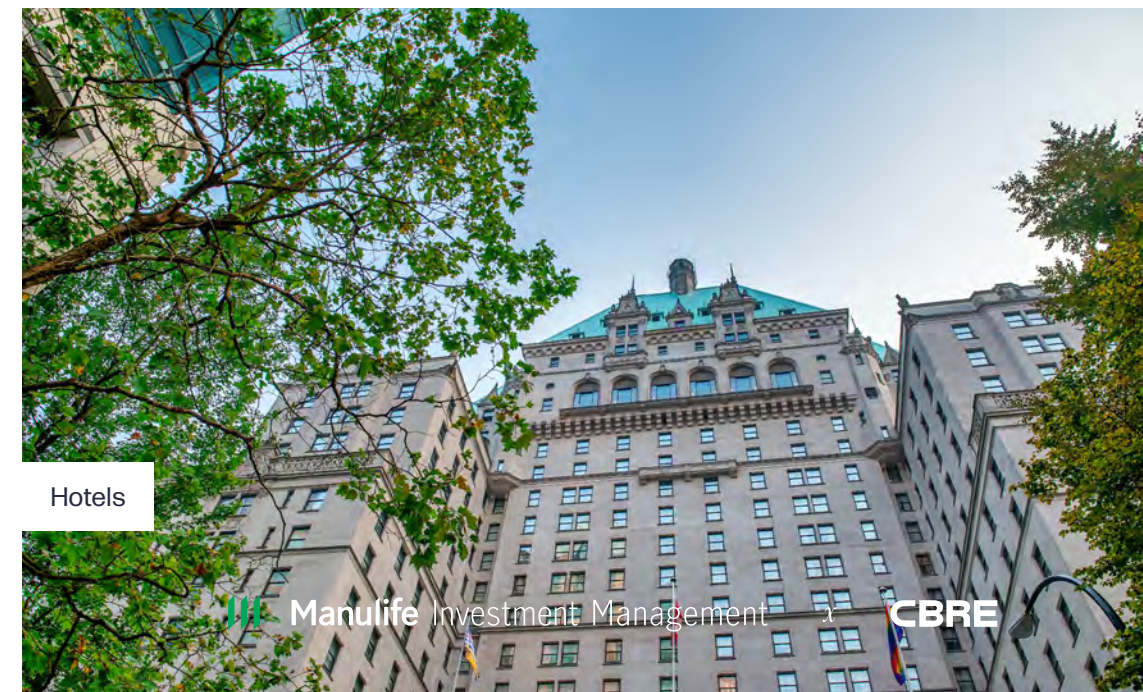
Convention Centre



Public Transit



Coffee Shops



Hotels

510 Burrard Street, Vancouver, BC

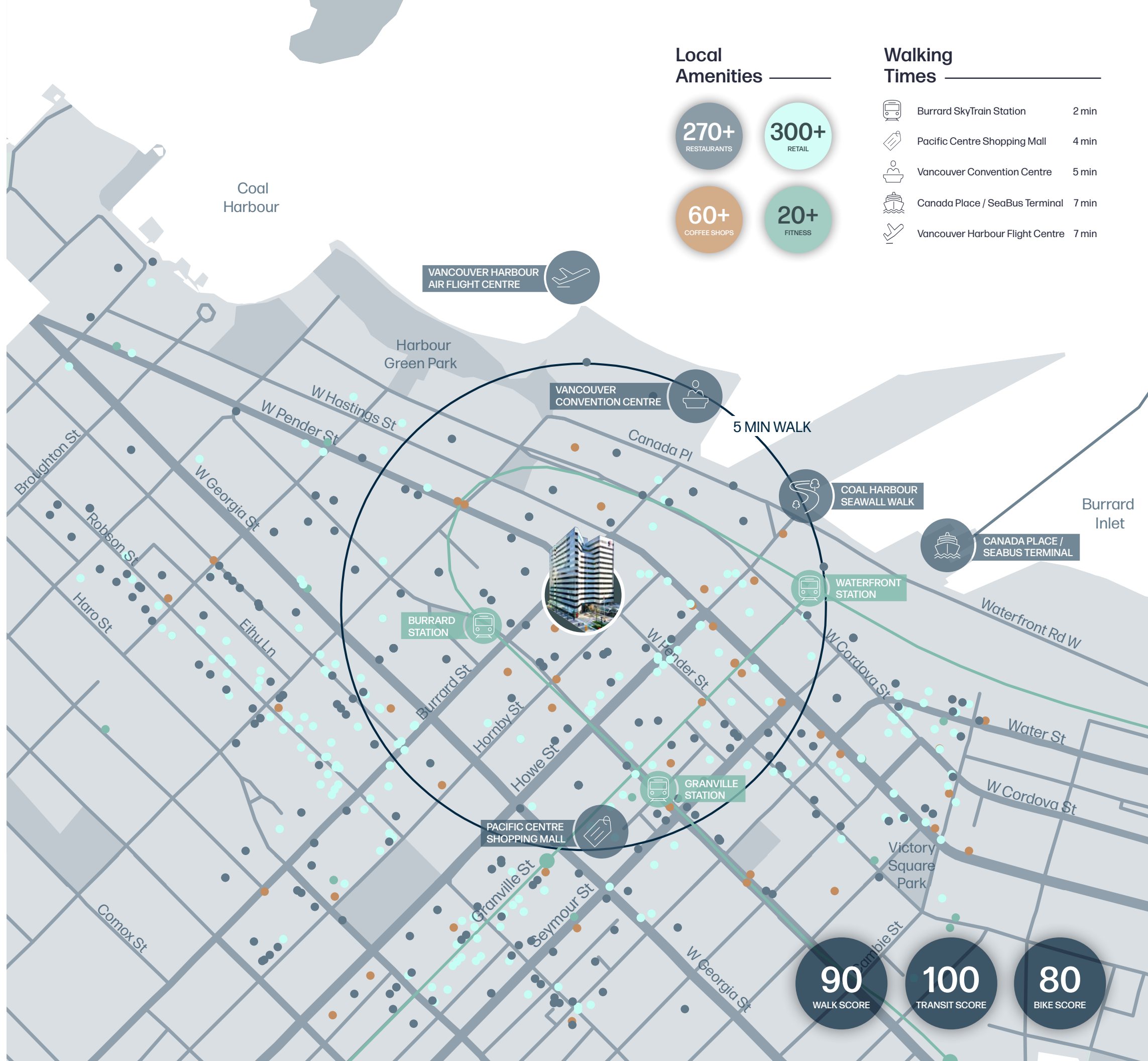
# Incredibly connected to the community.

