



Manulife Investment Management
x CBRE

Manulife Place

1095 West Pender Street, Vancouver, BC

A glistening glass-clad tower in the heart of Vancouver - this property offers stunning views of the Burrard Inlet and Stanley Park and is within walking distance of transit, restaurants, and a wealth of trendy shops.

A workplace unmatched.



BOMA
BEST SILVER®



LEED GOLD
CERTIFIED®



SPECTACULAR VIEWS
OF STANLEY PARK



UNDERGROUND
PARKING + EV READY



SKYTRAIN STATION
AROUND THE CORNER

1095 West Pender Street, Vancouver, BC

Workspaces designed to support.

Manulife Place is a classic 22-storey tower located in the heart of downtown Vancouver, standing tall at the corner of Thurlow and West Pender streets and offering spectacular views of Stanley Park, the North Shore Mountains and Burrard Inlet that just don't compare. Surrounded by a strong office community, a wide selection of retail stores and restaurants with unparalleled transit accessibility, Manulife Place has it all when it comes to live, work and play.

With an average floorplate of just over 10,000 sq. ft., Manulife Place's office spaces are designed with your team's accomplishments in mind. With customizable floor plans and flexible leasing options, all offices can be demised to accommodate businesses of all sizes and types.

Manulife Place is the embodiment of sustainable and healthy office design, having achieved several prestigious certifications including BOMA BEST Silver and LEED Gold certifications. The property also offers on-site electric vehicle charging and ample bicycle parking.

The needs of our tenants 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.



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A robust amenities platform.

We know amenities play a crucial 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 recently renovated tenant-exclusive fitness facility provides a convenient and accessible space for employees to prioritize their wellness, while our conference centre helps them cultivate both their in-person interactions and mixed-presence meeting connections.

For commuters, Manulife Place has ample underground parking that includes EV Ready spaces and bike parking, while being located a short 2-minute walk from a public transit station directly across the street, as well as Burrard SkyTrain station located just around the corner.

Whatever you need, Manulife Place can support you.



