




Epic x  **Manulife** Investment Management x **CBRE**

National Bank Centre

Formerly Manulife Place

An iconic landmark of the Edmonton skyline - this newly renamed AA class asset is undergoing a \$45 Million transformation, with completion planned early 2026, further elevating National Bank Centre into a premier destination for work, leisure and innovation.

10180 – 101 Street, Edmonton, AB

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Spaces to inspire.

Standing at the southwest corner of 102 Avenue and 101 Street NW, National Bank Centre 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, National Bank Centre 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.

National Bank Centre is the epitome of sustainable and healthy design, having achieved several prestigious certifications including LEED Gold, Wired Platinum, FITWEL Level 1, Fitwel Viral Response, BOMA BEST Silver, and EnergyStar.

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 National Bank Centre.



Certifications



Epic

x



Manulife Investment Management

x

CBRE

10180 – 101 Street, Edmonton, AB

National Bank Centre's transformation is underway...

National Bank Centre is set for a \$45 million transformation, expected to be completed by early 2026, aimed at enhancing the workplace experience in Edmonton.

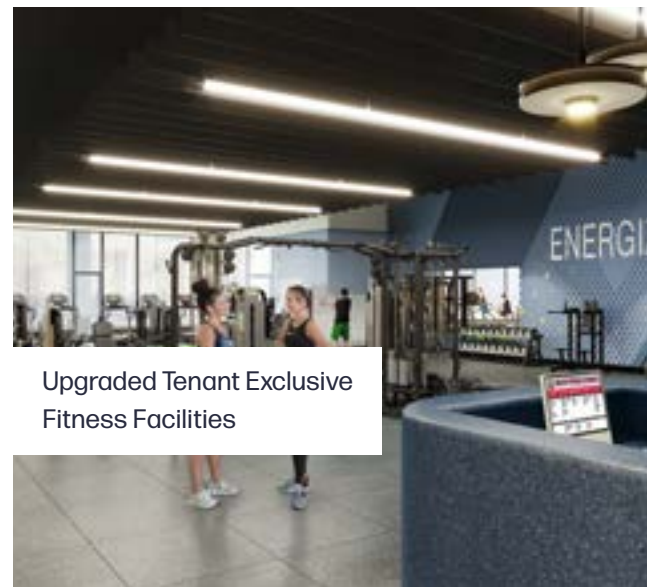
The interior retail upgrades will create a vibrant shopping atmosphere, featuring extensive glazing on the ground and second floors to maximize natural light and promote productivity.

A tenant-exclusive lounge on the second floor will provide a space for relaxation and collaboration, fostering community among tenants. Modernized conference facilities will offer state-of-the-art meeting spaces, while new fitness amenities and bike parking will encourage healthy lifestyles and eco-friendly commuting.

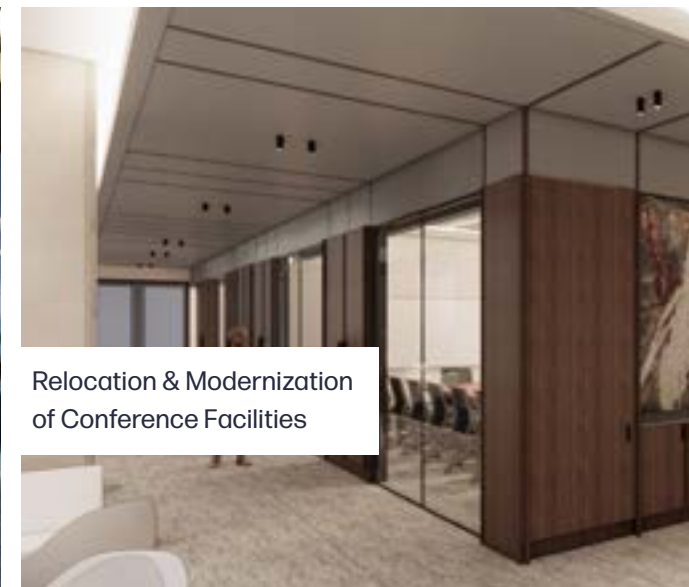
We are dedicated to transforming National Bank Centre into a premier destination for work, leisure, and innovation in Edmonton.