Located in the heart of Vancouver, 510 Burrard is surrounded by an excess of amenities, popular restaurants, convenience shops, fitness options and benefits from supreme access to transit.

Discover the best of Vancouver's shopping with an inspiring selection of current retailers and unique boutiques. Embark on a culinary tour at one of the many diverse dining options in the neighbourhood, ranging from takeout options to upscale dining, or even enjoy a night socializing with colleagues or friends.

With easy access to major highways and public transportation, 510 Burrard is an ideal spot for your next office space. Come and experience the accessibility and comfort of 510 Burrard - your premier work destination in an energetic and playful Vancouver neighbourhood.

[Click Here for Our Interactive Map](#)



510 Burrard Street, Vancouver, BC

# Brand new, elevated amenity space.

Manulife is proud to present a brand new tenant amenity centre, located on the second floor.

Tenants can now enjoy exclusive access to a state-of-the-art gym with showers and change rooms, a modern and sophisticated 16-person boardroom/multi-purpose room, an inviting common area kitchen, a stylish lounge for comfort and convenience, and an exclusive outdoor retreat on a beautifully designed patio, that is 1,850 SF.



Patio



Patio



Gym



Boardroom



Common Kitchen

510 Burrard Street, Vancouver, BC

# Your next office space awaits you in one of the city's **most distinguished office towers.**

As an amenitized office tower in a prime location in downtown Vancouver, 510 Burrard has exciting leasing opportunities for tenants of all sizes to work and grow in one of the best and most connected areas. Reach out to us to learn more about how we support you, your business, and your employees.

#### Asking Rent

Call agents to discuss

#### Additional Rent

\$25.00 PSF (2026 Estimate)

