

An aerial photograph of a tall, modern office building with a grid-like facade of windows. The building has a distinctive green-tinted glass section at the top. It is situated in a dense urban environment with other buildings, streets, and some greenery visible. The lighting suggests it's daytime.

2000 McGill College Montréal, QC

Office Space
FOR LEASE

Owned by



Groupe financier
Financial Group

 **Canderel**



Welcome to 2000 McGill College

2000 McGill College is a 340,000-square foot Class "A" building which sits in the heart of Montreal's business district.

Directly connected to Place Montréal Trust and the underground network, this building is very well situated to meet the needs of its tenants. Its tenant roster consists of prestigious law firms, insurance companies, technology firms and other professional service industries.



Exceptionally Connected

This prime location offers a vibrant and dynamic setting for businesses. Situated in the heart of the city, 1981 McGill College provides easy access to a wide range of amenities, including shopping centers, restaurants, and cultural attractions. With its strategic position, the building presents an excellent opportunity for individuals and organizations seeking a bustling urban environment with a thriving community.

Points of Interest

- 1 McGill University
- 2 McCord Stewart Museum
- 3 Columbus Café
- 4 Pigeon Café
- 5 Hotel Le Germain
- 6 Place Montreal Trust
- 7 Hotel Birks Montreal
- 8 Maison Café
- 9 Restaurant Ryu
- 10 Carrefour iA
- 11 Cineplex
- 12 Bar George
- 13 Le Cathcart
- 14 Fairmont Queen Elizabeth

Walk Score
90

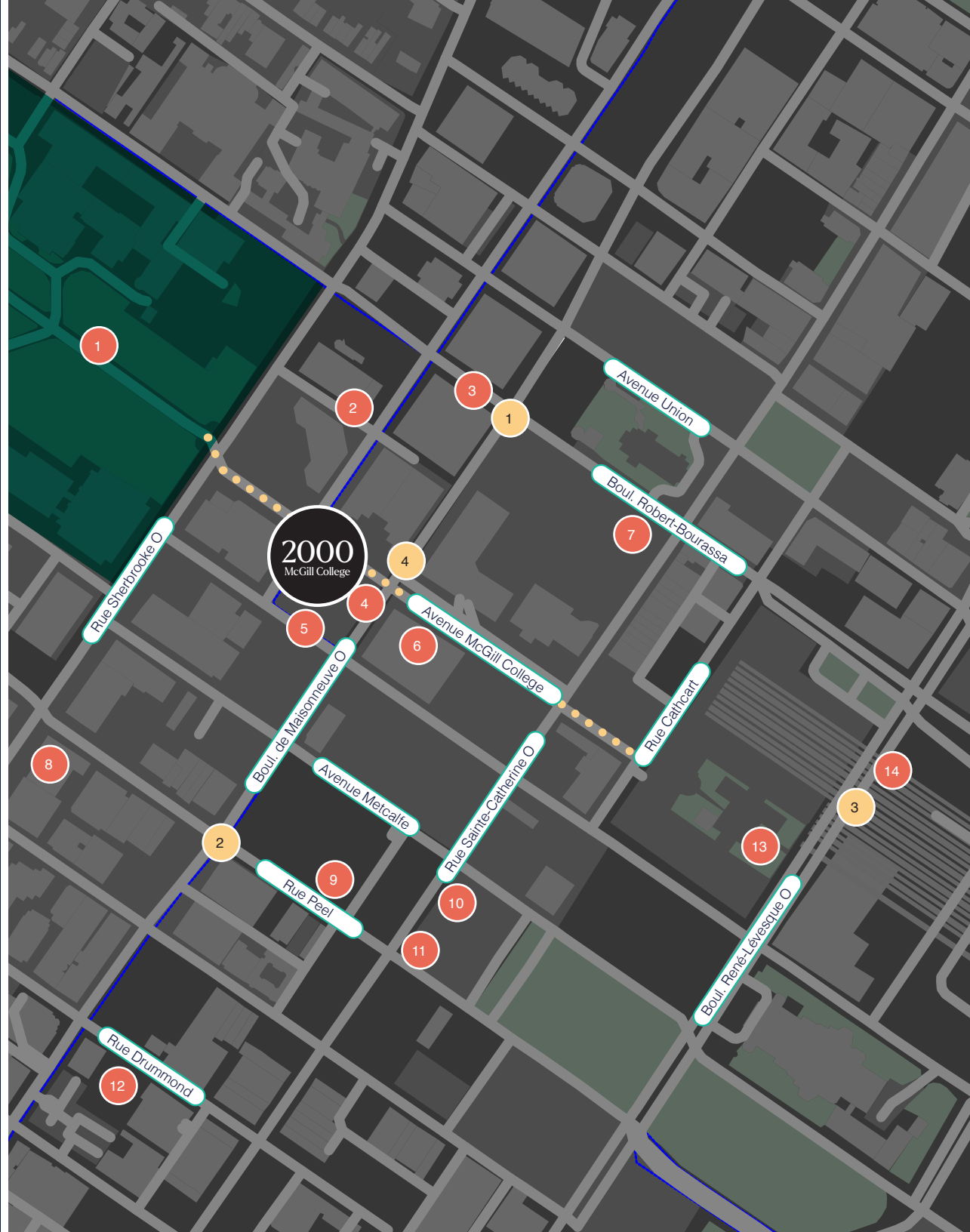
Bike Score
91

Transit Score
99

Connectivity

- 1 McGill College Station
- 2 Peel Station
- 3 Central Station
- 4 Future REM Station

... McGill pedestrian walkway



McGill Prestige & Avenue Renovations

Desirable location for employees

McGill College is one of the city's most prestigious and historically significant thoroughfares, known for its blend of heritage architecture and modern developments. This Avenue is a hub of business activity, connecting the financial district to the Old Port.

The ongoing renovation program on McGill College is elevating its status even further, transforming the area into a pedestrian-friendly, vibrant space. These renovations are not only enhancing the avenue's aesthetic appeal but are also reinforcing its position as a prime destination for top-tier businesses and cultural experiences.

The upgraded street scape, coupled with the nearly completed renovations, makes McGill College a magnet for both talent and investment, solidifying its prestige in Montreal's urban landscape.