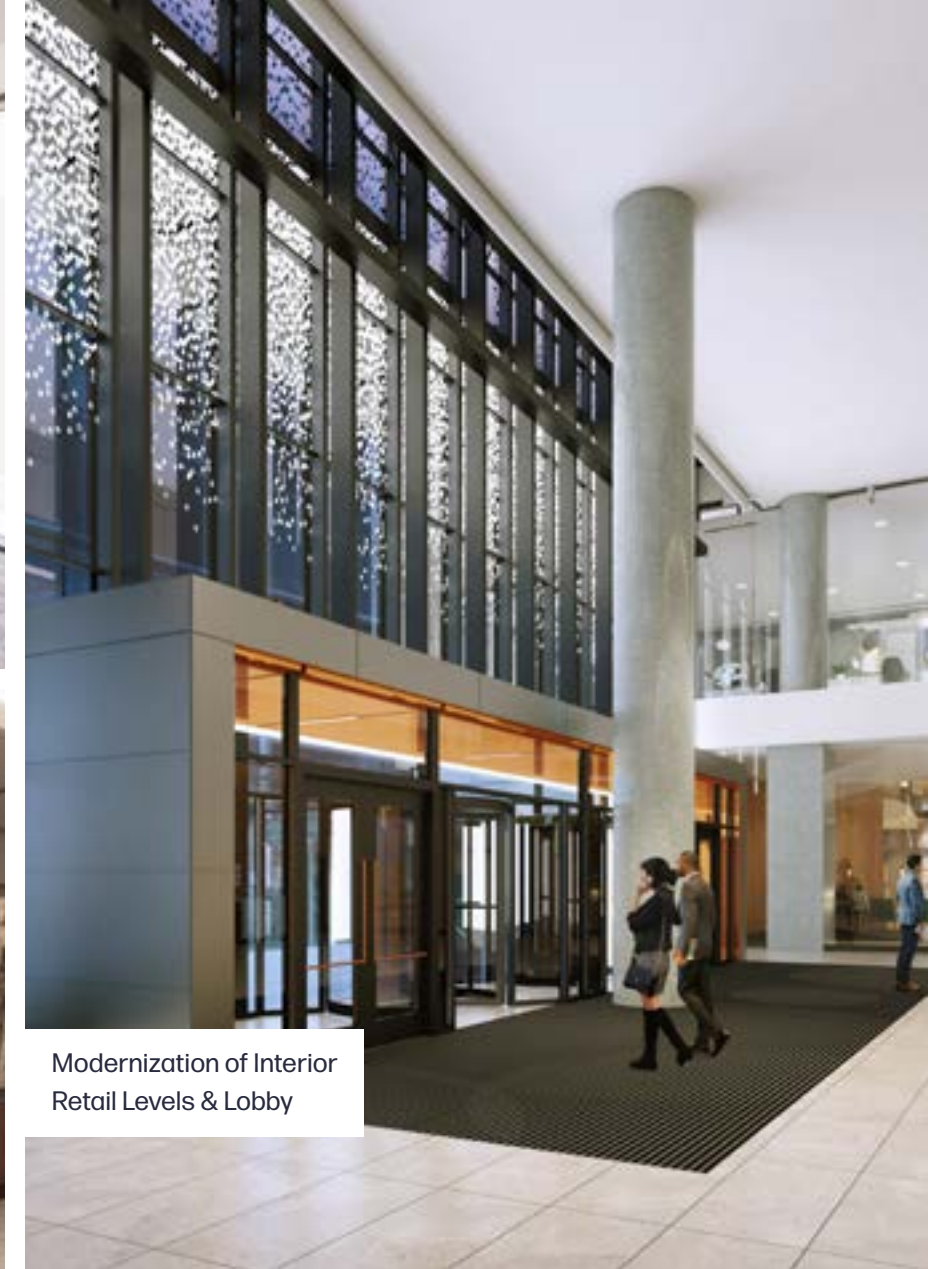
Tenant Exclusive Lounge



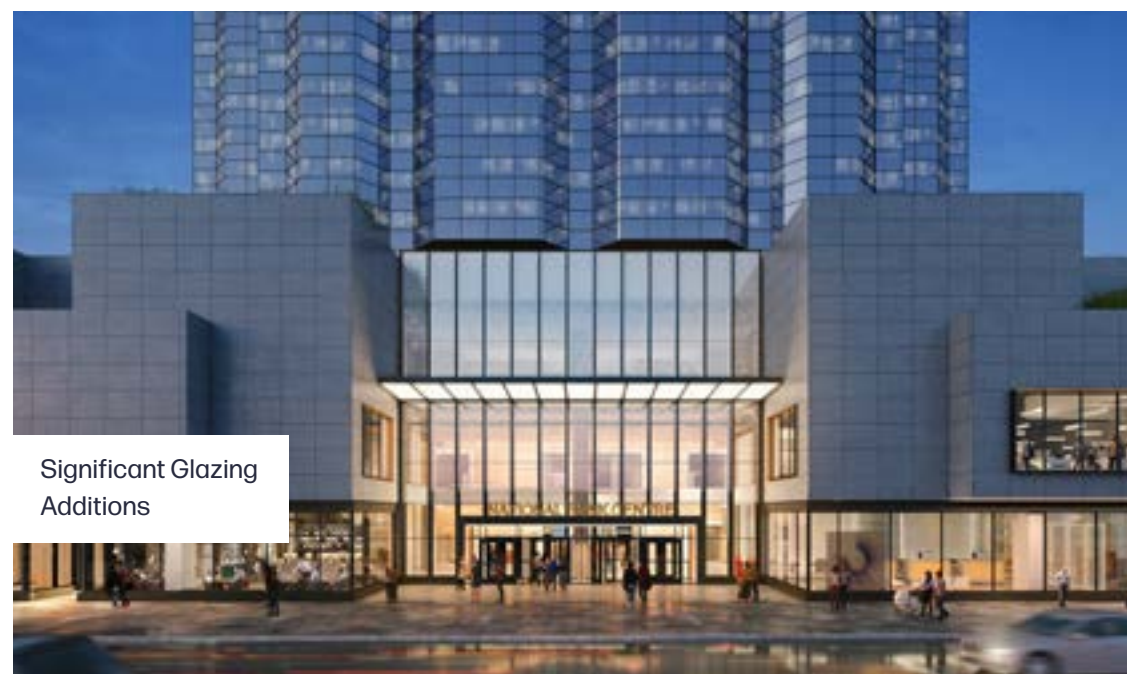
Upgraded Tenant Exclusive Fitness Facilities



Relocation & Modernization of Conference Facilities



Modernization of Interior Retail Levels & Lobby



Significant Glazing Additions



Exterior & Streetscape Upgrades

10180 – 101 Street, Edmonton, AB

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, National Bank Centre has over 500 underground parking spaces, including EV-Ready spaces, visitor parking and bike storage.

Whatever you need, National Bank Centre can support you.



Terrace/green space on the 4th floor



Tenant exclusive fitness facilities

Upgrades Coming Early 2026



Conference centres for tenant-use

Upgrades Coming Early 2026



Podium level retail shops and services



Underground parking with EV charging stations



Secure bicycle storage locker

Upgrades Coming Early 2026



Direct access to Edmonton's pedway network



24/7 On-site security

10180 – 101 Street, Edmonton, AB

A retail ecosystem rediscovered.

National Bank Centre 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, National Bank Centre 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 National Bank Centre!



