



 FLOORSPACE

# Manulife Place

1095 W Pender Street

// FOR SUBLEASE

# 1095 W Pender Street

Located at 1095 West Pender Street, Manulife Place offers a professional office environment with modern common areas, on-site amenities, and strong transit connectivity. Tenants benefit from efficient floor plates, secure access, underground parking, and proximity to Downtown's leading dining, retail, and service offerings, supporting both daily operations and long-term workplace needs.

Unit 430

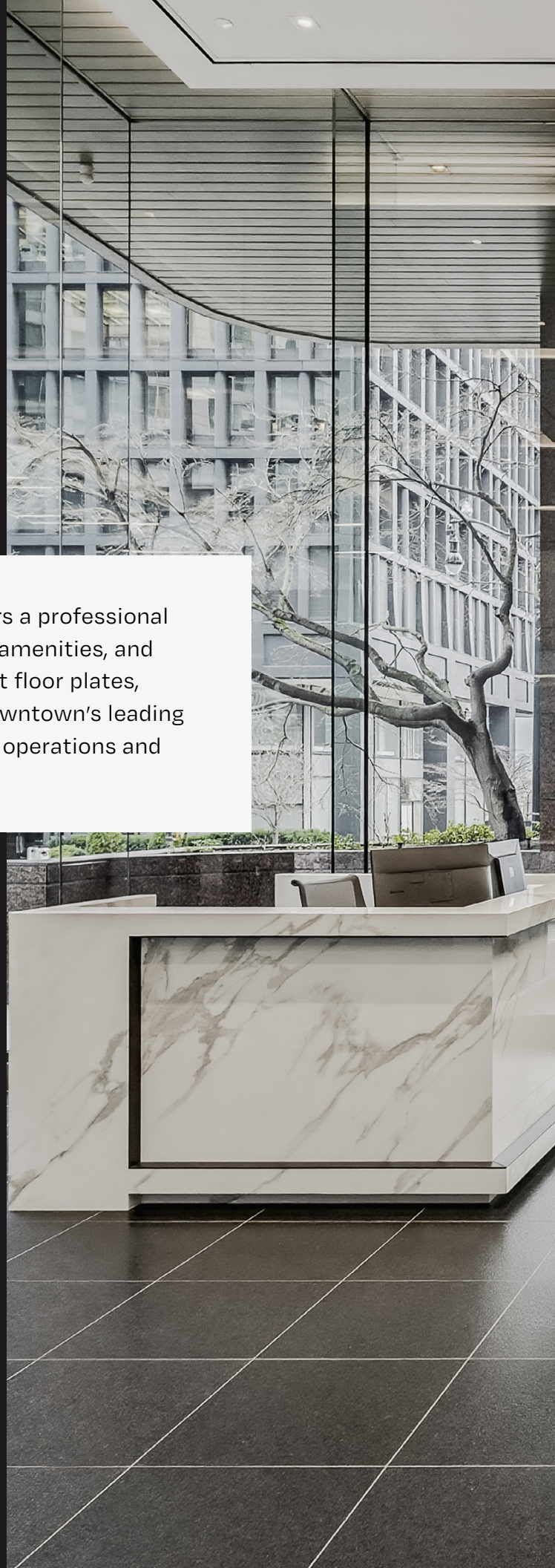
Availability 30 Days' Notice

Basic Rent Contact Listing Agent

Additional Rent \$28.57 PSFPA (2026 est.)

Expiry October 2029

Furniture Negotiable



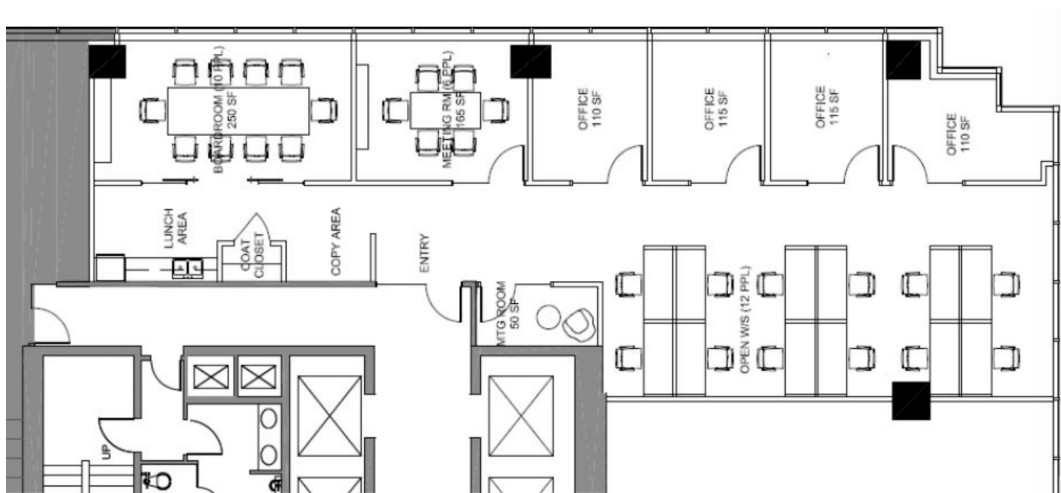
# FLOOR PLAN

## UNIT 430

2,592 SF (APPROX.)

Efficient, move-in ready office with a smart mix of private offices and collaborative space. The layout includes four private offices, a 6-person meeting room, a 10-person boardroom, a small breakout room, and open workstation seating for 12 employees.

A welcoming entry with elevator exposure, dedicated copy area, lunch/kitchen space, and ample storage support day-to-day operations. This unit is well suited for professional services, tech, or creative firms seeking a functional, balanced workspace with generous meeting space and a practical mix of private and open areas.