Avenue McGill College

An avenue reinvented



The Future of McGill College



The Future of McGill College

Southeast view of McGill College



Building Highlights

Prestige

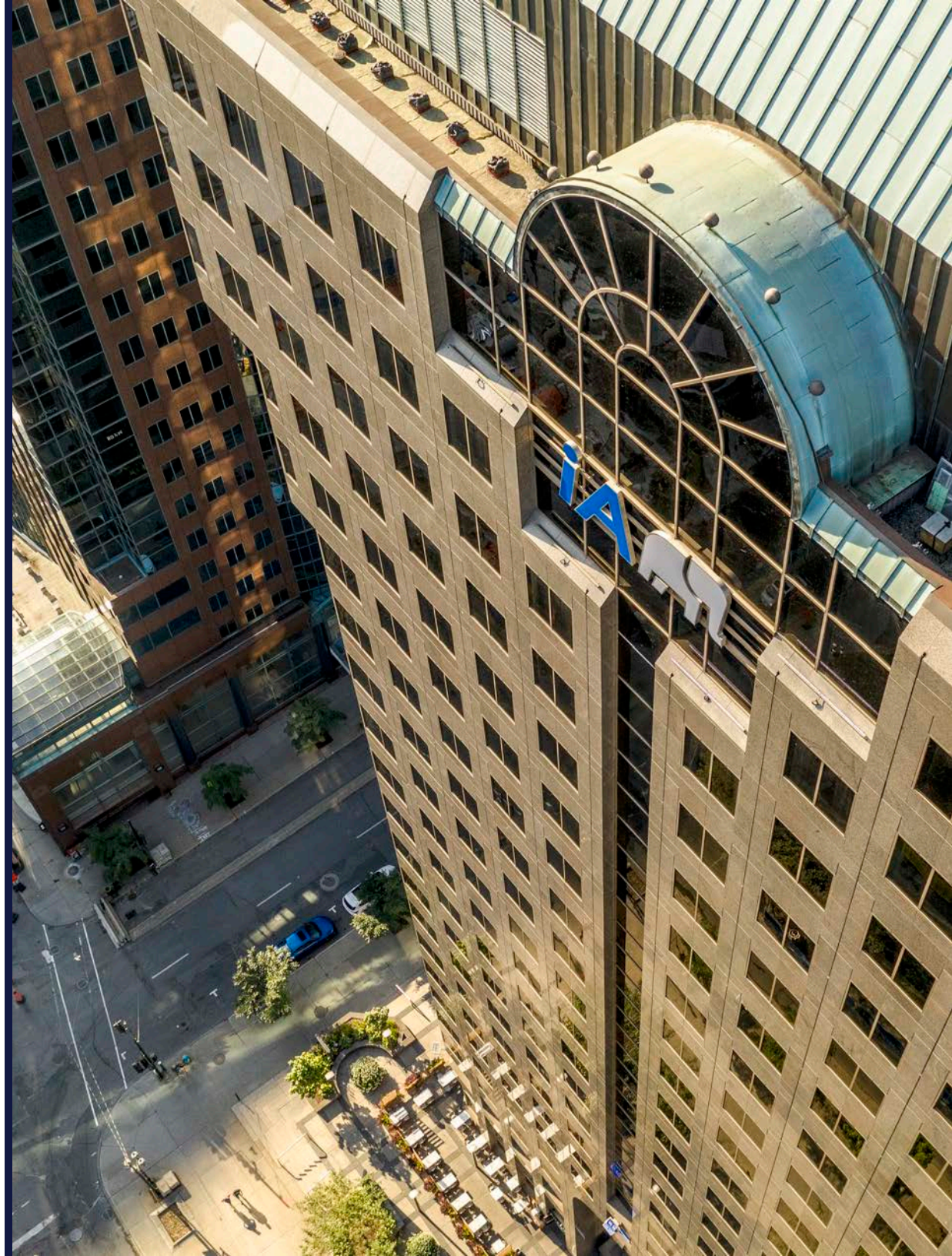
Class A office building located at the intersection of McGill College Avenue and De Maisonneuve Boulevard.

Connectivity

Convenient access to the RÉSO underground network and the McGill metro station.

Convenience

With its LEED® Gold certification, this building provides an array of tenant services right on-site. Amenities include a newly renovated lobby, shower, locker room, bike rack, training room, coffee shop, and 24/7 security, ensuring convenience and safety for occupants.



Building Amenities



Bike storage



End of trip
facilities



Air and windshield
fluid stations



Parking ratio: 1:2,500 sf



Direct connectivity to public transportation



The Okkto Experience

Experience a transformative work environment that puts your employees' priorities first. Okkto by Canderel is the answer to the evolving needs of today's professionals, blending work and life seamlessly.



What is Road to Net Zero (RNZ)?

Canderel's RNZ is our comprehensive solution for decarbonizing the built environment. Currently, we are guiding iA along their Road to Net-Zero, helping them achieve carbon neutrality. 2000 McGill is already a highly energy-efficient and low-carbon building, as it does not rely on natural gas or fossil fuels as its primary energy source. We have recently completed an assessment to further enhance the building's efficiency and reduce its environmental impact.

Onsite Amenities:

PIGEON

Pigeon Coffee offers a unique and inviting space where quality meets community, providing the perfect spot for professionals to recharge and connect. With its commitment to sourcing the finest beans and creating an exceptional coffee experience, Pigeon enhances the daily routine of everyone in the building.

b.cycle

B.cycle provides a convenient and energizing way for people in the building to stay active, offering immersive spin classes just steps away. It's the perfect solution for maintaining a healthy lifestyle while balancing the demands of a busy workday.

A new take on Workplace Hospitality



The idea of work-life balance can seem unfeasible, but Okkto is here to redefine the conversation. Our focus on work-life synergy acknowledges the inseparable link between work and life, creating a more human and holistic workplace experience.

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How can we shift work culture and bring people back to the office?



Reimagined
Lobby



5-Star
Concierge



Activities &
Clubs



Reimagined
Growth



Property Summary

Address	2000 McGill College
23rd Floor:	16,633 sf (Top floor, premium views)
Suite 1900:	4,186 sf (Available April 1, 2025)
11th Floor:	15,668 sf
9th Floor:	15,737 sf
8th Floor:	15,690 sf
7th Floor:	15,736 sf
6th Floor:	15,735 sf
5th Floor:	15,735 sf
4th Floor:	15,267 sf
Suite 200:	2,193 sf
Ground Floor:	1,893 sf
Services / Amenities	Pigeon Café , bCycle Spin studio, Sushi Mart, bike parking, lockers, showers, underground parking, air and windshield fluid stations free of charge.
Public Transport	Direct connection to the underground network, metro station and REM station.
Concierge Service for Tenants	Okkto's concierge service is there to cater to everyone's personal and professional needs, they will be the point of contact for building activities, local restaurants, shops, and services, as well as a direct link between landlords and tenants.