Spectacular Views



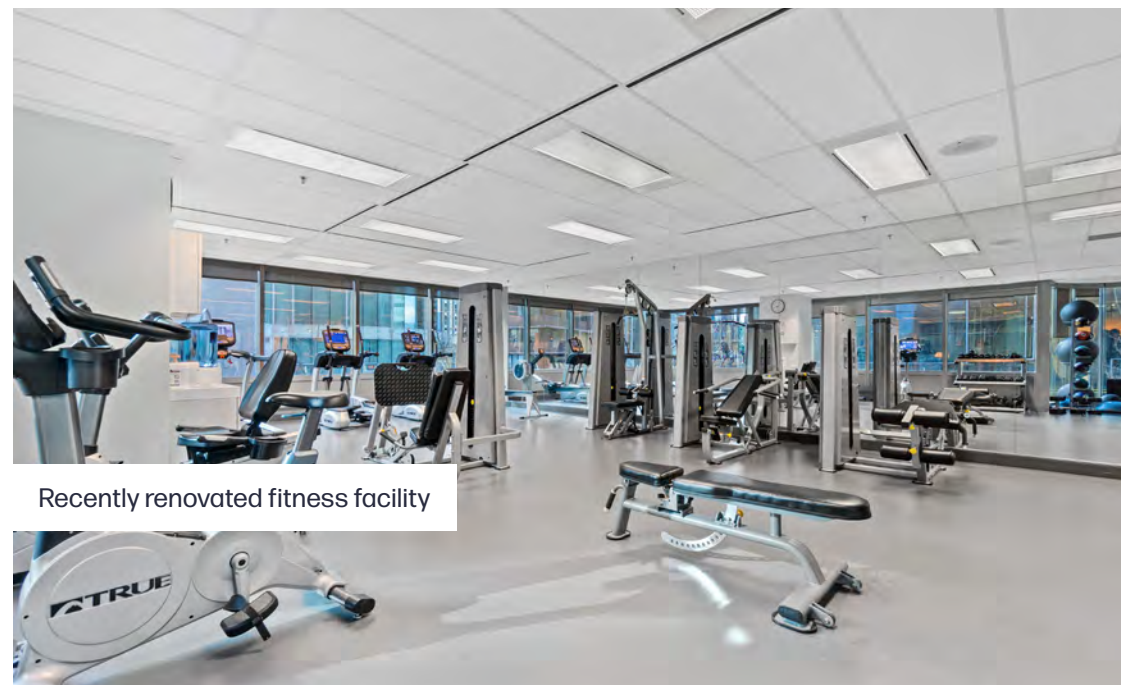
Conference Centre



Café



Underground Parking including EV Ready spaces



Recently renovated fitness facility



Public Transit

1095 West Pender Street, Vancouver, BC

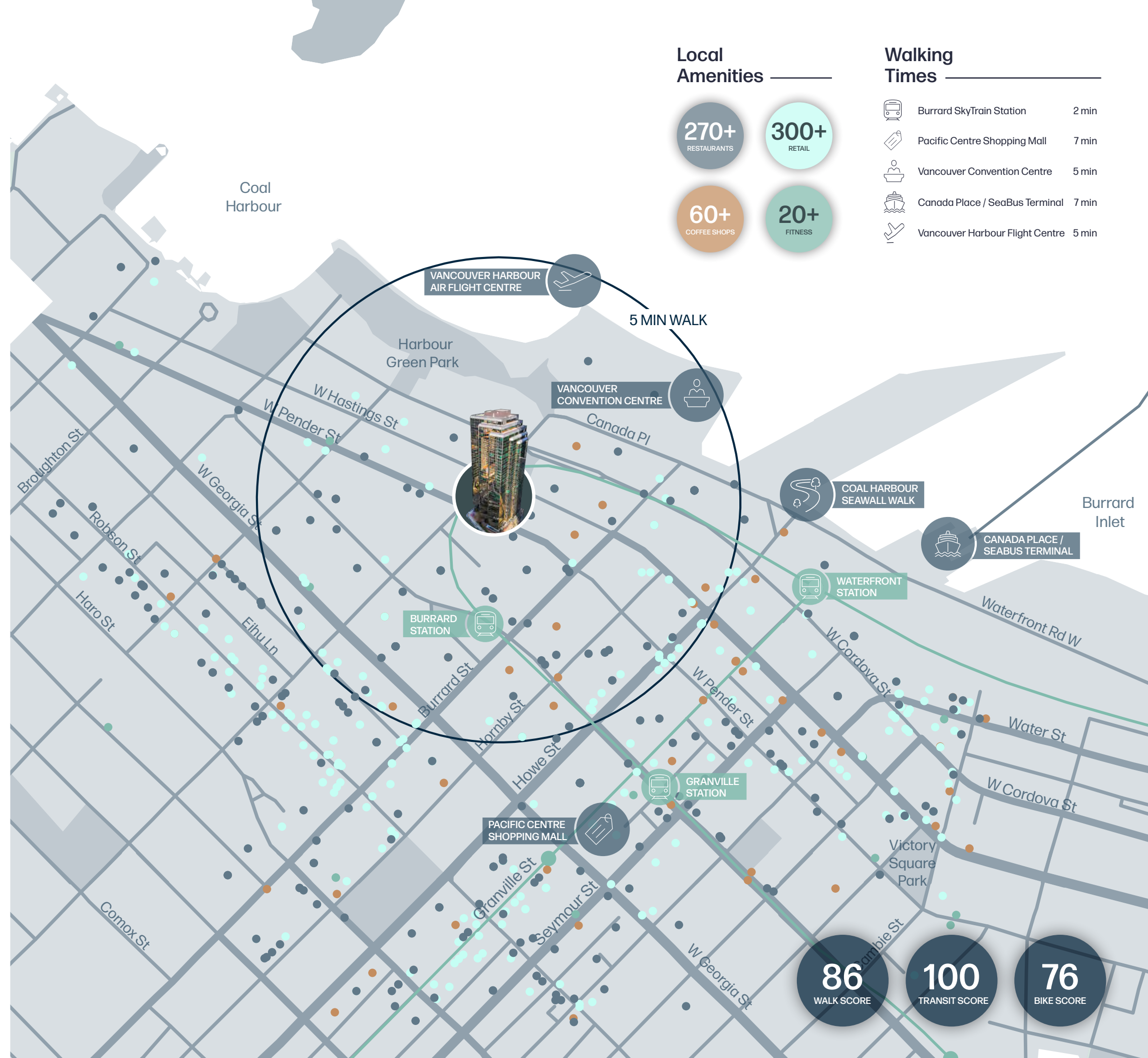
Connections you can count on.