10180 – 101 Street, Edmonton, AB

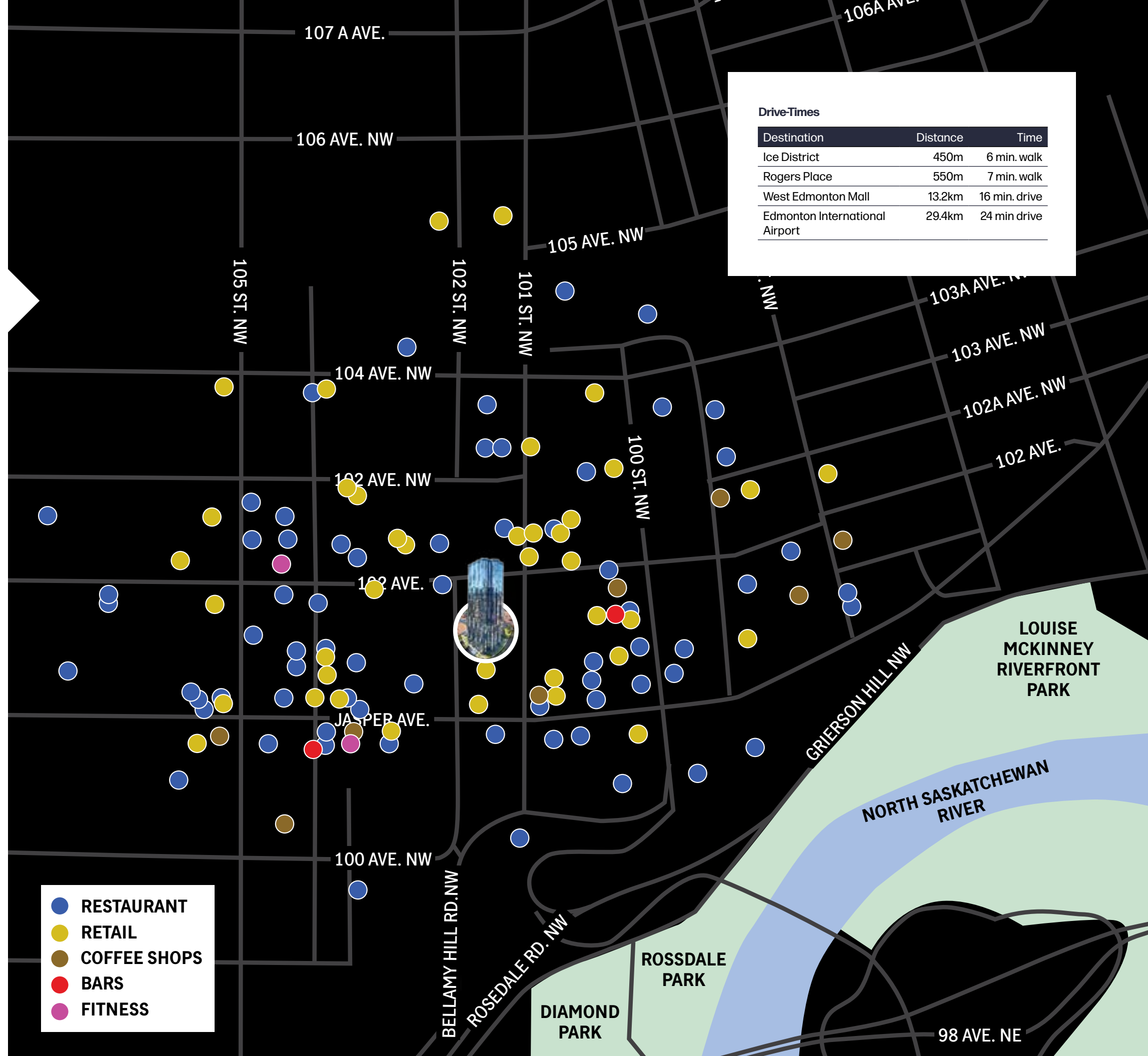
Connected to Downtown, the suburbs, and the world.

Located in the heart of Edmonton, National Bank Centre is surrounded by a plethora of amenities, trendy restaurants, convenience shops, fitness options and benefits from unparalleled access to transit and the vast pedway system.

Discover the best of Edmonton's shopping with an impressive selection of high-end retailers and unique boutiques. Savour a culinary journey with our diverse array of dining options, from upscale dining to quick bites or even enjoy a night out with friends or colleagues at the nearby Ice District and Rogers Place.

With easy access to major highways and public transportation, National Bank Centre is the perfect destination for both locals and visitors alike. Come and experience the convenience and luxury of National Bank Centre - your premier work, shopping, dining, and entertainment destination in Edmonton.

 [Click Here for Our Interactive Map](#)



10180 – 101 Street, Edmonton, AB

A landmark opportunity with up to 100,000 SF available contiguously.

As a central landmark to Downtown Edmonton, National Bank Centre has exciting leasing opportunities for tenants of all sizes to work and grow in one of the best and most connected places, expertly managed by EPIC Investment Services. Get in touch with us to learn more about how we support you, your business and your employees.