Renovated Lobby

Renderings



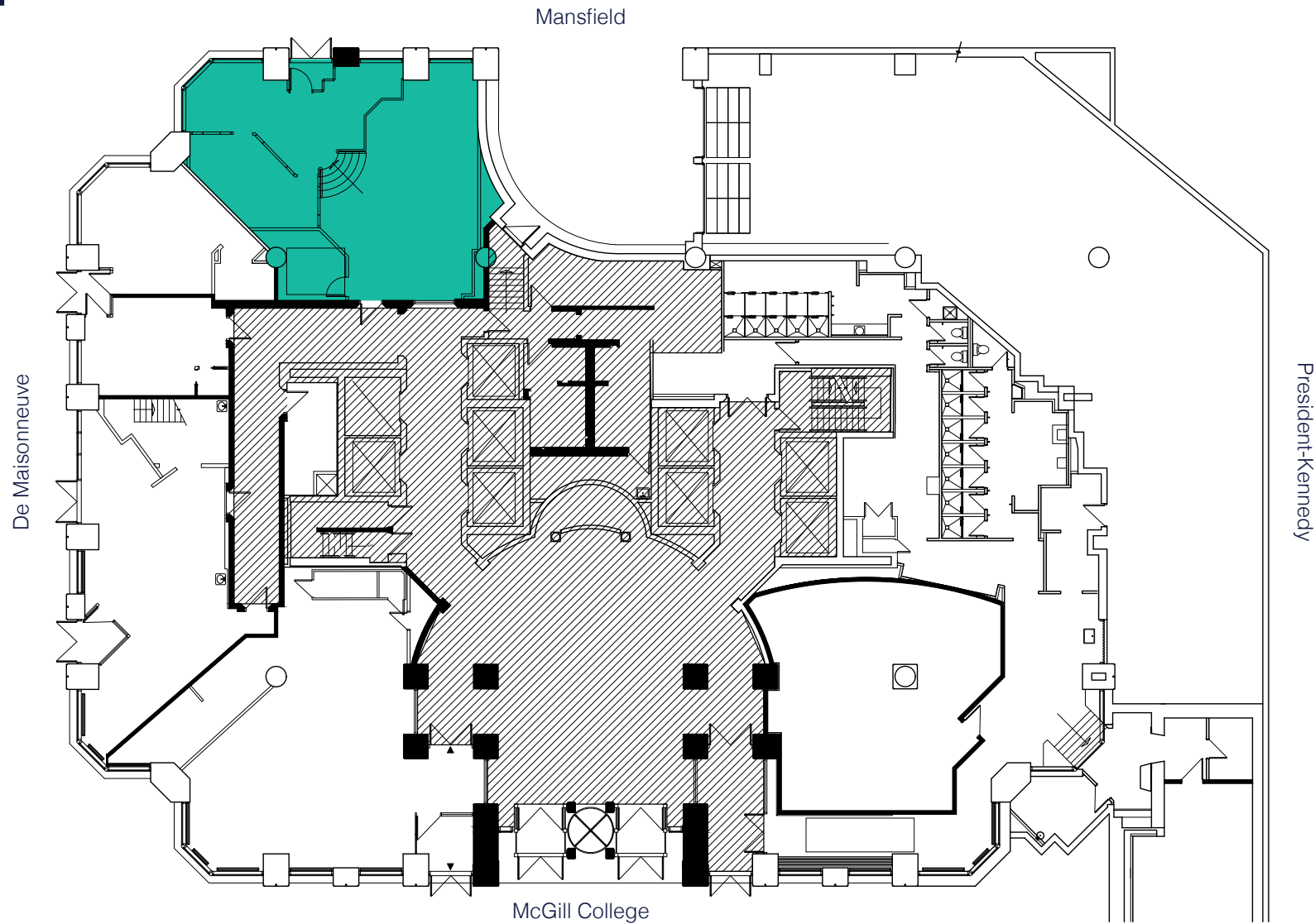
Turnkey

Built-out Spaces Available



Ground Floor – Retail

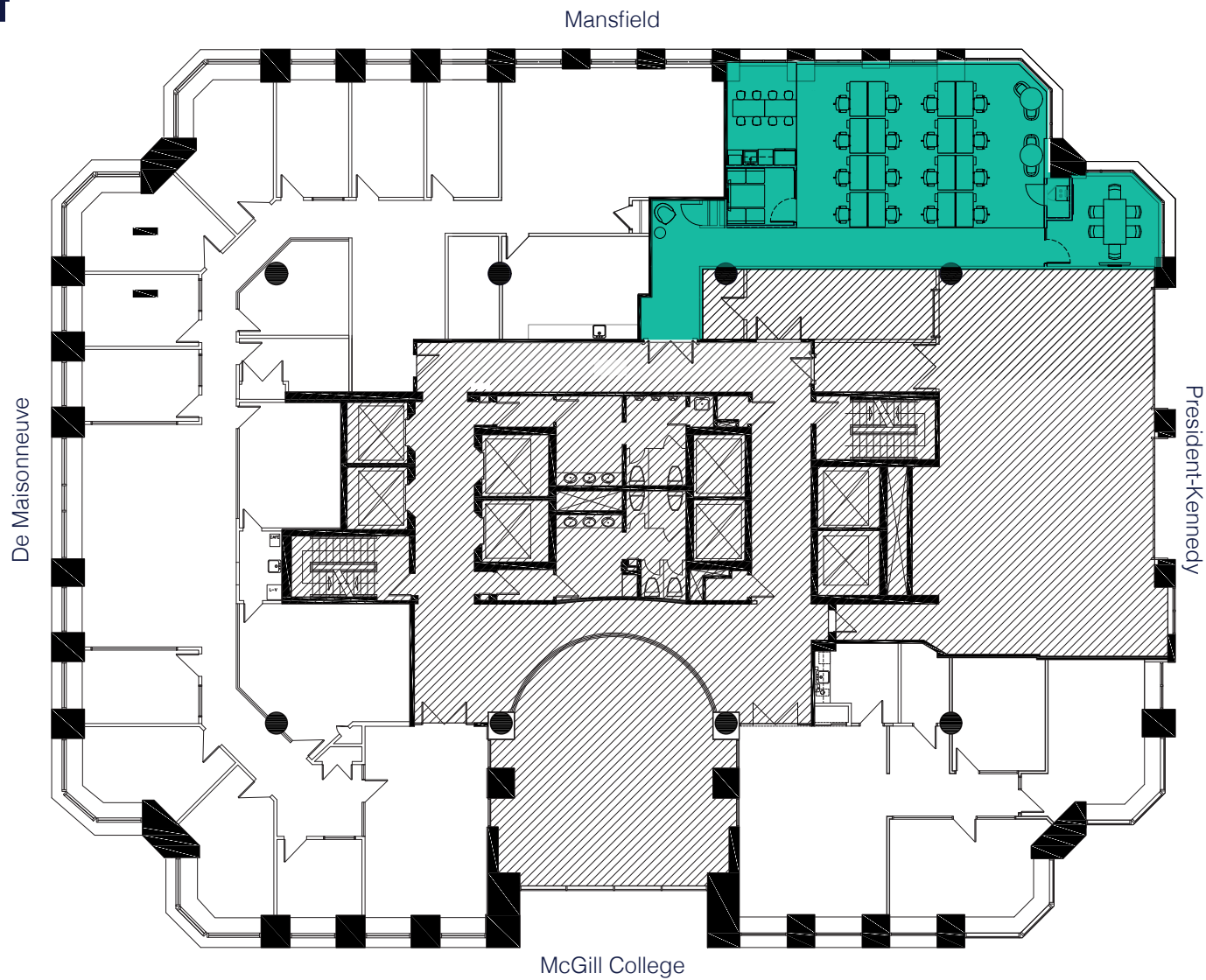
1,411 sf



2000
