

# Manulife Place

36-storey AA office building centrally located in the heart of downtown Edmonton. This property has direct access to public transit, shopping venues and restaurants.

**10180 – 101 Street, Edmonton, AB**





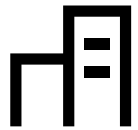


# Great *features.*



**861,494**

Total SF

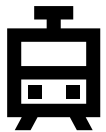


**36**

Floors



Gold Wired certified

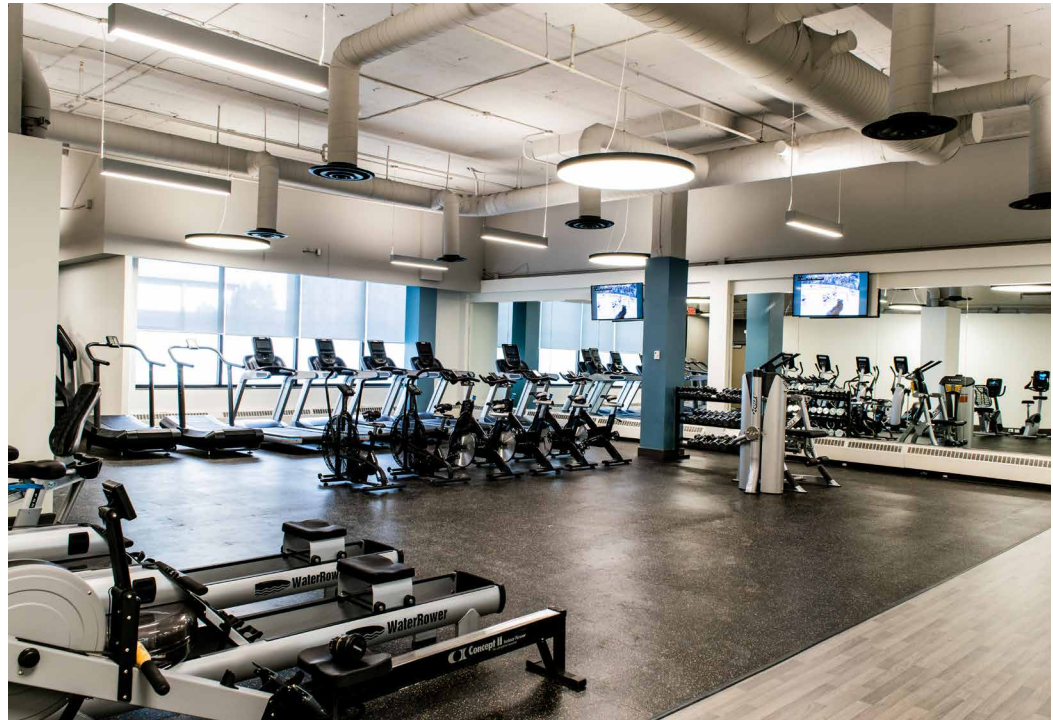


Pedway connected



BOMA BEST® Platinum  
LEED® Gold®  
ENERGY STAR®  
WELL Certified™ Gold

- Two levels of first-class retail shops and services
- Tenant exclusive fitness facilities and conference centre on site
- Terrace/green space on the 4th level
- 500 underground parking spaces
- Secure bicycle storage locker
- 24/7 onsite security
- Electric vehicle charging stations
- 2022 additional rent estimate: \$20.25 PSF



# In the *neighbourhood*.

## Food

1. CRAFT Beer Market
2. Tres Carnales Taqueria
3. Starbucks
4. Sorrentino's
5. Tim Hortons
6. Boston Pizza
7. Sabor Restaurant
8. JOEY Bell Tower
9. Rostizado
10. Credo Coffee
11. Remedy Cafe
12. Corso32
13. Madison's Grill
14. Chop Steakhouse & Bar
15. Braven

## Services

1. RBC Royal Bank
2. CIBC
3. Scotiabank
4. Canadian Western Bank
5. HSBC
6. BMO
7. TD Bank
8. Archetype
9. Headlines Salon & Spa
10. JW Marriott
11. YMCA
12. Art Gallery of Alberta
13. Fairmont Hotel Macdonald

