



Turnkey office space in the heart of the city center

- A great opportunity to sublease 28,429 square feet of plug & play office space, including 8,136 square feet on the ground floor, as well as 20,293 square feet of unfurnished office space on the 3rd floor.
- Offering a prime location in the heart of downtown, at the corner of McGill College Avenue and de Maisonneuve Boulevard West, the building benefits from direct connections to the Montréal underground network (RÉSO), the McGill metro and the REM for which delivery is expected within the next year.
- The LEED Gold-certified building offers a multitude of on-site tenant services: shower, locker room, bike rack, training room (Coming soon), coffee shop and 24/7 security.



28,429 square feet
of office space



Lease expires on January
31, 2036



Perfectly serviced and
well located building



Available : 30 to 60 days

Get more information

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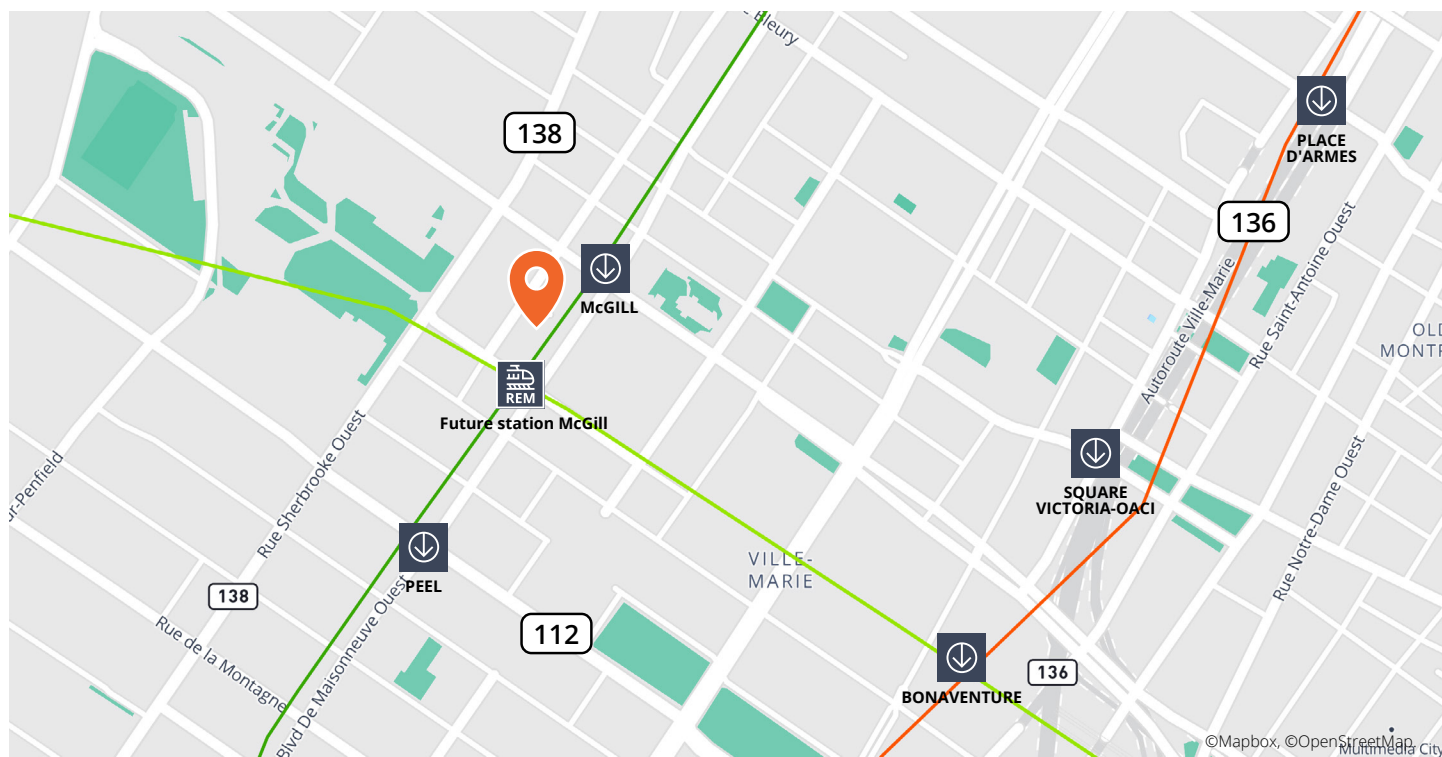
Sublease details