McGill College

Suite 200

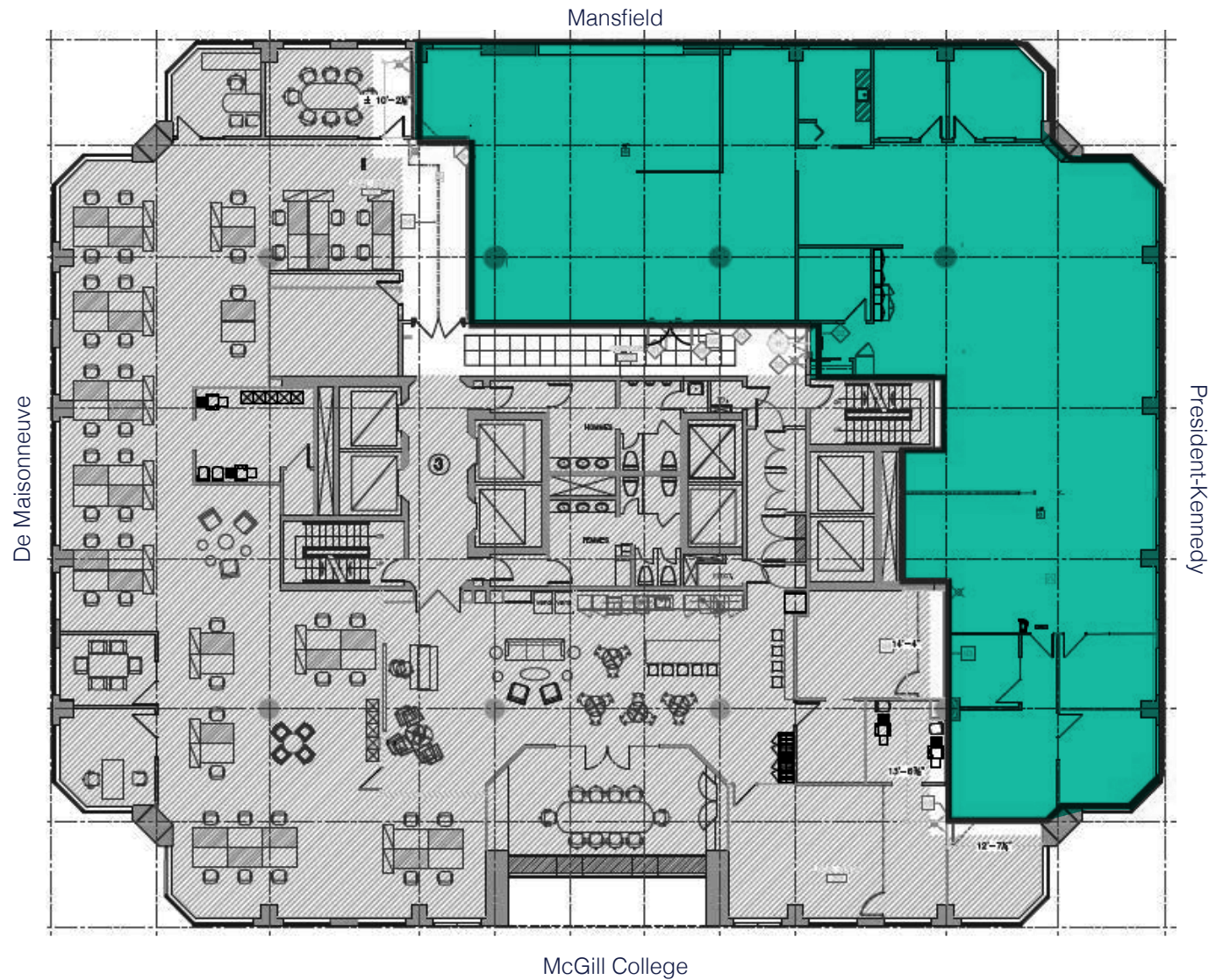
2,193 sf



2000
McGill College

Suite 300-2

5,800 sf

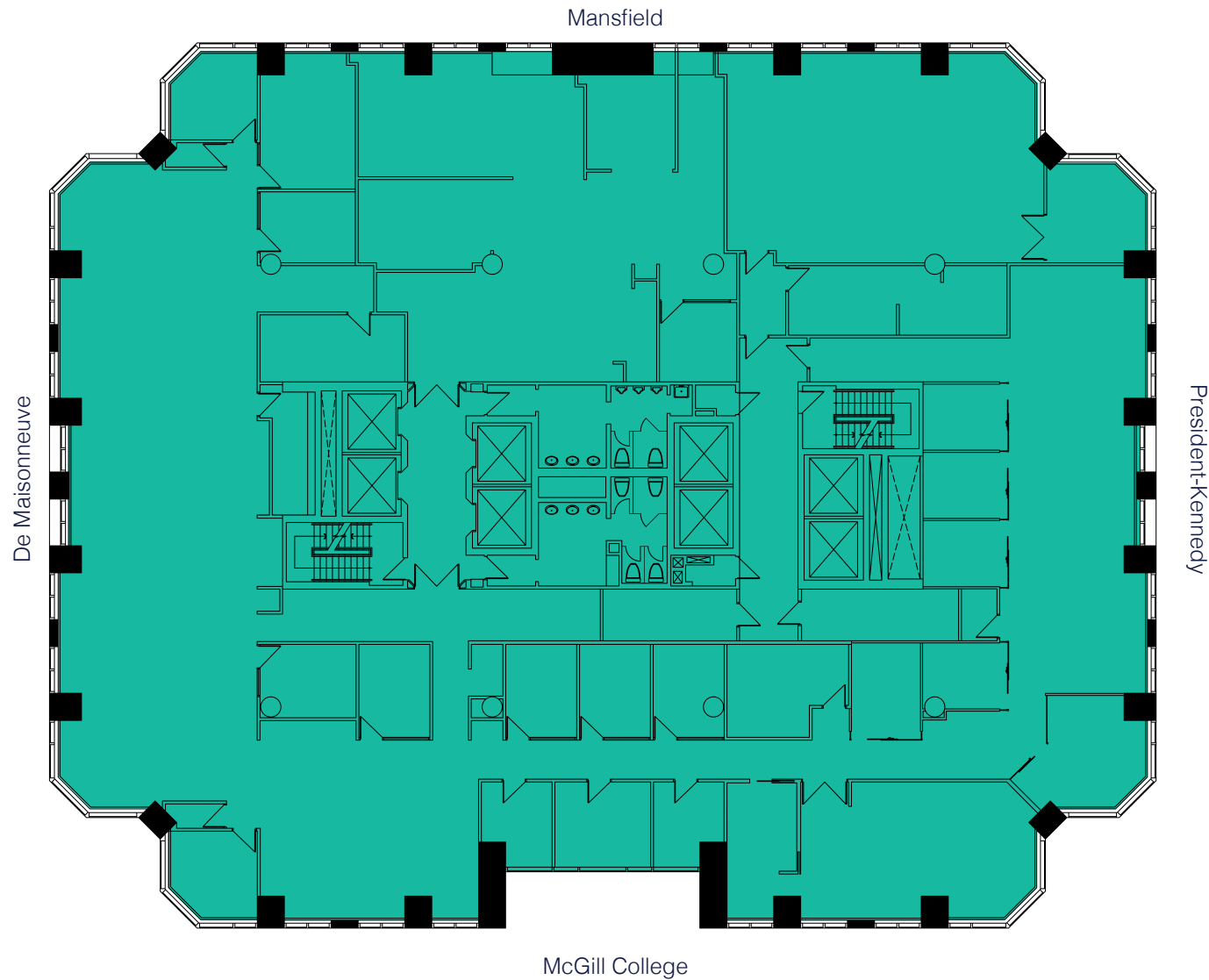


2000

McGill College