Timing

Immediate

Asking Rent

Call agents to discuss

Additional Rent

\$20.43 PSF (2026 Estimate)

Parking

1:2,000 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 – 11,024 SF](#)

[Suite 3555 – 5,721 SF](#)

[Suite 3300 – 22,985 SF](#)

[Suite 3200 – 22,985 SF](#)

[Suite 3175 – 1,728 SF](#)

[Suite 3145 – 15,004 SF](#)

[Suite 2820 – 6,148 SF](#)

[Suite 2445 – 3,584 SF](#)

[Suite 1940 – 2,678 SF](#)

[Suite 1905 – 1,475 SF](#)

[Suite 1750 – 3,610 SF](#)

[Suite 1600 – 12,055 SF](#) **March 2027**

[Suite 1350 – 4,817 SF](#)

[Suite 1325 – 6,949 SF](#) **June 2027**

[Retail Level 2](#)

[Retail Level 1](#)

EPIC

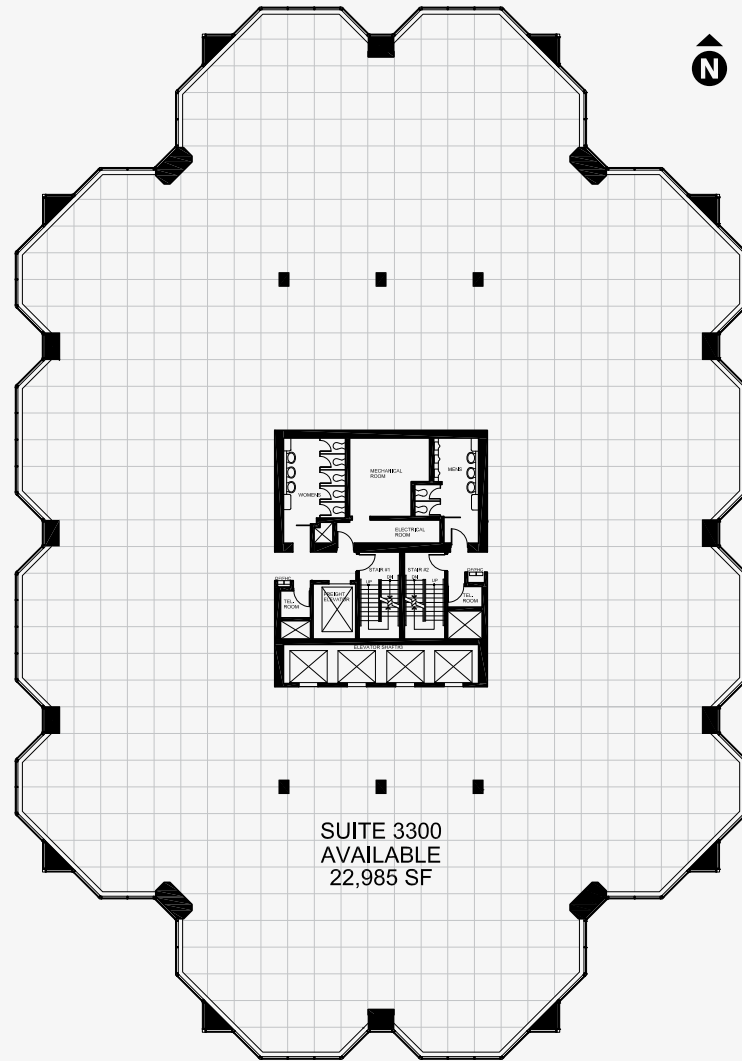