#### Parking

1:1,314 SF

Reserved Underground: \$425\* per stall, monthly

Unreserved Underground: \$325\* per stall, monthly

Visitor spaces available underground

\*Plus applicable taxes

#### AVAILABILITIES

Suite 1125 - 3,209 SF

Suite 1100 - 8,482 SF

Suite 1050 - 1,993 SF

Suite 907 - 1,349 SF

Suite 906 - 938 SF

Suite 700 - 5,681 SF

Suite 600 - 15,894 SF\*

Suite 230 - 4,048 SF

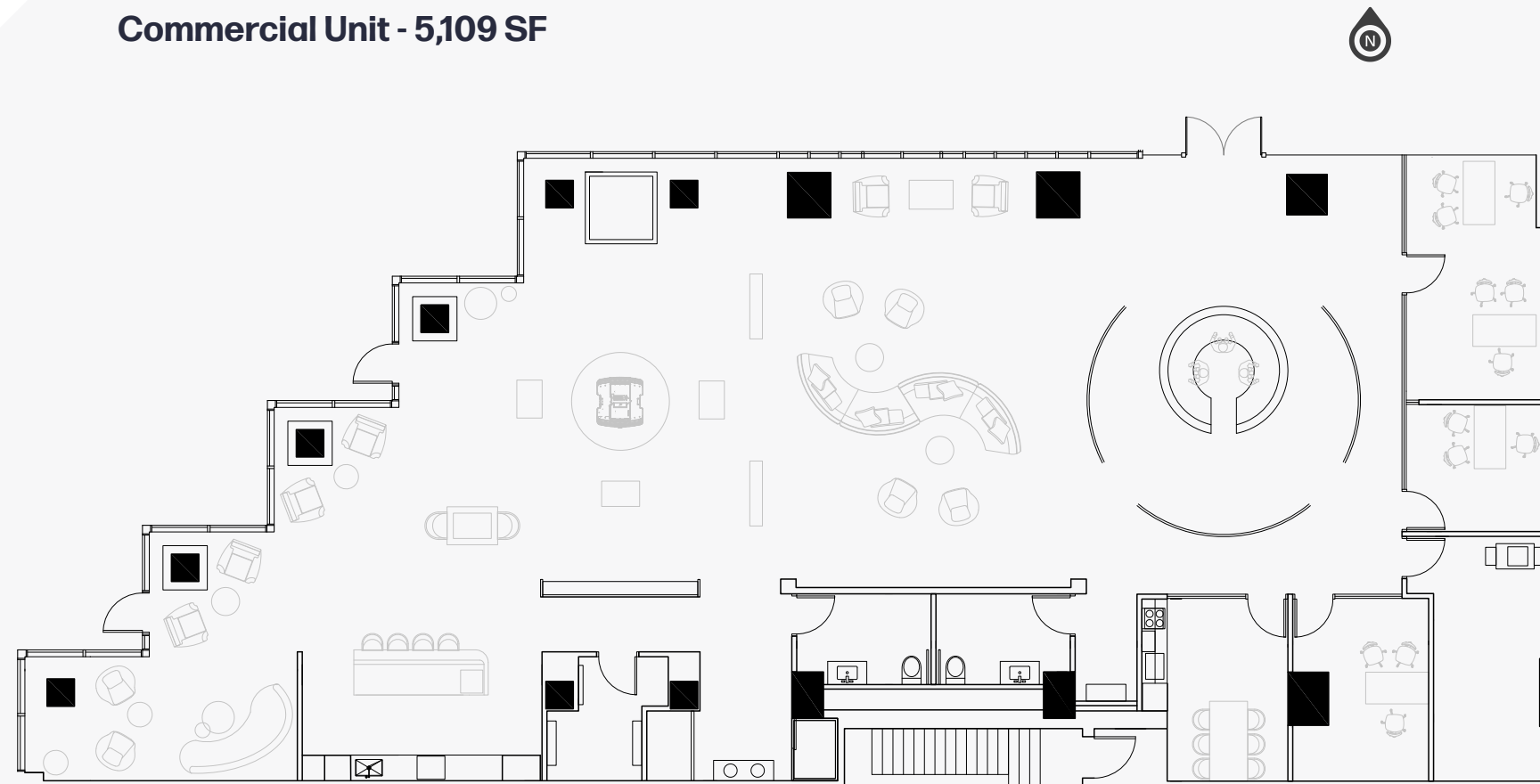
Ground Floor - 5,109 SF

\* FULL FLOOR OPPORTUNITY



# Flexible floor plans to fit your needs.

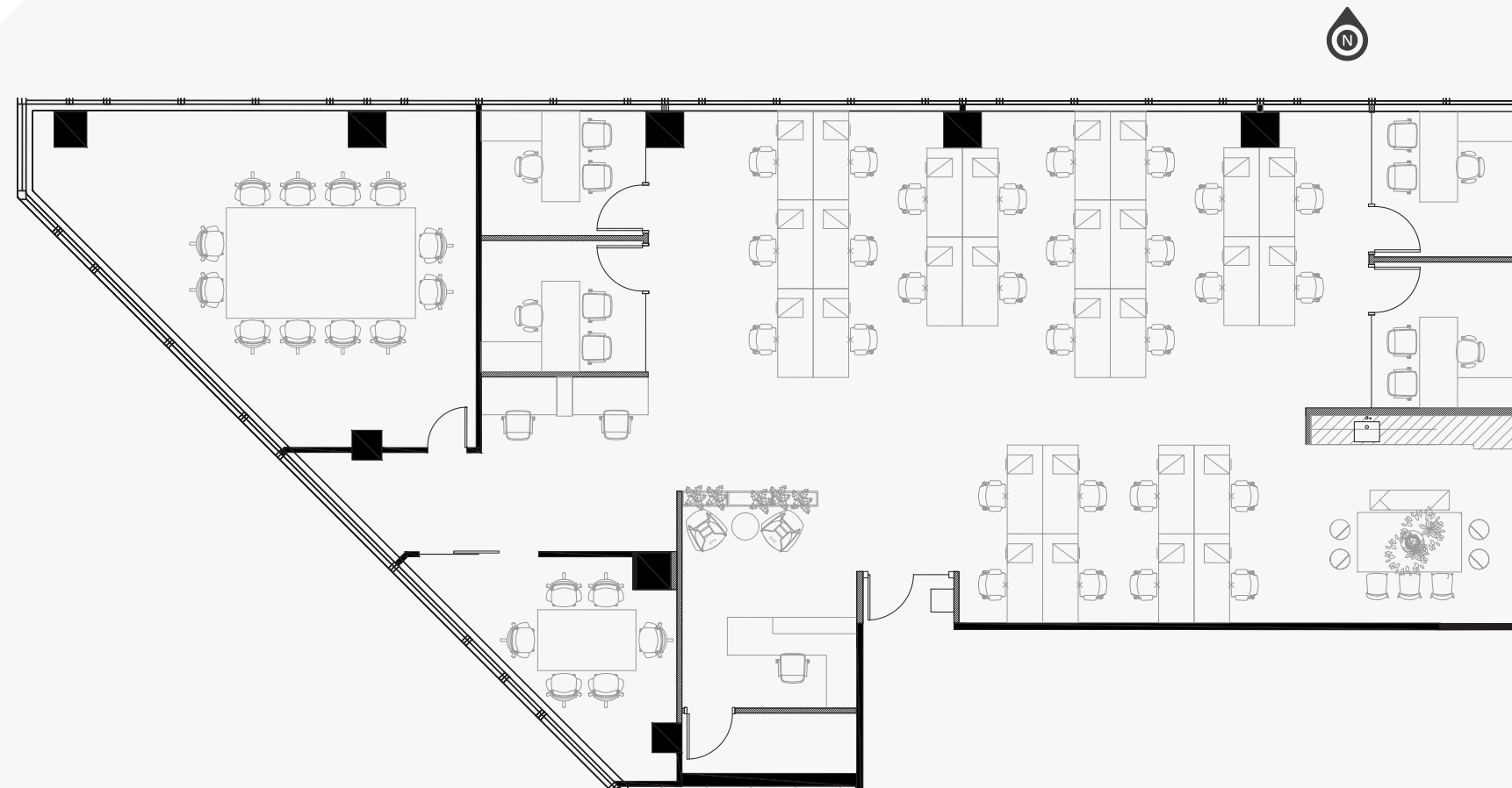
**Ground Floor  
Commercial Unit - 5,109 SF**