Located in the heart of Vancouver, Manulife Place is surrounded by an excess of amenities, trendy restaurants, convenience shops, fitness options and benefits from unparalleled access to transit.

Discover the best of Vancouver's shopping with an impressive selection of popular retailers and unique boutiques. Embark on a culinary journey with one of many diverse dining options in the neighbourhood, ranging from upscale dining to takeout options, or even enjoy a night out on the town with friends or colleagues.

With easy access to major highways and public transportation, Manulife Place is the perfect destination for your next office space. Come and experience the convenience and luxury of Manulife Place - your premier work destination in a bustling and vibrant Vancouver neighbourhood.

[Click Here for Our Interactive Map](#)



Local Amenities



Walking Times

	Burrard SkyTrain Station	2 min
	Pacific Centre Shopping Mall	7 min
	Vancouver Convention Centre	5 min
	Canada Place / SeaBus Terminal	7 min
	Vancouver Harbour Flight Centre	5 min

COAL HARBOUR SEAWALL WALK

CANADA PLACE / SEABUS TERMINAL

WATERFRONT STATION

BURRARD STATION

GRANVILLE STATION

PACIFIC CENTRE SHOPPING MALL

86
WALK SCORE

100
TRANSIT SCORE

76
BIKE SCORE

1095 West Pender Street, Vancouver, BC

Your chance to join an exclusive community of premium office spaces in the heart of the city.

As a gleaming office tower in a prime location in downtown Vancouver, 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.

Asking Rent

Call agents to discuss

Additional Rent

\$28.57 PSF (2026 Estimate)