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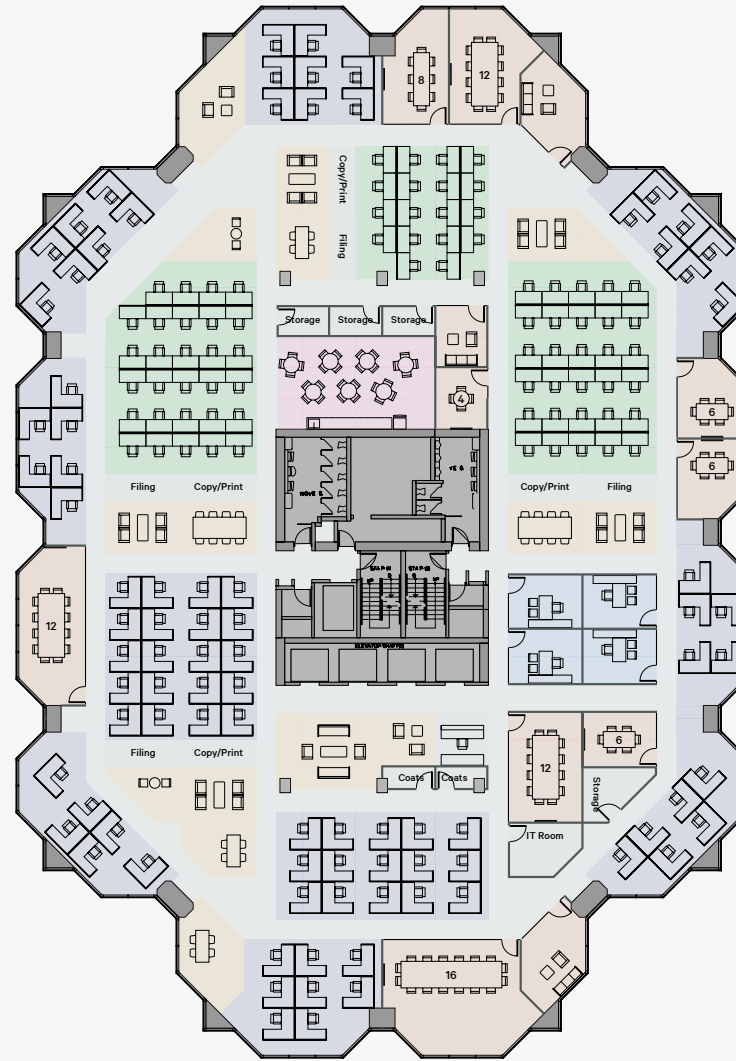
Bright & efficient office design.

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



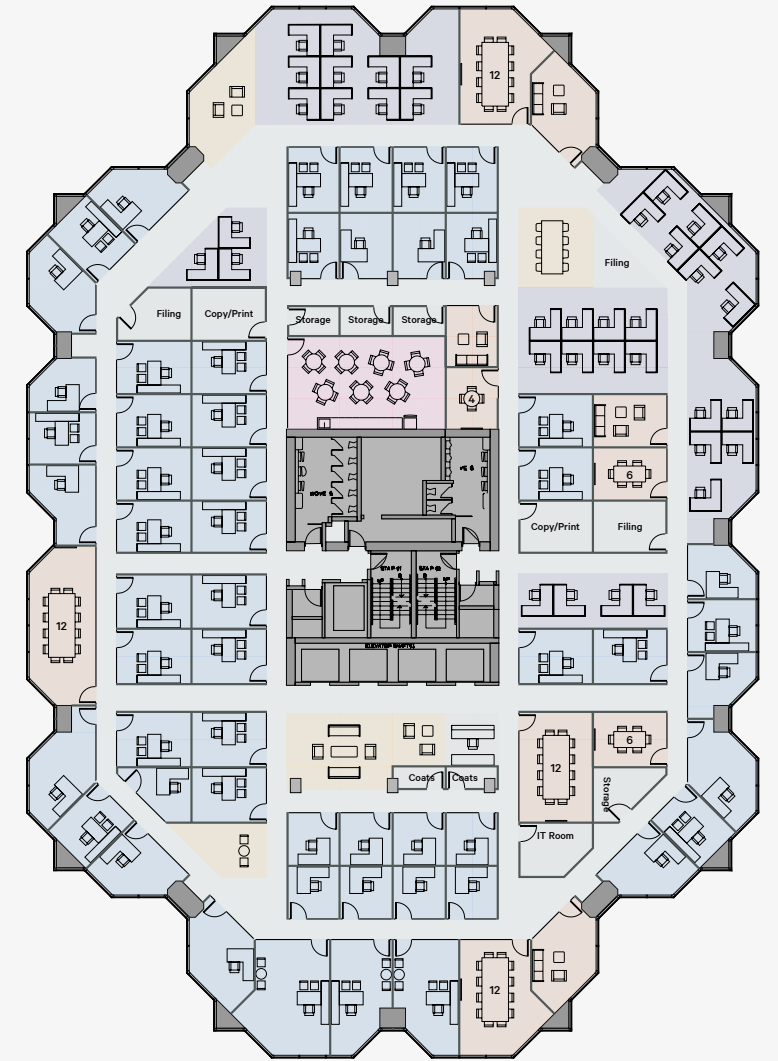
SUITE 3300
AVAILABLE
22,985 SF

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

Epic

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Manulife Investment Management

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CBRE

Get in touch to
learn more about
this landmark
opportunity.

Listing Agents:

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National
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Centre

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