- + Available immediately
- + High-exposure corner unit
- + Built-out space with a mix of offices, open space, and upgraded private in-suite washrooms

# Flexible floor plans to fit your needs.

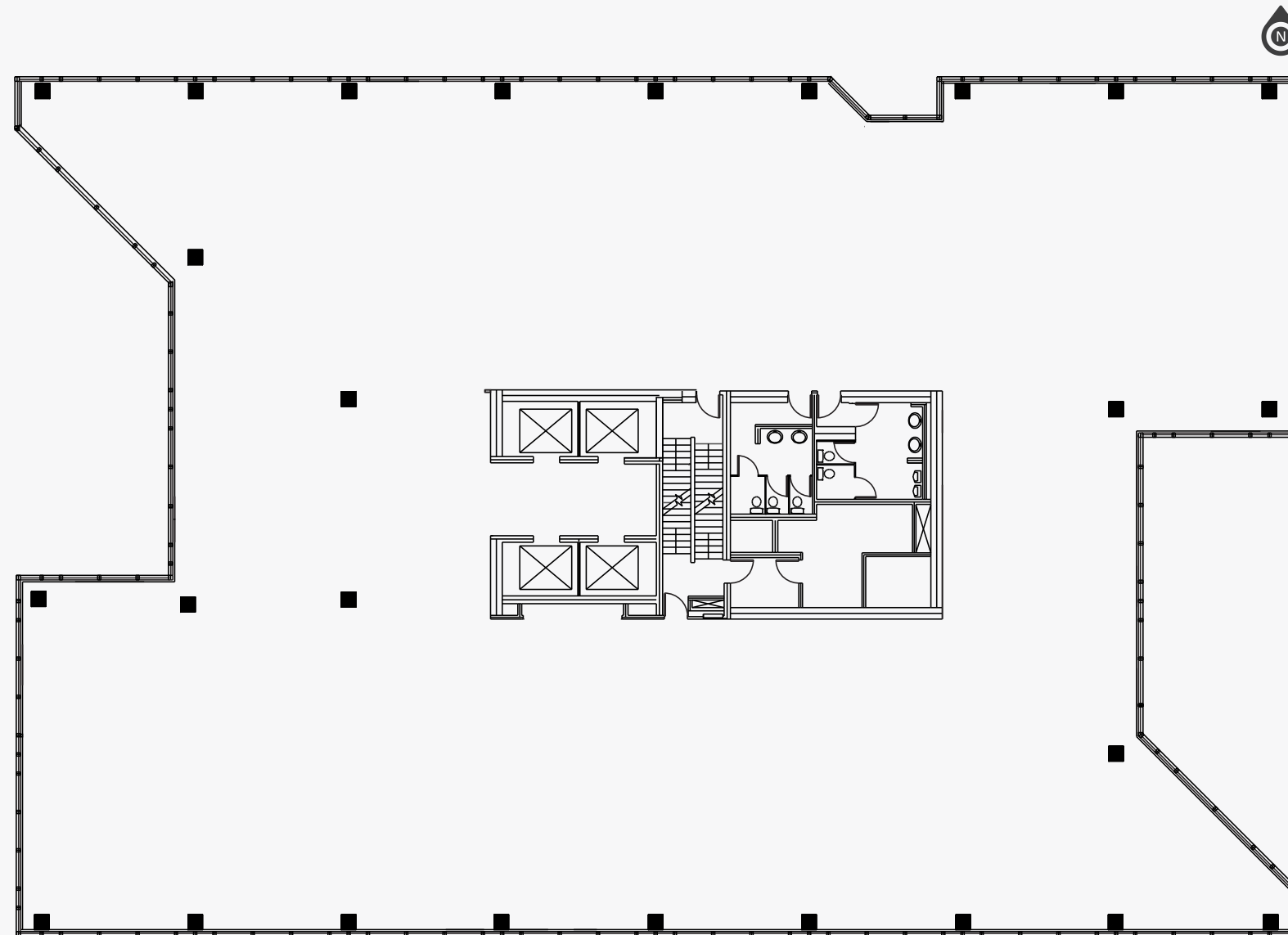
Suite 230 - 4,048 SF



- + Available immediately
- + Planned Show Suite with 4 offices, boardroom, meeting room and kitchen with lunch room and open collaboration space - timing Summer 2026
- + Open space for 30 desks

# Flexible floor plans to fit your needs.

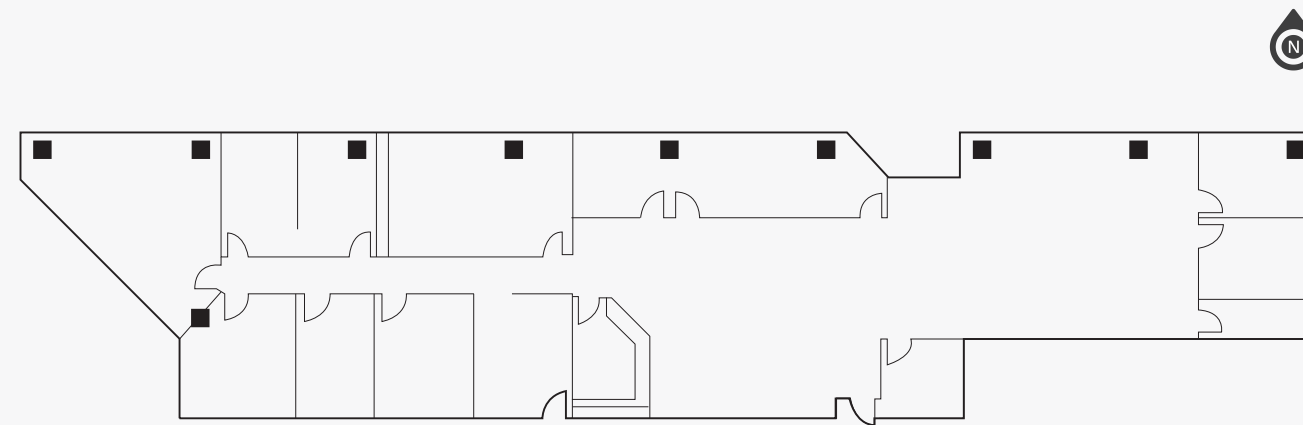
Suite 600 - 15,894 SF



- + Available immediately
- + Full floor opportunity
- + Space will be delivered in white box condition