Building area	640,938 sf
Number of floors	21 floors
Building category	A
Total available area	28,429 sf
Ground floor	8,136 sf
3 rd floor	20,293 sf
Lease term	January 31, 2036
Net rent	Contact the broker
Total additional rent	\$30.10
Operating expenses	\$17.29
Taxes	\$11.70
Cleaning & maintenance	Included
Electricity	\$1.11



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Location



Directly connected to McGill station (green line) and in close proximity to Bonaventure metro station (orange line)



Several bus lines and Bixi stations nearby



Near Robert-Bourassa Boulevard and Ville-Marie highway



Connected to Montreal's underground pedestrian network (RESO) via McGill station



Will soon be directly connected to the future McGill station of the Réseau express métropolitain (REM)



Right in the heart of the business district, surrounded by many restaurants and cafes



25-minute drive from Montréal-Trudeau International Airport



Close to many shops including Place Montréal Trust and the Eaton Centre

Office for sublease

1981 McGill College Avenue



**Get more
information**

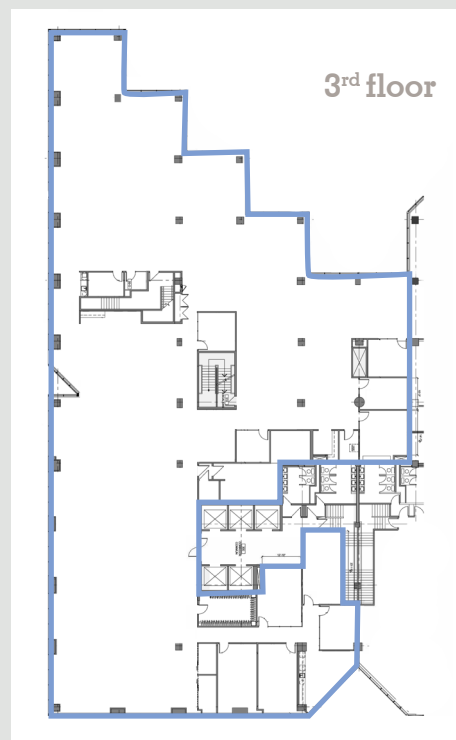
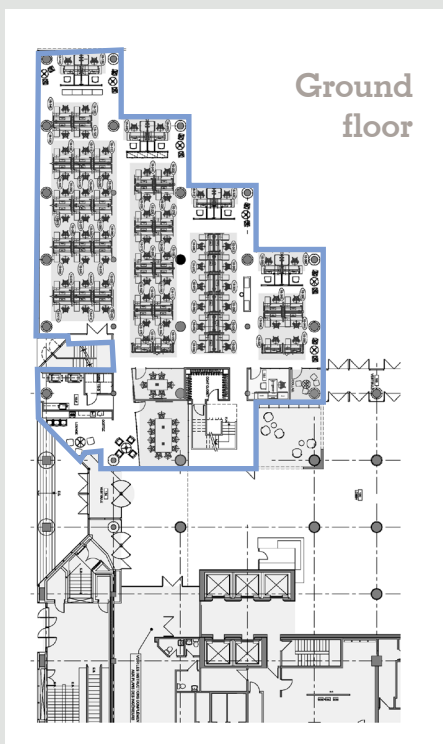
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FLOOR PLAN



Want to plan a tour? Contact us for more information.

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