Parking

1:1,160 SF

Reserved Underground: \$525* per stall, monthly

Unreserved Underground: \$425* per stall, monthly

Visitor spaces available underground

*Plus applicable taxes

AVAILABILITIES

Suite 1220 - 3,330 SF

Suite 1120 - 3,119 SF

Suite 860 - 4,872 SF

Suite 620 - 4,934 SF

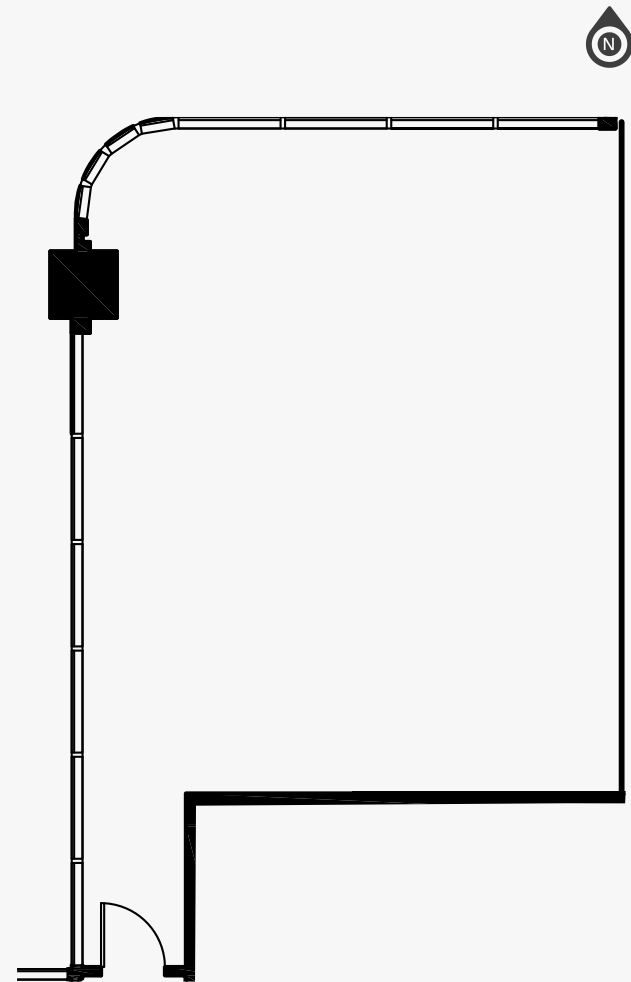
Suite 301 - 1,223 SF

Suite 205 - 1,036 SF



Flexible
floor plans
to fit
your
needs.

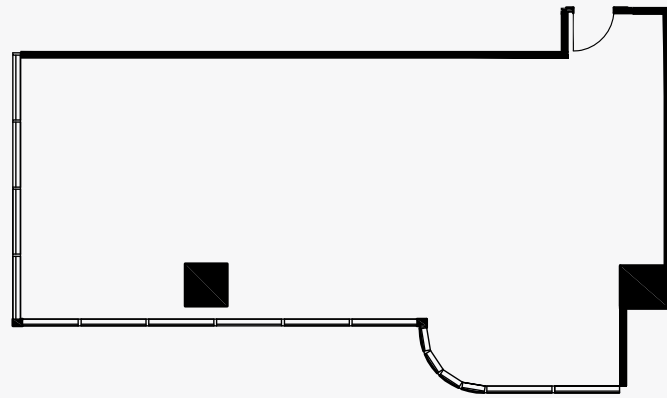
Suite 205 - 1,036 SF



- + Available immediately
- + Built-out space with north-facing water views

Flexible floor plans to fit your needs.