## Retail

1. Edmonton City Centre
2. Winners
3. Hudson's Bay
4. Shoppers Drug Mart
5. Coles
6. BLU'S
7. Henry Singer

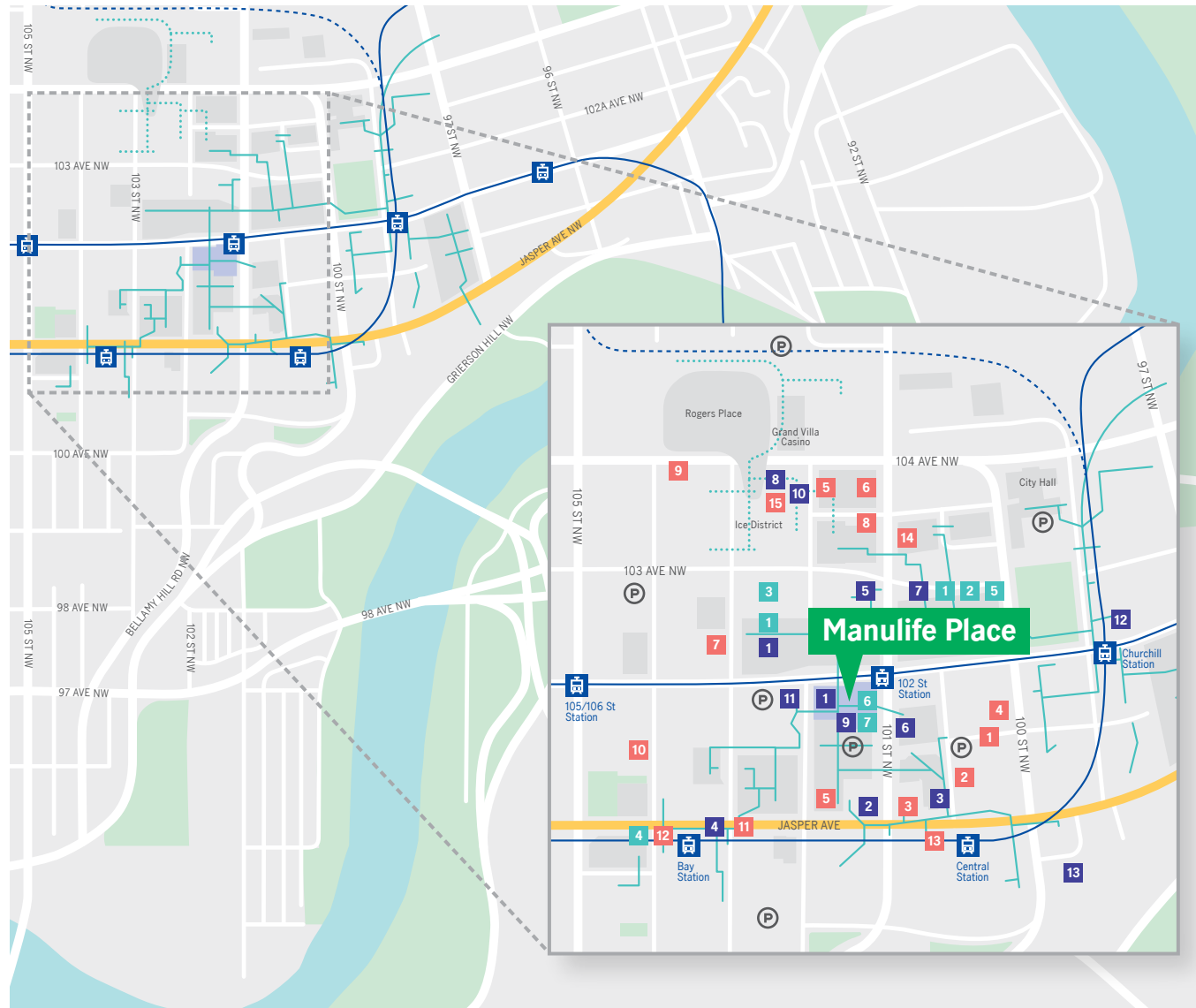
## Other

- LRT Station
- LRT Line
- Future LRT Expansion
- Pedway
- Future Pedway
- Parking