# Flexible floor plans to fit your needs.

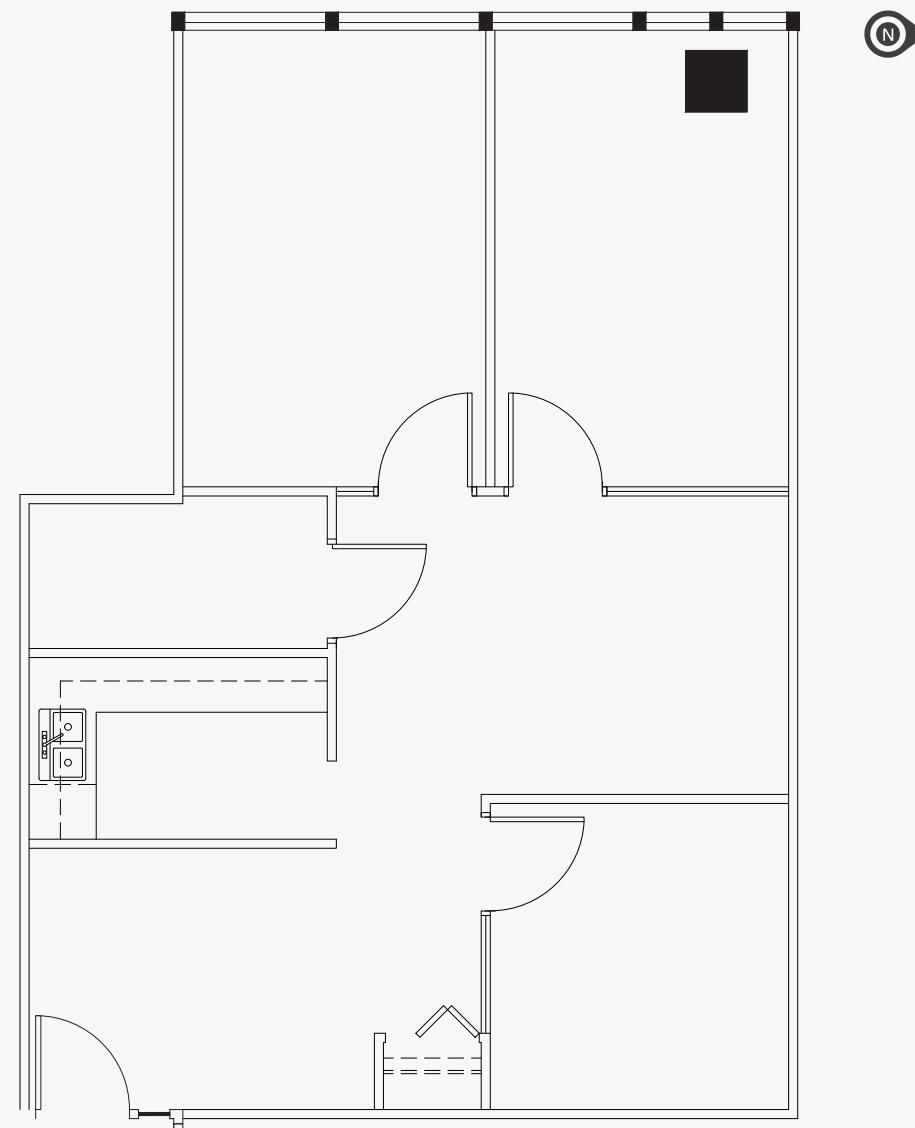
Suite 700 - 5,681 SF



- + Available immediately
- + Built-out space with 9 offices, 2 boardrooms, reception, open deck space, and kitchen
- + Elevator exposure

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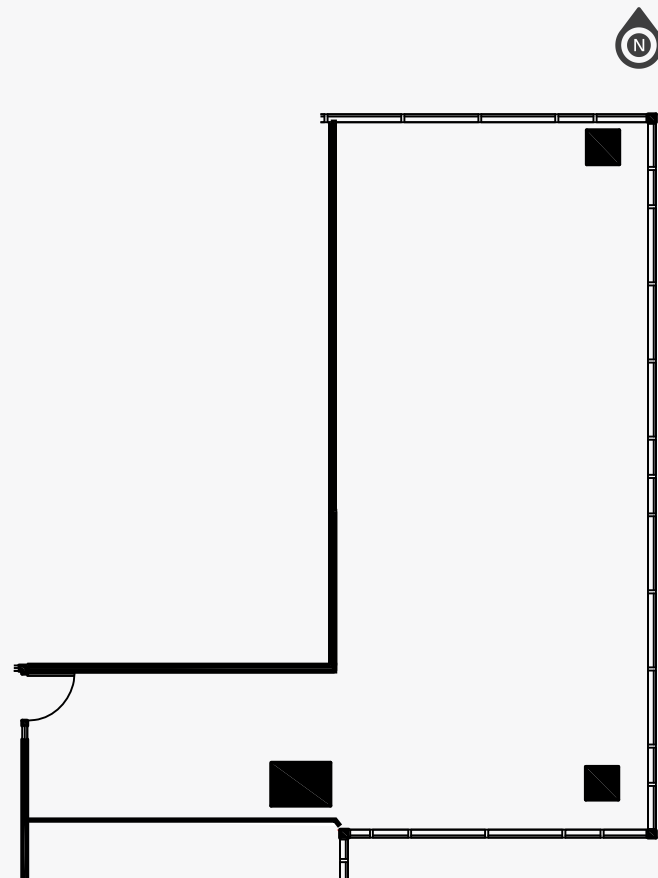
Suite 906 - 938 SF



- + Available immediately
- + Built out space with two offices, meeting room and kitchenette (with plumbing and dishwasher)

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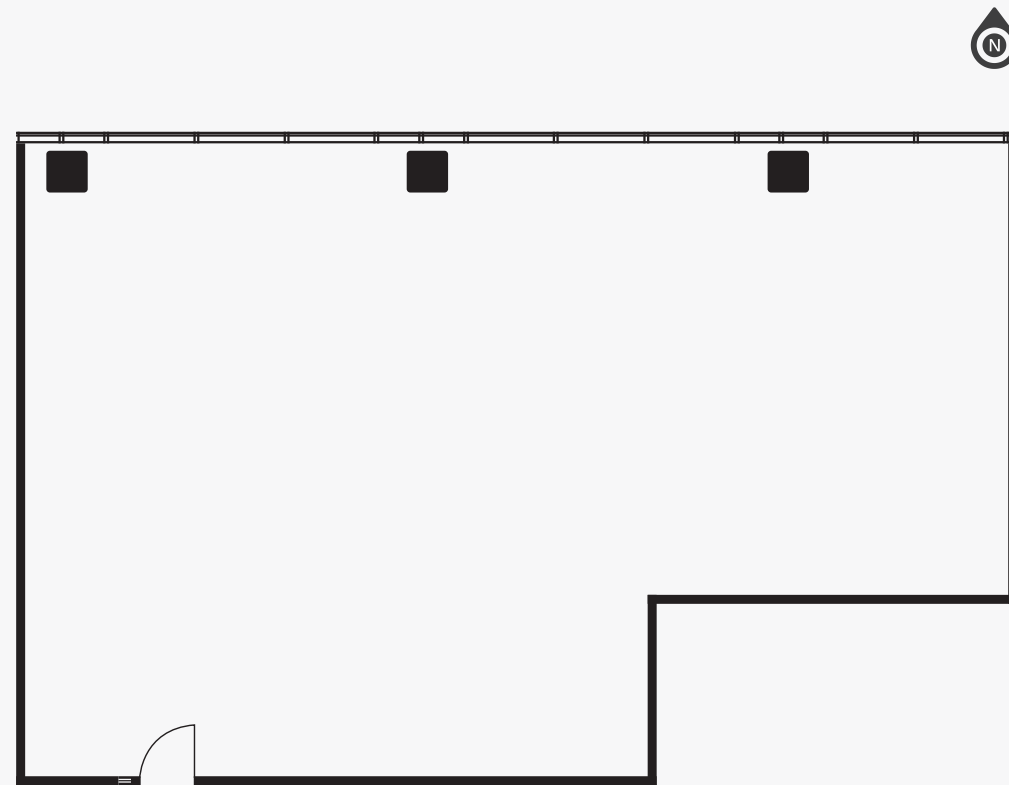
Suite 907 - 1,349 SF