Suite 301 - 1,223 SF

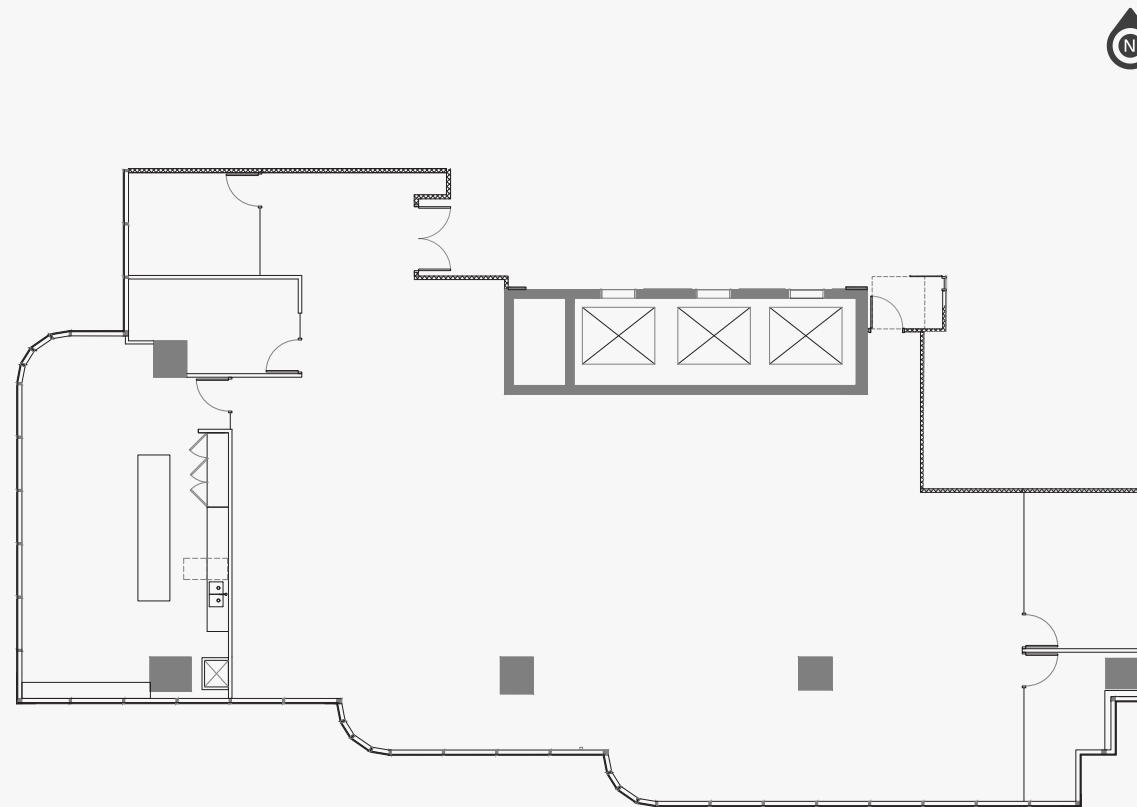


- + Available immediately
- + Built out space



Flexible floor plans to fit your needs.

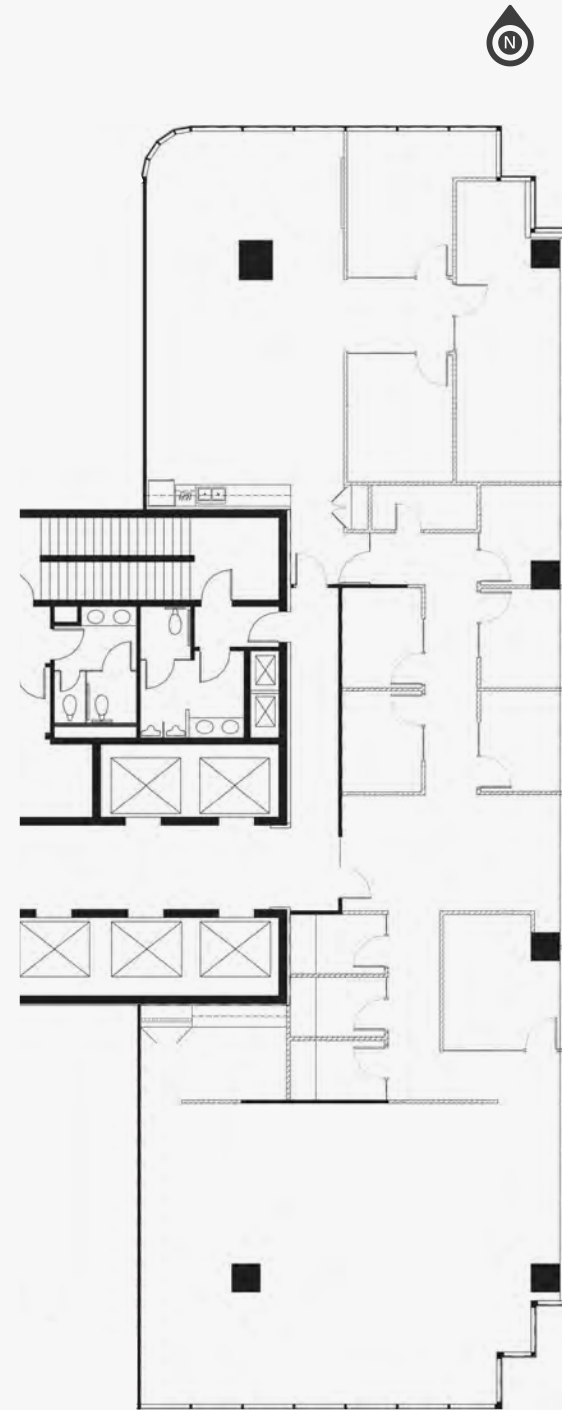
Suite 620 - 4,934 SF



- + Available immediately
- + Built-out space with 4 offices, kitchen with lunch room and open desk space

Flexible floor plans to fit your needs.