Suite 400

15,627 sf



2000

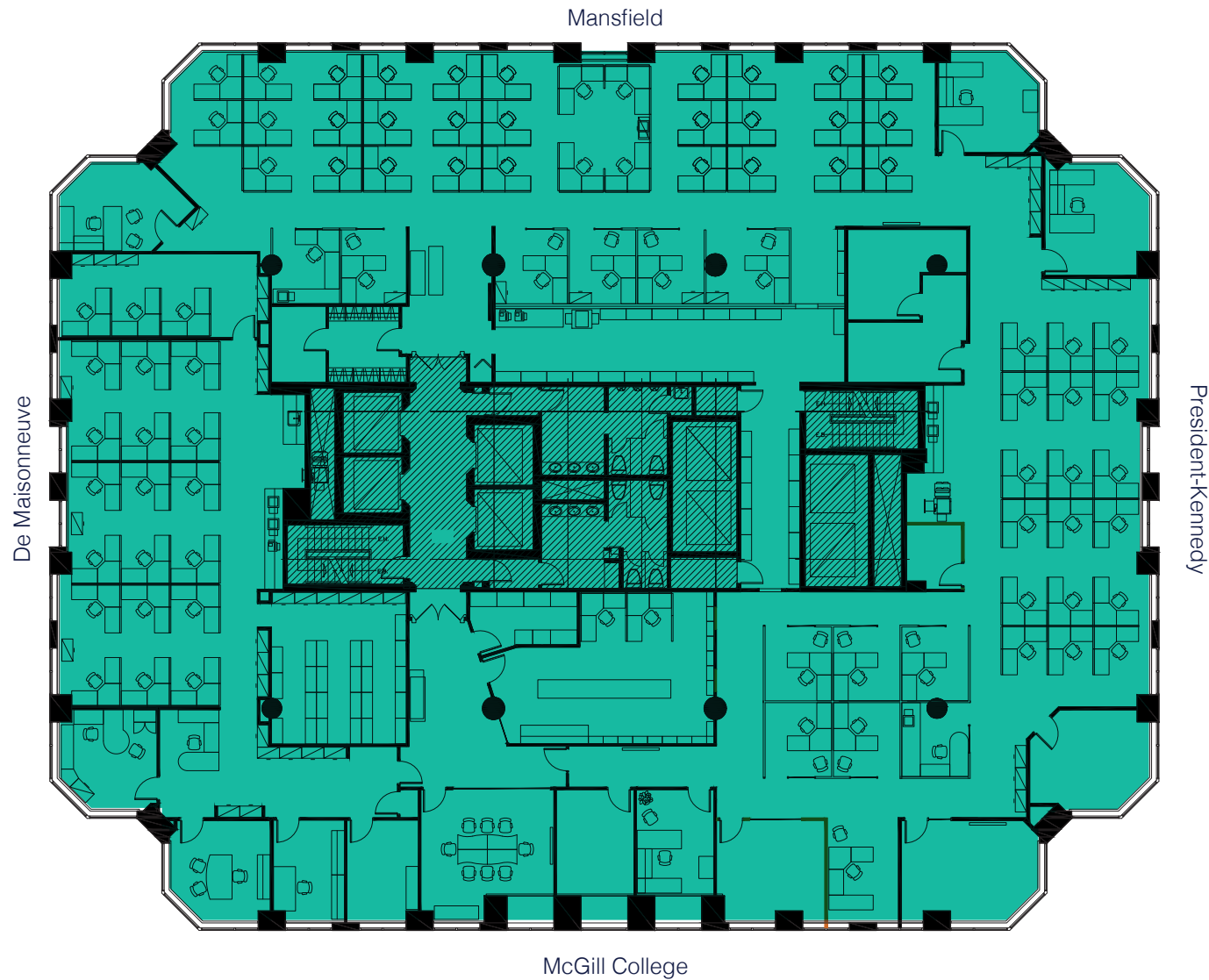
McGill College

2000
McGill College



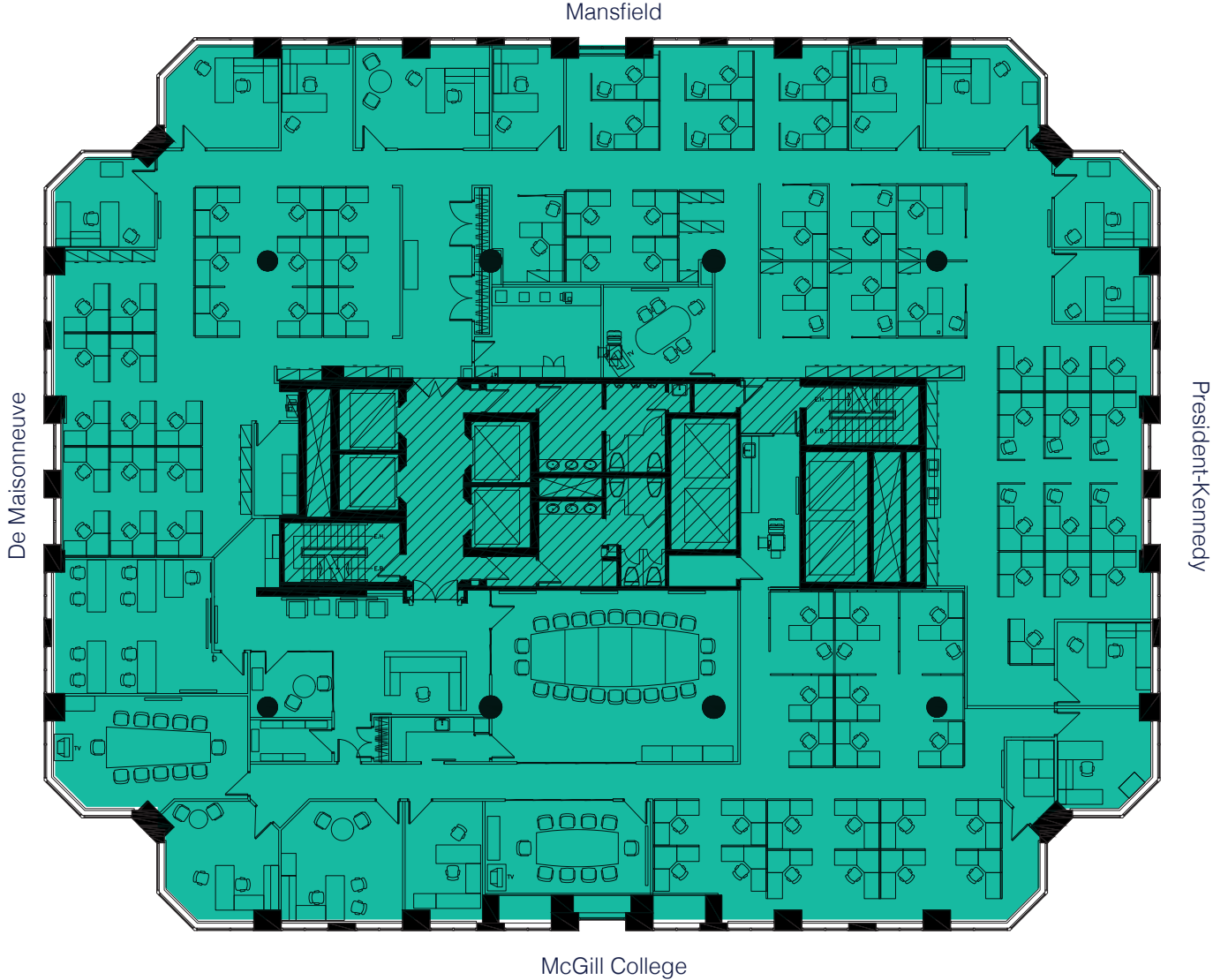
Suite 700

15,736 sf



2000
McGill College