# Efficient, Move-In Ready Office

- Four private offices
- 6-person meeting room
- 10-person boardroom
- Breakout room and open work area for 12
- Kitchen and lunch area
- Dedicated copy and storage space
- Prominent elevator exposure
- Move-in ready condition
- Furniture potentially available



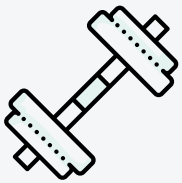
## LARGE BOARDROOM



## KITCHENETTE



## BUILDING AMENITIES



//  
Fitness facilities



//  
Shared tenant  
meeting room



//  
Showers & change  
rooms



//  
24-hour security



//  
Bike Storage

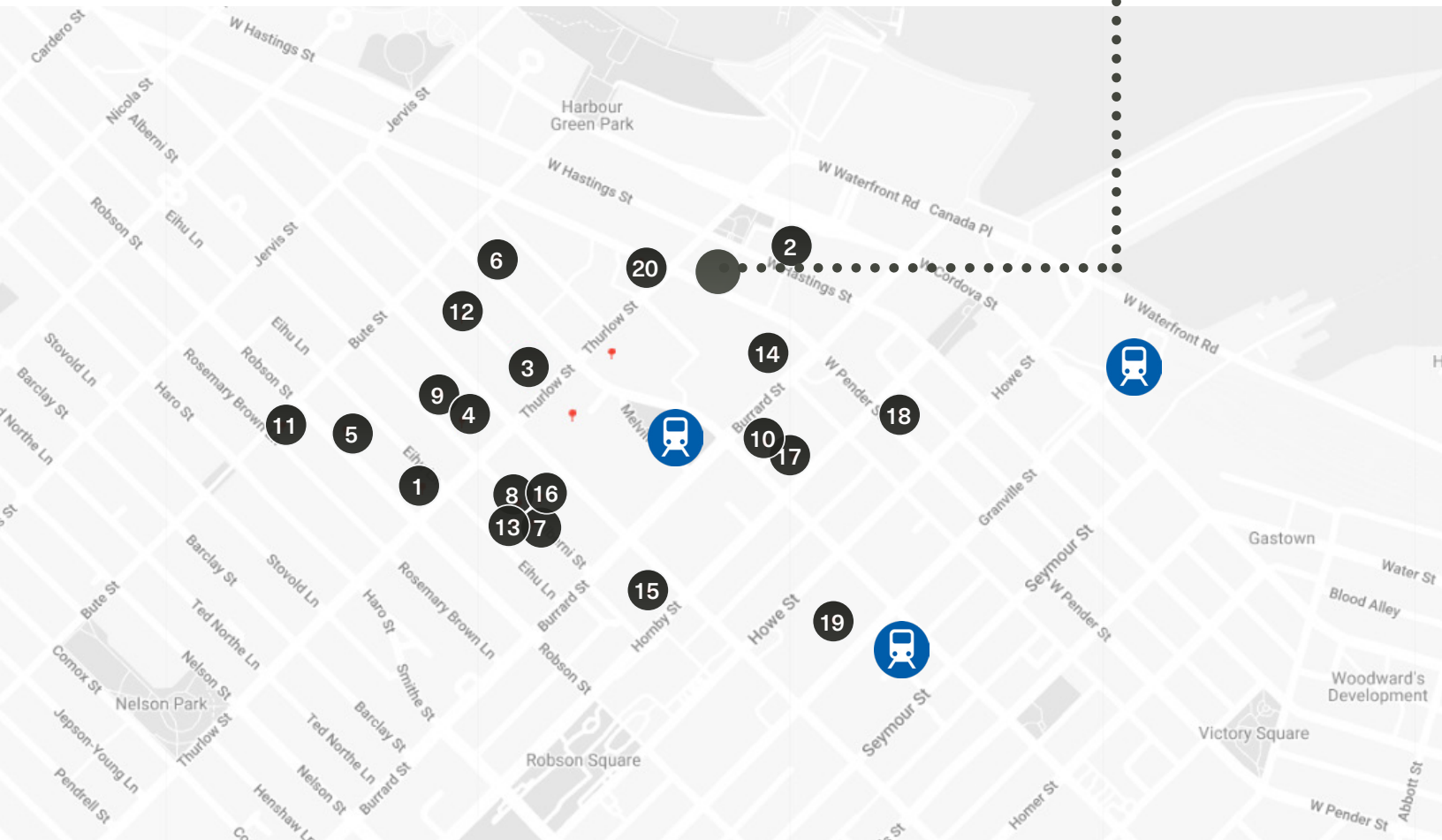


//  
Underground  
parking

# NEIGHBOURHOOD

Located in the vibrant downtown district, the building offers easy access to top dining, shopping, and entertainment options. With excellent public transportation links and nearby highways, commuting is convenient. Enjoy the dynamic city atmosphere and stunning mountain views, making this the perfect location for both work and leisure.

- |                             |                              |
|-----------------------------|------------------------------|
| 1. Joe Fortes               | 11. Breka Bakery & Cafe      |
| 2. Per Se Social Corner     | 12. Mott 32 Vancouver        |
| 3. 49th Parallel Cafe       | 13. Kobe Japanese Stakehouse |
| 4. Carlino Restaurant       | 14. JOEY Bentall One         |
| 5. Hello Nori               | 15. Notch8 Restaurant & Bar  |
| 6. Tableau Bar Bistro       | 16. Thierry Alberni          |
| 7. Black + Blue             | 17. Alouette Bistro          |
| 8. Coast                    | 18. Dahlia                   |
| 9. The Keg Steakhouse + Bar | 19. CF Pacific Centre        |
| 10. Cactus Club Cafe        | 20. Heritage Asian Eatery    |





For more information, please contact:



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