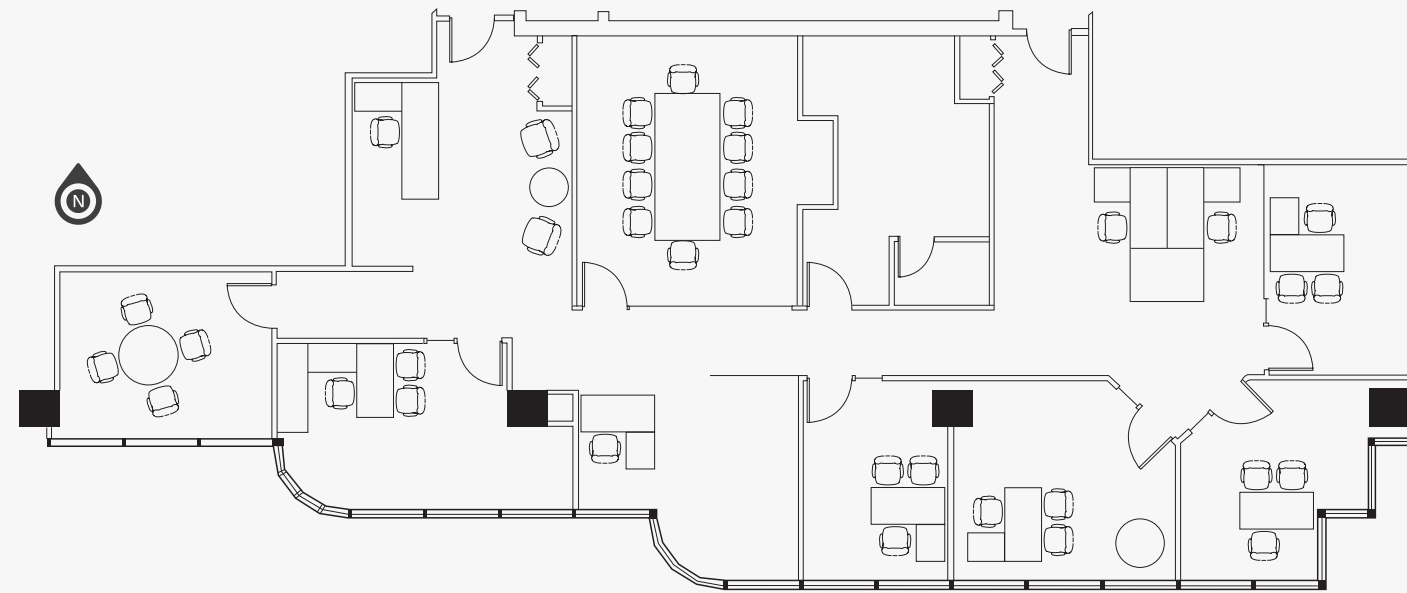
Suite 860 - 4,872 SF



- + Available December 1, 2026
- + Built out with 4 offices, kitchen with lounge, reception, call rooms, and open area for desking
- + Spectacular water and mountain views

Flexible floor plans to fit your needs.