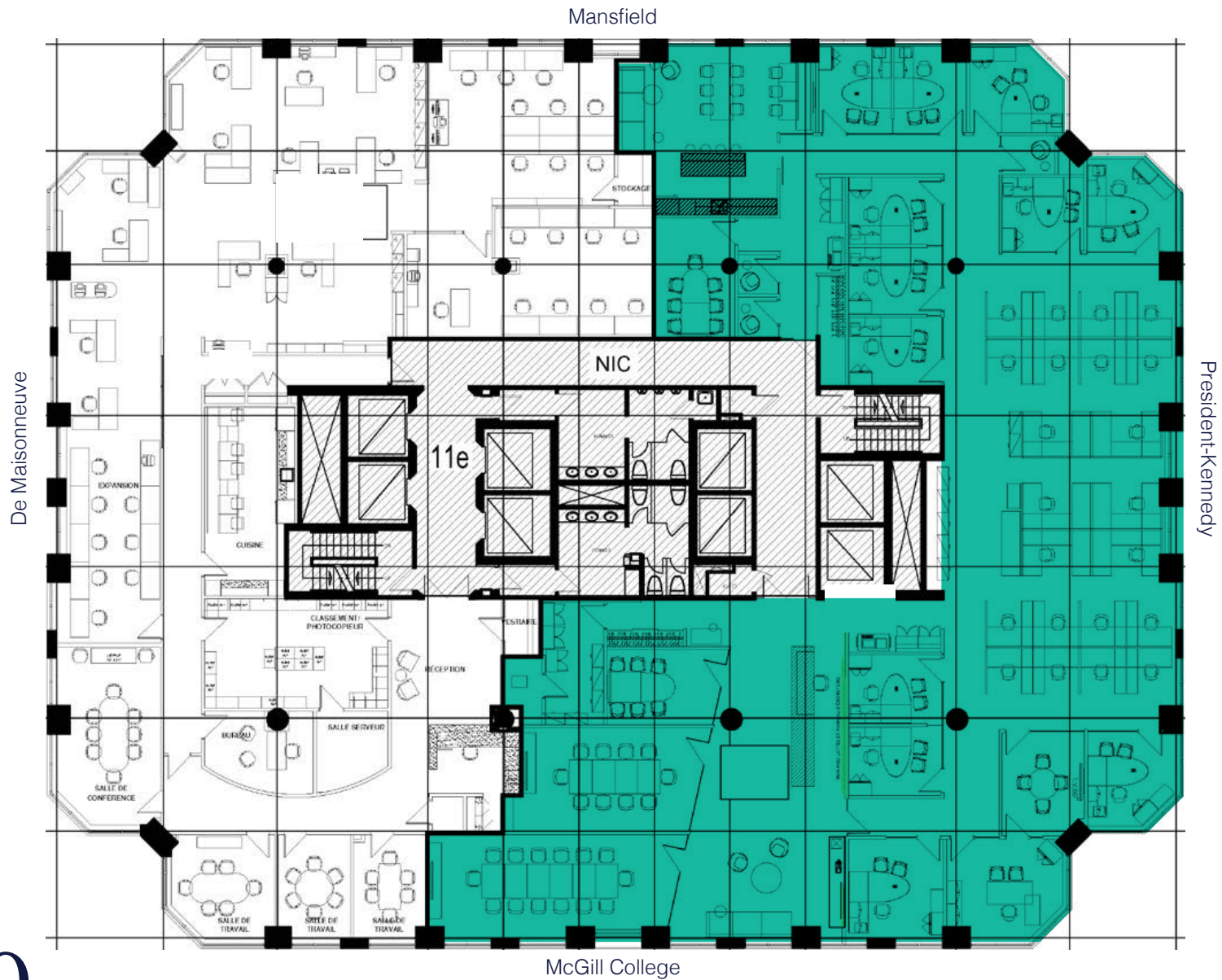
Suite 800
15,690 sf



2000
McGill College

Suite 1100

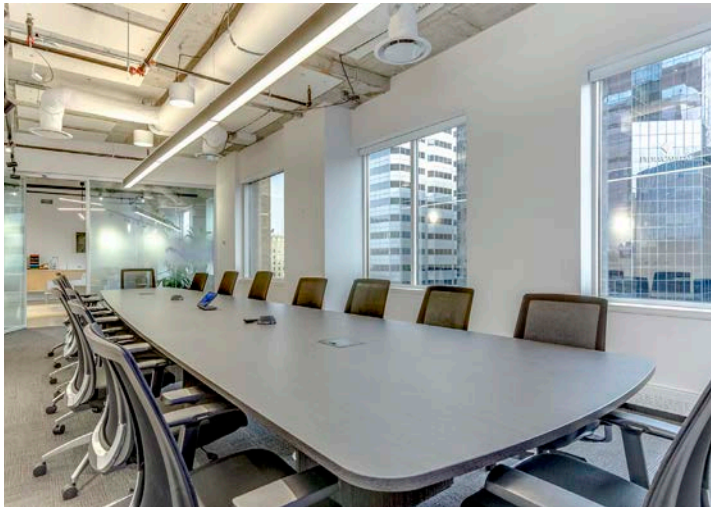
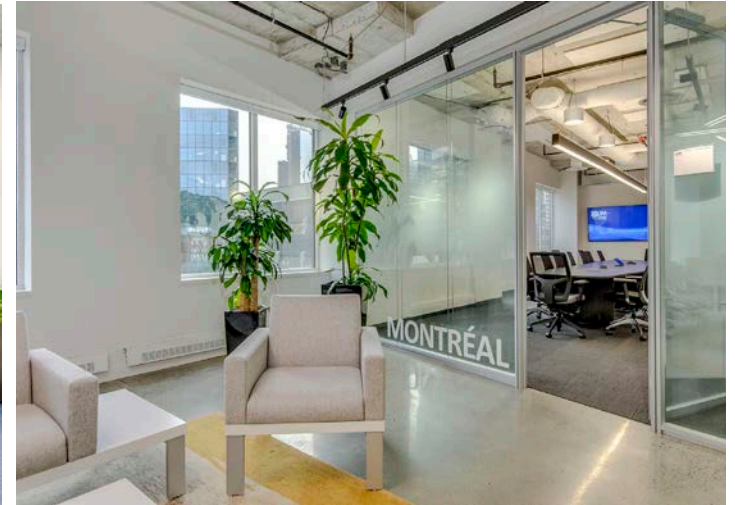
8,567 sf