- + Available immediately
- + Built-out space with 3 offices
- + Corner unit with ample natural light

Flexible  
floor plans  
to fit  
your  
needs.

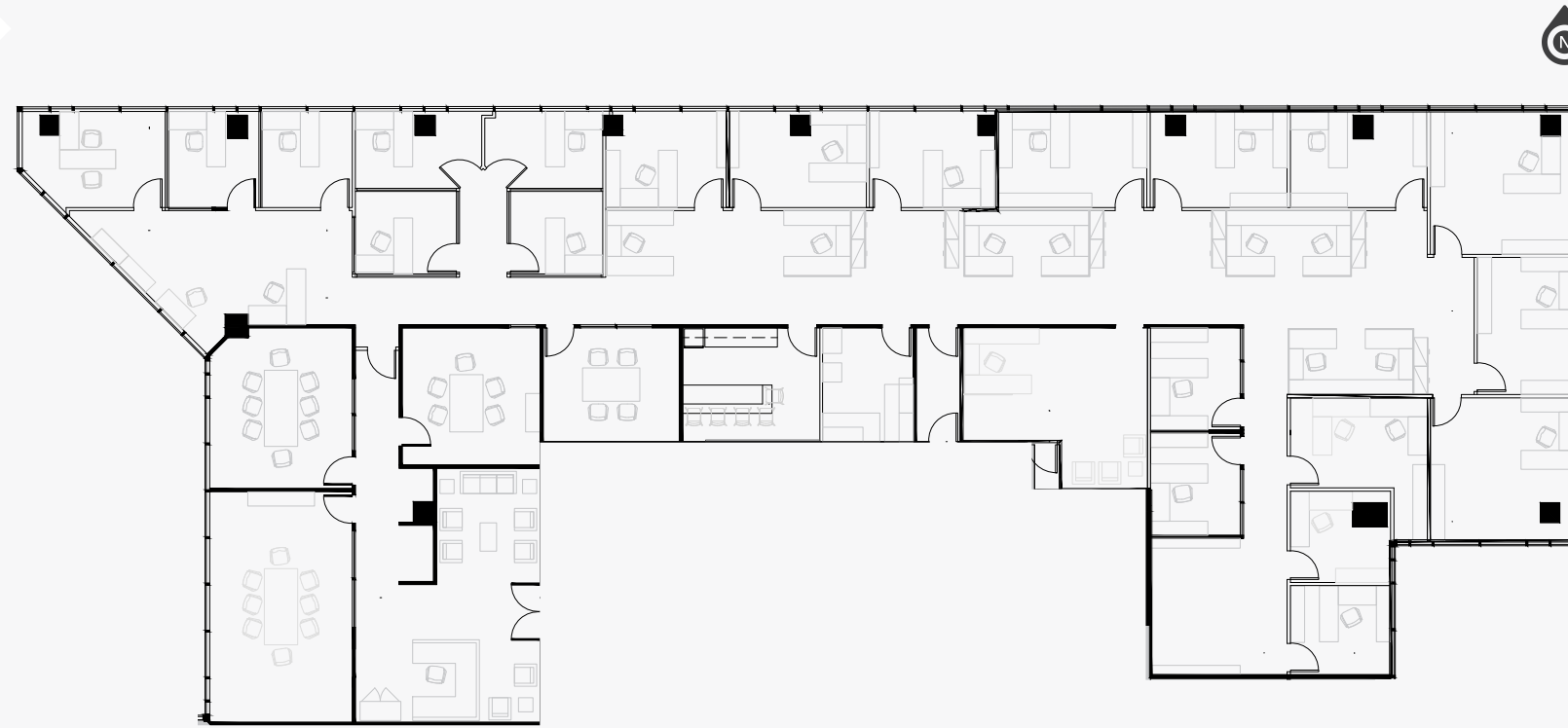
Suite 1050 - 1,993 SF



- + Available immediately
- + Open plan, ready for tenant customization

# Flexible floor plans to fit your needs.

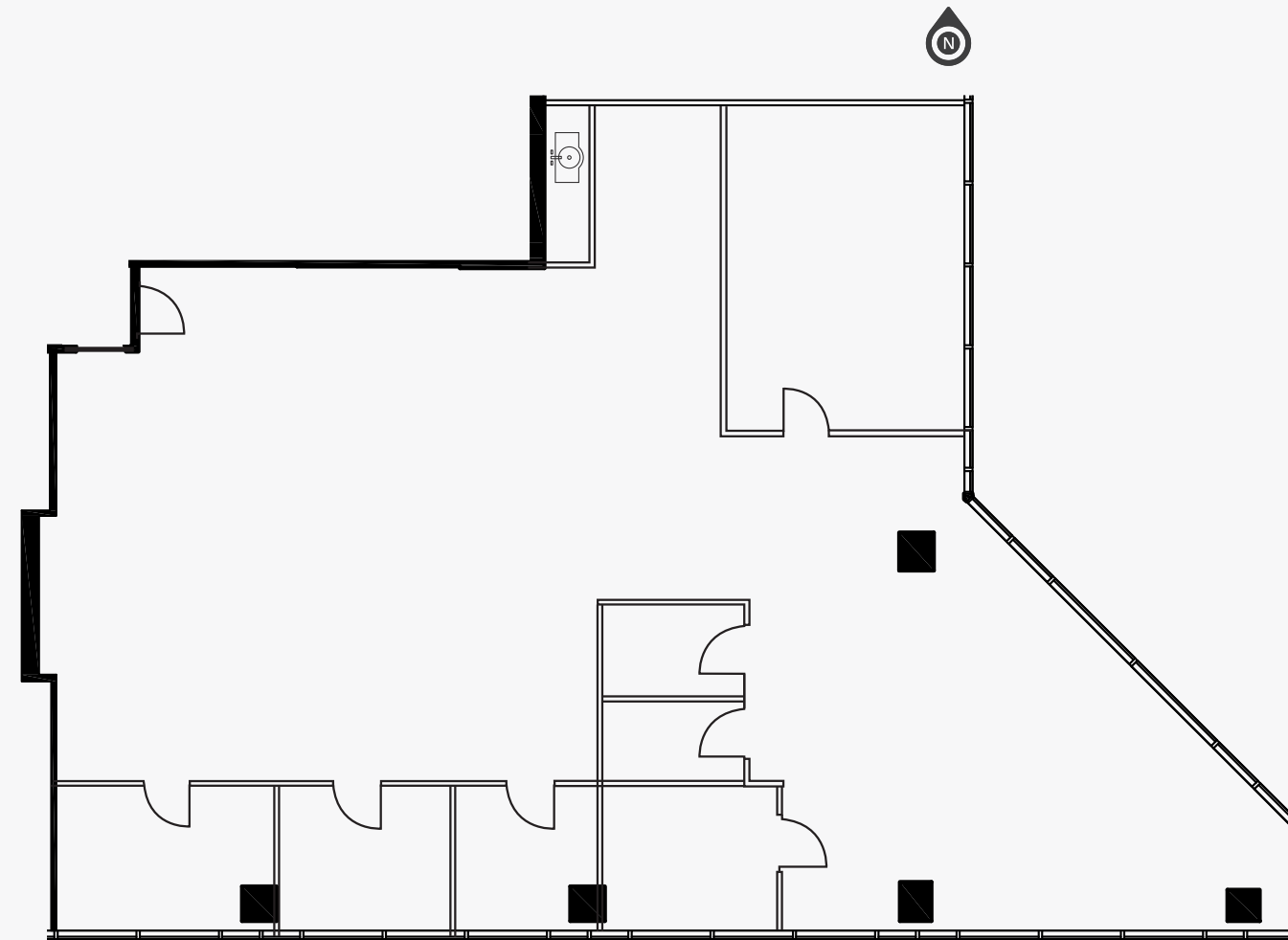
Suite 1100 - 8,482 SF



- + Available August 1, 2026
- + Built-out space with 21 offices, 2 meeting rooms, 2 boardrooms, kitchen and reception
- + Ideal build out for a law firm or professional services group

# Flexible floor plans to fit your needs.

## Suite 1125 - 3,209 SF



FLOOR PLAN NOT AS-BUILT

- + Available immediately
- + Built out with 6 offices, boardroom, kitchenette and open desk space
- + Recently renovated with new lighting and kitchenette

# Contact us to learn more about how you can join 510 Burrard and experience all it has to offer.

## Listing Agents:

### Luke Gibson

Personal Real Estate Corporation  
Senior Vice President  
Office Properties  
604 662 5142  
luke.gibson@cbre.com

### Myah Ollek

Senior Sales Associate  
Office Properties  
604 662 5146  
myah.ollek@cbre.com

# 510 Burrard

*Vancouver, BC*

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