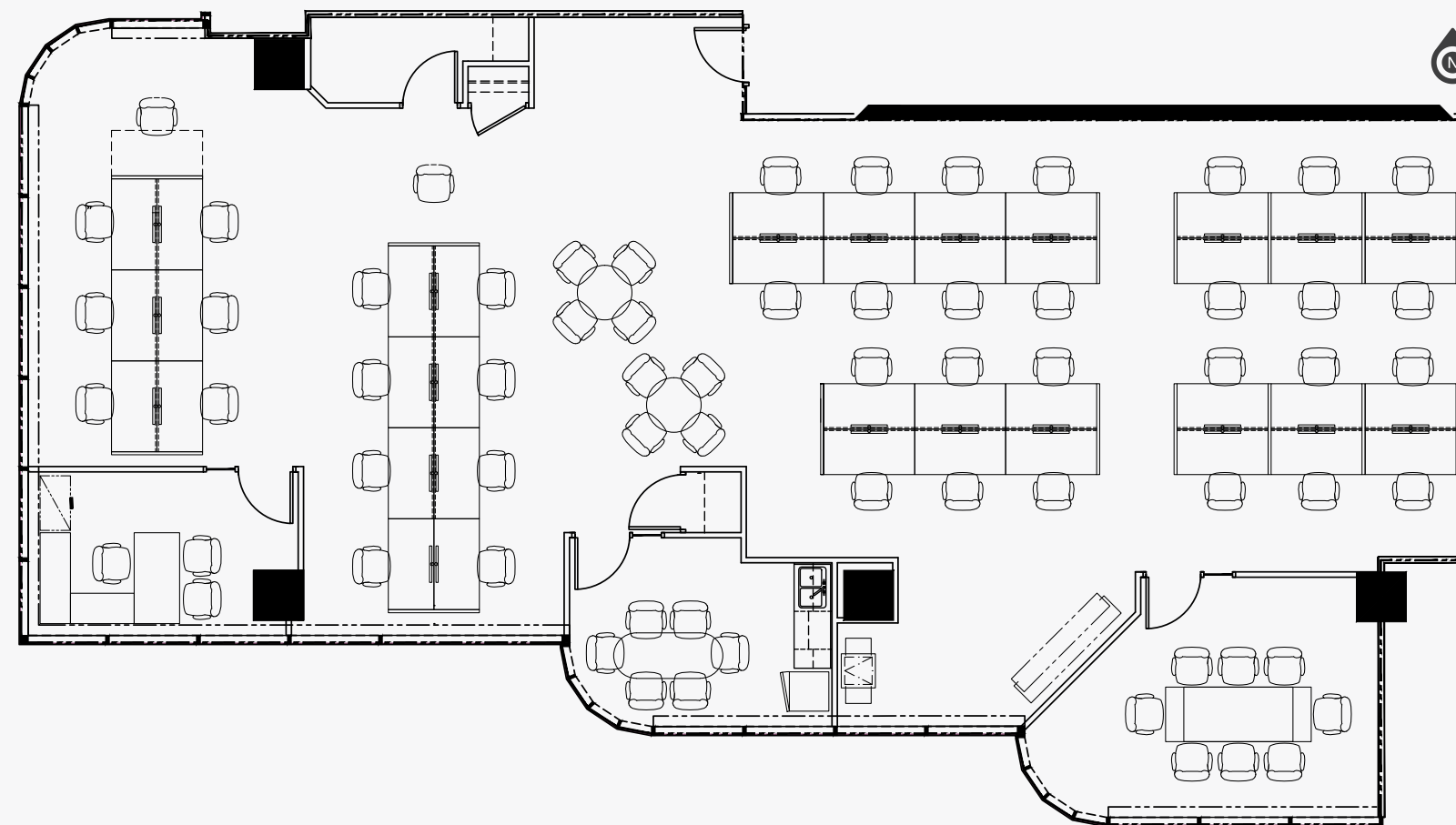
Suite 1120 - 3,119 SF



- + Available immediately
- + Built-out space with 5 offices, a boardroom, meeting room and kitchenette

Flexible floor plans to fit your needs.

Suite 1220 - 3,330 SF



- + Available immediately
- + Built-out space with newly upgraded lighting and ceiling grid
- + Recently renovated with an office, boardroom and kitchenette
- + Freshly painted with new carpet tile throughout

Reach out to learn more about how you can become part of the **Manulife Place** community.

Listing Agents:

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