2000
McGill College

Suite 1100

8,567 sf



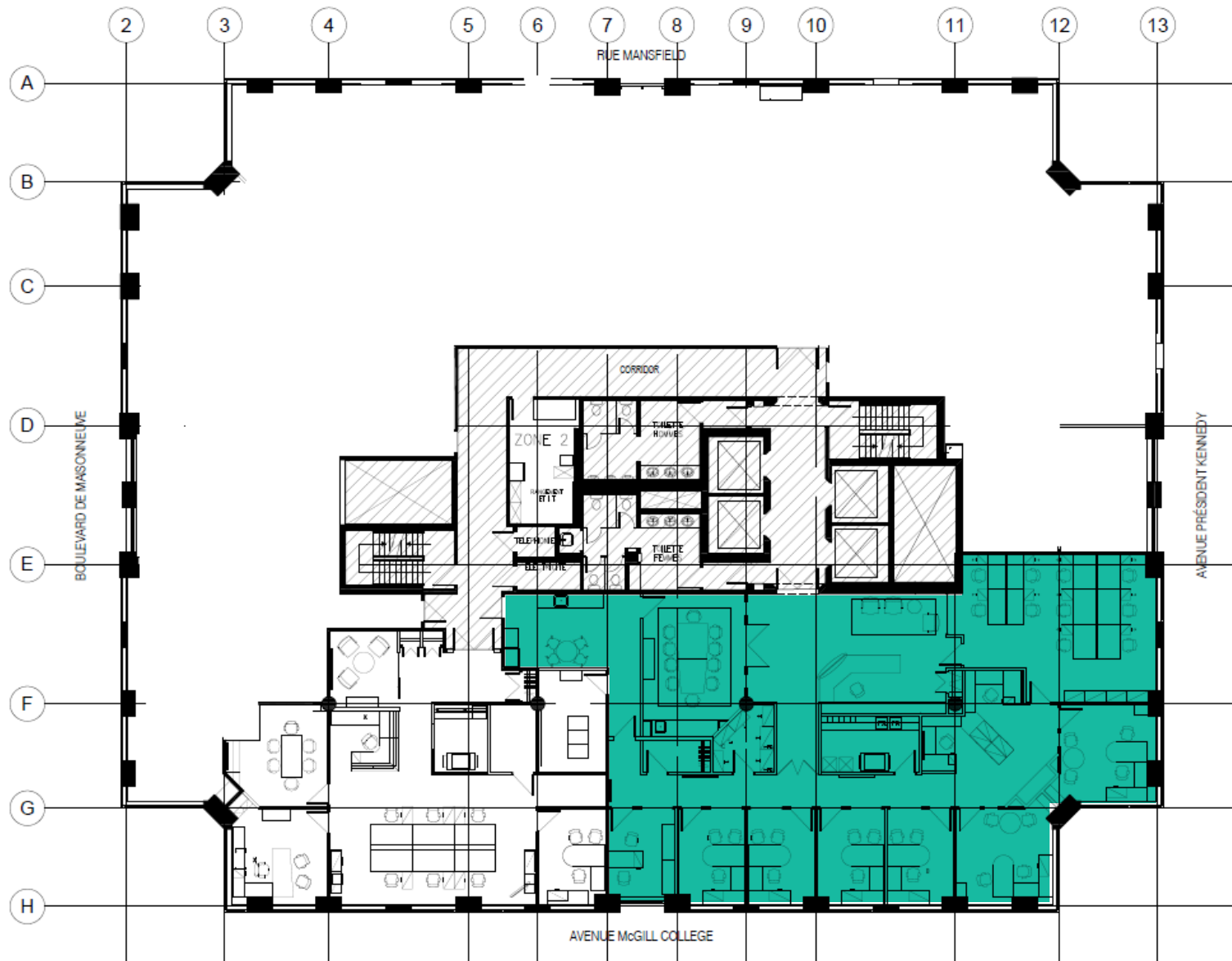
2000
McGill College

2000
McGill College



Suite 1900

4,186 sf

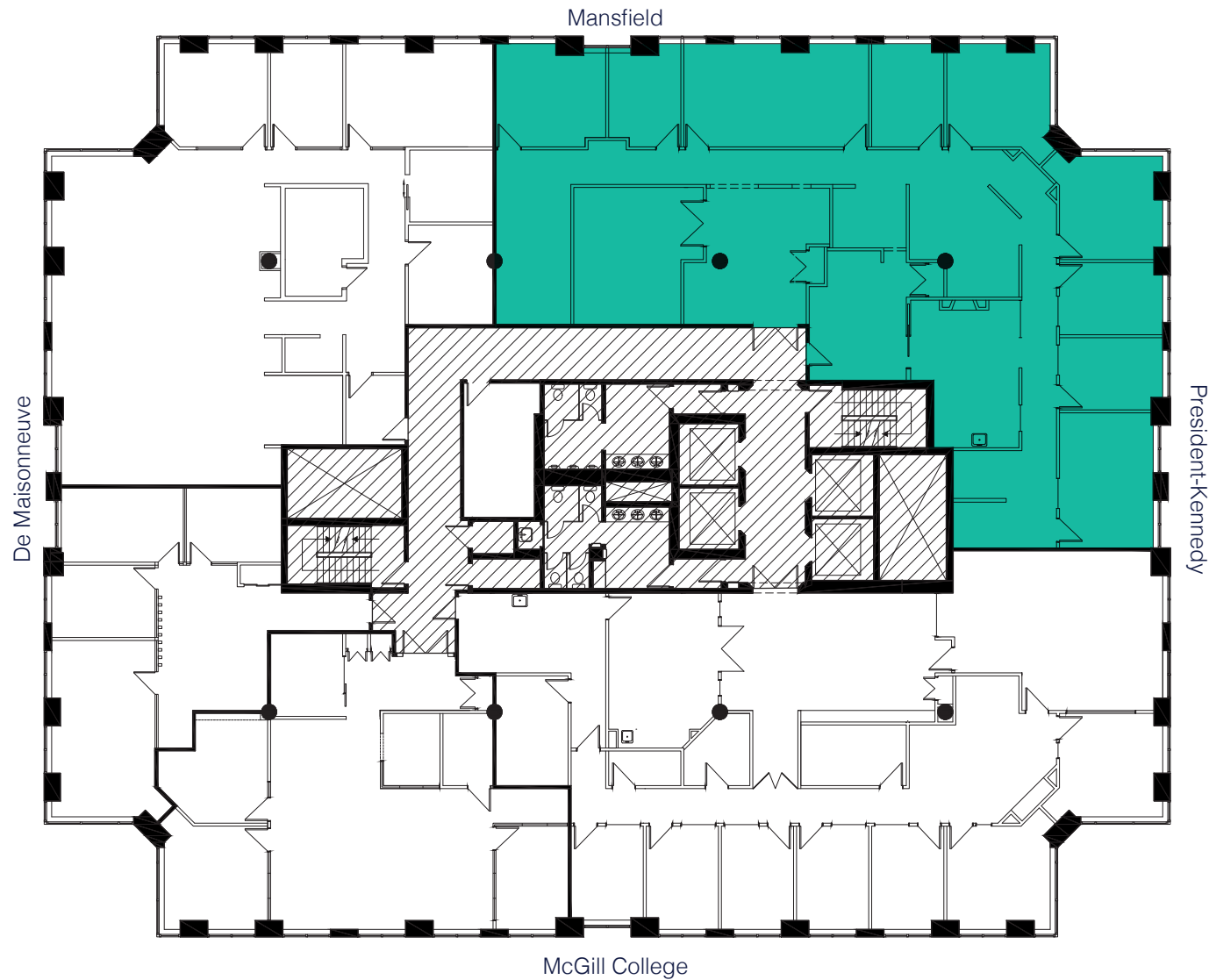


2000

McGill College

Suite 1950

5,120 sf

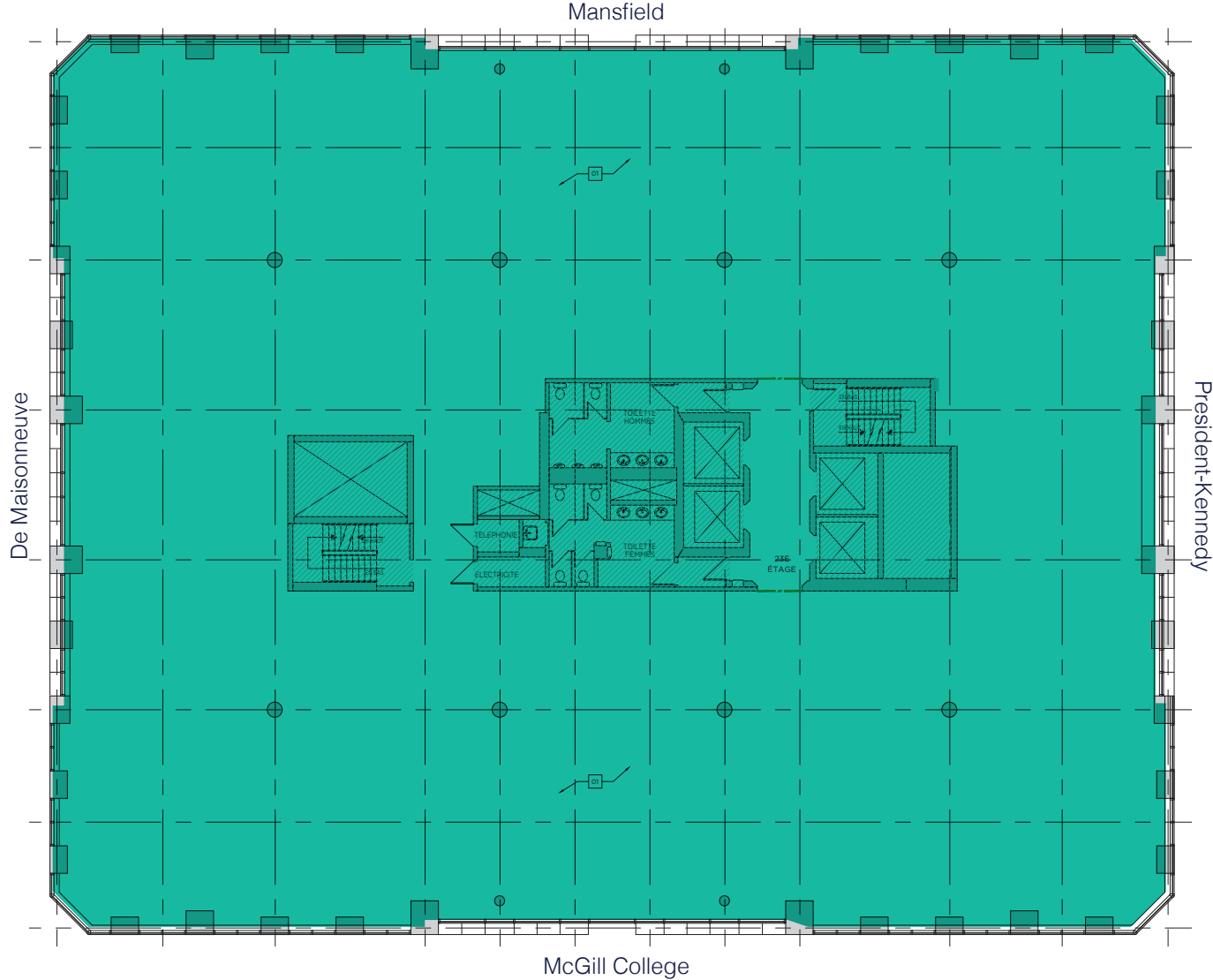


2000

McGill College

Suite 2300

16,633 sf



2000
McGill College

Suite 2300

16,633 sf



2000

McGill College

Project Management & Construction Services

We are your partners

While construction might not be your area of expertise, it is ours, and we are pleased to advise you, support your company, and simplify the transition process for you.

With Canderel's project management and construction experts, we ensure the protection of our clients' interests and investments, serving as their eyes and ears at every stage of planning, design, and execution.

Project Management & Construction Monitoring

- Value engineering to ensure efficient project planning
- Coordination of Project Team (consultants & contractors)
- Project budget and schedule management
- Coordination of approvals and permit applications
- Change management
- Progress payment analysis and expense management
- Smart procurement services leveraging our national purchasing power
- Construction close-out
- Occupancy and turn over management
- Closely monitoring city and the current governmental obligations, keeping a pulse on the industry tendencies and making sure our clients adhere to all the incentive programs.



Highly experienced technical staff that have completed projects across Canada in every major municipality.



Innovation culture and action plan orientated to address project and real estate industry challenges.

2000

McGill College

Montréal, QC

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 **Canderel**