

For Immediate Release

Cushman & Wakefield Appointed Lead Office Leasing Agent for Mapletree's Boulevard Tower in Hanoi

The 36-storey Grade A office tower will form part of a new commercial destination combining quality workplaces, retail amenities and strong connectivity in Starlake New Urban Area

HCMC, 23 October 2026 – Mapletree has appointed Cushman & Wakefield Vietnam as the lead office leasing agent for Boulevard Tower, a 36-storey Grade A office tower within its new commercial development in Starlake New Urban Area, Hanoi.

Boulevard Tower will provide approximately 64,700 sqm of office net lettable area, creating a significant new source of high-quality workspace in West Hanoi. Designed for leading domestic and international occupiers, the tower will offer the scale and flexibility to accommodate a range of workplace requirements, from individual offices to multi-floor corporate headquarters.

The building's specifications have been planned to support efficient space utilisation and adaptable workplace design. Key features will include column-free layouts, a 2.9-metre office clear height and 150 mm raised floors. Together, these features will allow occupiers greater flexibility in configuring their workplaces while helping to create open, efficient and collaborative working environments.

For companies considering the consolidation, relocation or expansion of their Hanoi operations, Boulevard Tower will offer a modern business address within one of the capital's most promising growth areas. Its location in Starlake will provide occupiers with convenient access to Hanoi's established commercial districts, major residential communities, Noi Bai International Airport and the city's expanding transport network.

The tower will be complemented by The Boulevard Shoppes, a four-storey premium retail component providing approximately 4,750 sqm of retail net lettable area. Featuring a curated mix of dining, convenience, wellness and lifestyle operators, The Boulevard Shoppes will

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give office occupiers convenient access to everyday services and amenities within the development. It will also serve residents, visitors and the wider Starlake community.

Scheduled for completion in early 2028, Boulevard Tower and The Boulevard Shoppes will bring together Grade A office space and a complementary retail offering within a single commercial destination. This integrated environment is intended to support both workplace productivity and employee experience, while contributing to Starlake's continued development as a business and community hub.

The project is targeting LEED Gold certification, along with additional credentials for wellness and technology infrastructure. These ambitions reflect Mapletree's vision of creating a sustainable, future-ready destination that responds to occupiers' increasing focus on environmental performance, employee wellbeing and long-term operational efficiency.



Artist's impression of Boulevard Tower. Image courtesy of Mapletree.

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Thuan Nguyen, Director, Agency Leasing, Cushman & Wakefield Vietnam, said:

“We are delighted to be appointed the lead office leasing agent for Boulevard Tower. Hanoi’s office market is increasingly shaped by occupiers’ flight to quality, with tenants placing greater emphasis on efficient floorplates, sustainability credentials, professional building management, connectivity and access to amenities.

“Boulevard Tower brings these elements together in one of the city’s most promising growth corridors. Its scale, modern specifications and integrated retail offering will make it particularly relevant to companies seeking a high-quality headquarters or long-term business location in Hanoi. We believe the project will be highly attractive to occupiers looking for a workplace that can support their operational requirements, talent strategies and future growth.”

The appointment comes as Hanoi’s commercial real estate market continues to evolve towards higher-quality, decentralised developments with a stronger focus on sustainability, wellness and workplace experience. As companies reassess their real estate strategies, building quality, operational efficiency, access to amenities and the ability to attract and retain talent are becoming increasingly important factors in office selection.

Boulevard Tower has been designed in response to these changing requirements. Its large, efficient and column-free floorplates will support flexible space planning, while its sustainability objectives and adjoining retail amenities will help occupiers create a workplace environment aligned with evolving employee expectations.

Starlake is emerging as an important administrative, business and cultural centre in Hanoi, with various government ministries and agencies expected to relocate their headquarters to the area in phases over the next decade. This transformation is expected to support the growth of a broader commercial ecosystem and reinforce the area’s appeal to corporations, financial institutions, professional services firms and other major office occupiers.

The development’s location within walking distance of a future Metro Line 2 station, together with access to major roads and Noi Bai International Airport, further strengthens Boulevard Tower’s position as a well-connected business address as West Hanoi enters its next phase of growth.

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For office leasing enquiries at Boulevard Tower, please contact [Cushman & Wakefield Vietnam](#).

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for occupiers and investors with approximately 53,000 employees in over 350 offices and nearly 60 countries. In 2025, the firm reported revenue of \$10.3 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that *Better never settles*, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

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