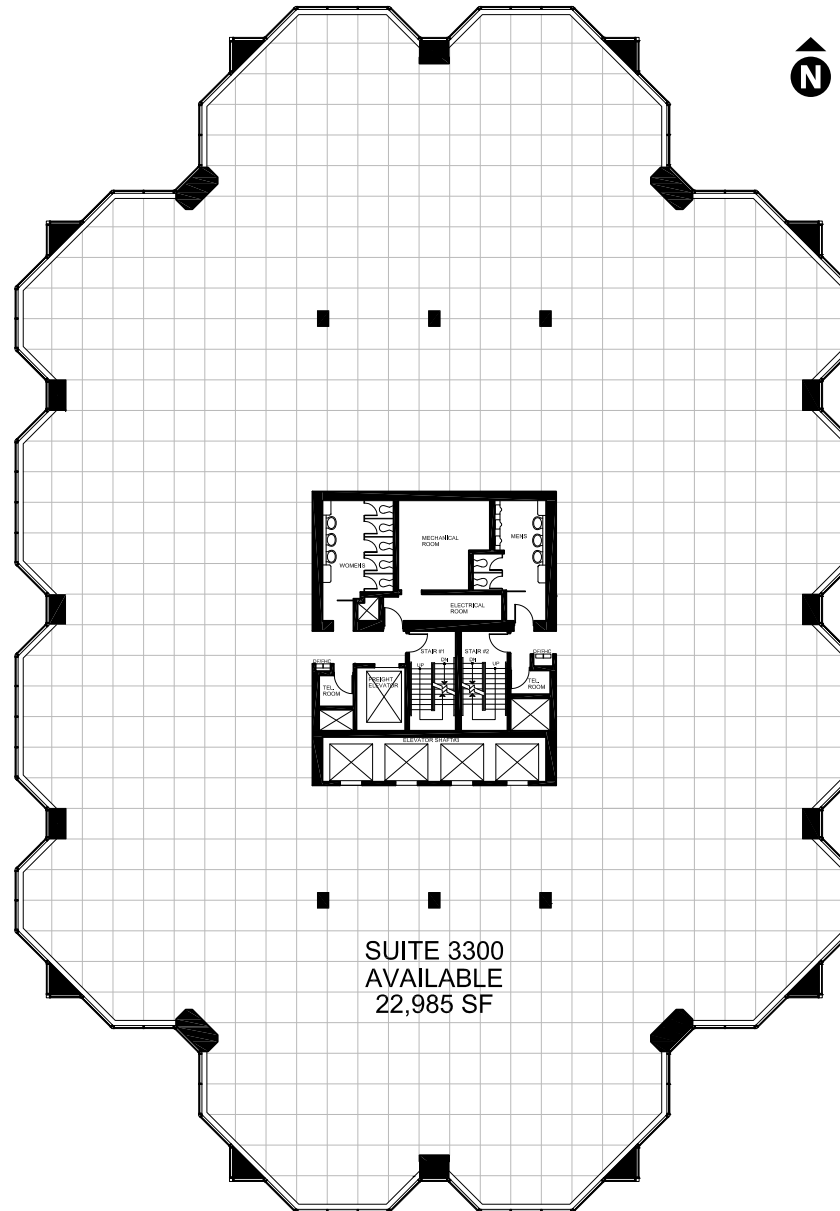
## Driving Times

Rogers Place  
& Ice District 5 min walk

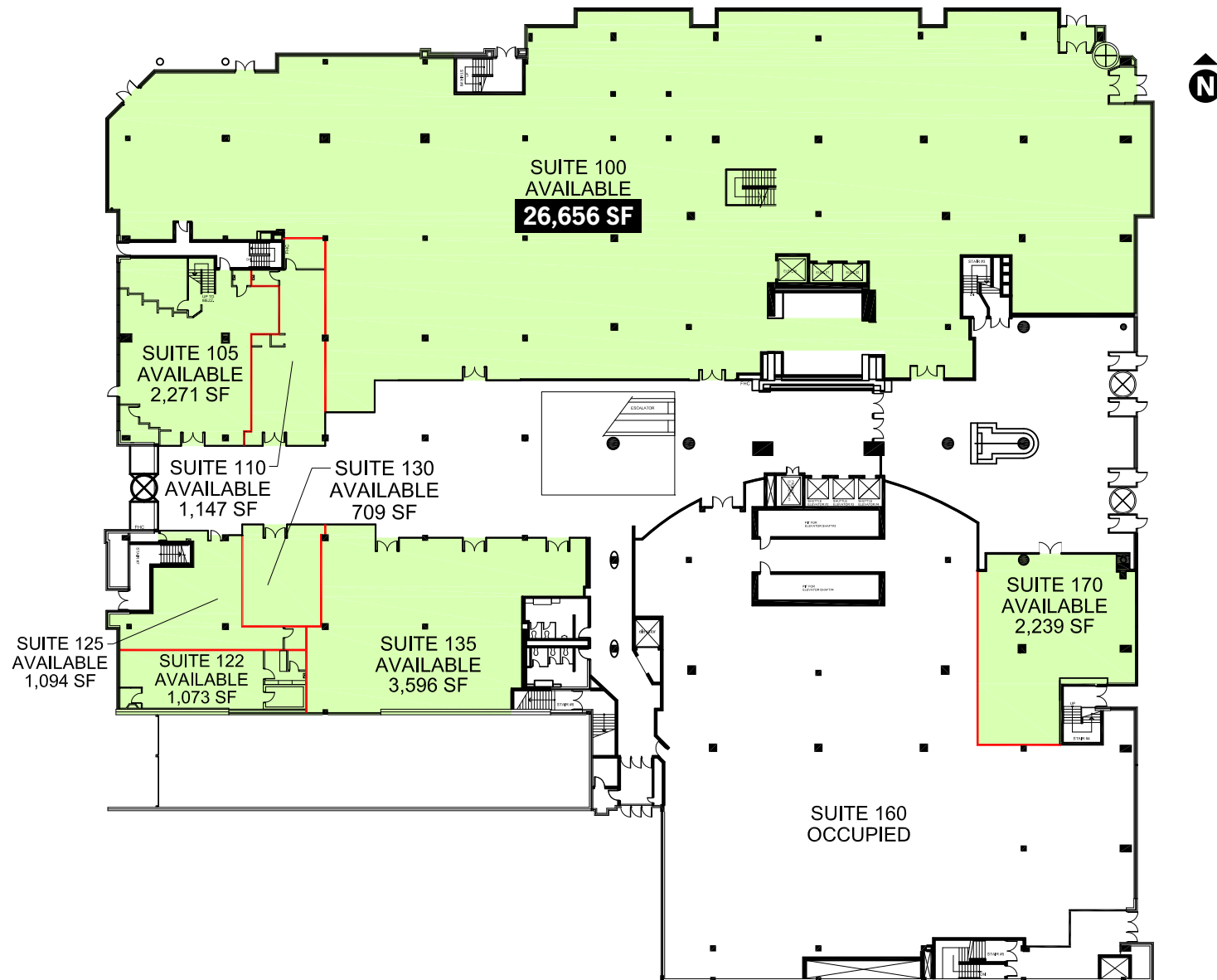
Edmonton  
International Airport 30 min drive



# Typical *office* floor plan.



# *Retail* 1st floor plan.



# *Retail* 2nd floor plan.



# Decisions made *easier*. Lives made *better*.

**Our people know that what we do has the ability to change everything for our customers.**

Manulife Investment Management has an experienced team of real estate professionals that are dedicated to managing over 64 million square feet of commercial real estate for thousands of customers each day. Customers that call our buildings home.

Our global portfolio includes office, industrial, retail, and multi-family space. We take a long-term approach in the operation and management of our buildings, with a strong focus on customer service. We manage and develop commercial real estate in major metropolitan cities — shaping skylines across the globe.

**64M**

Total Square Feet

**30**

Cities

**452**

Real Estate Professionals

**331**

Properties

**11**

Countries

As at December 31, 2021



# In this *together*.

Our vision is to drive leadership in sustainable real estate across our global organization.  
For more information, visit [manulifeim.com/realestate/sustainability](https://manulifeim.com/realestate/sustainability)

## 1

Minimize our environmental impact

- Set a greenhouse gas reduction target of 80% by 2050
- Achieved an 80% global green building certification

## 2

Support health and wellness

- Achieved Fitwel Viral Response Module certification with distinction at the entity level and have 5 Fitwel building scorecard certifications
- Launched our return to office program, which defines our policies and procedures for the operation of our buildings during and after COVID-19

## 3

Engage stakeholders on sustainability

- Hosted virtual events for tenants with a focus on sustainability
- Introduced a new real estate sustainability award recognizing the property that exceeds expectations to support our tenants

## 4

Promote responsible business practices

- Conducted a climate risk and resilience assessment across our global portfolio
- Achieved a PRI score of A in the Direct Property Investing module

## 5

Be accountable for our performance

- Received a GRESB resilience score of 86 out of 100, placing us 3rd out of 13 among our peers
- Achieved our proprietary 2020 Sustainable building standards

# Keep in *touch*.

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 **Manulife** Investment Management