

# 2000 McGill College Montréal, QC

Office Space  
FOR LEASE

Owned by





# 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

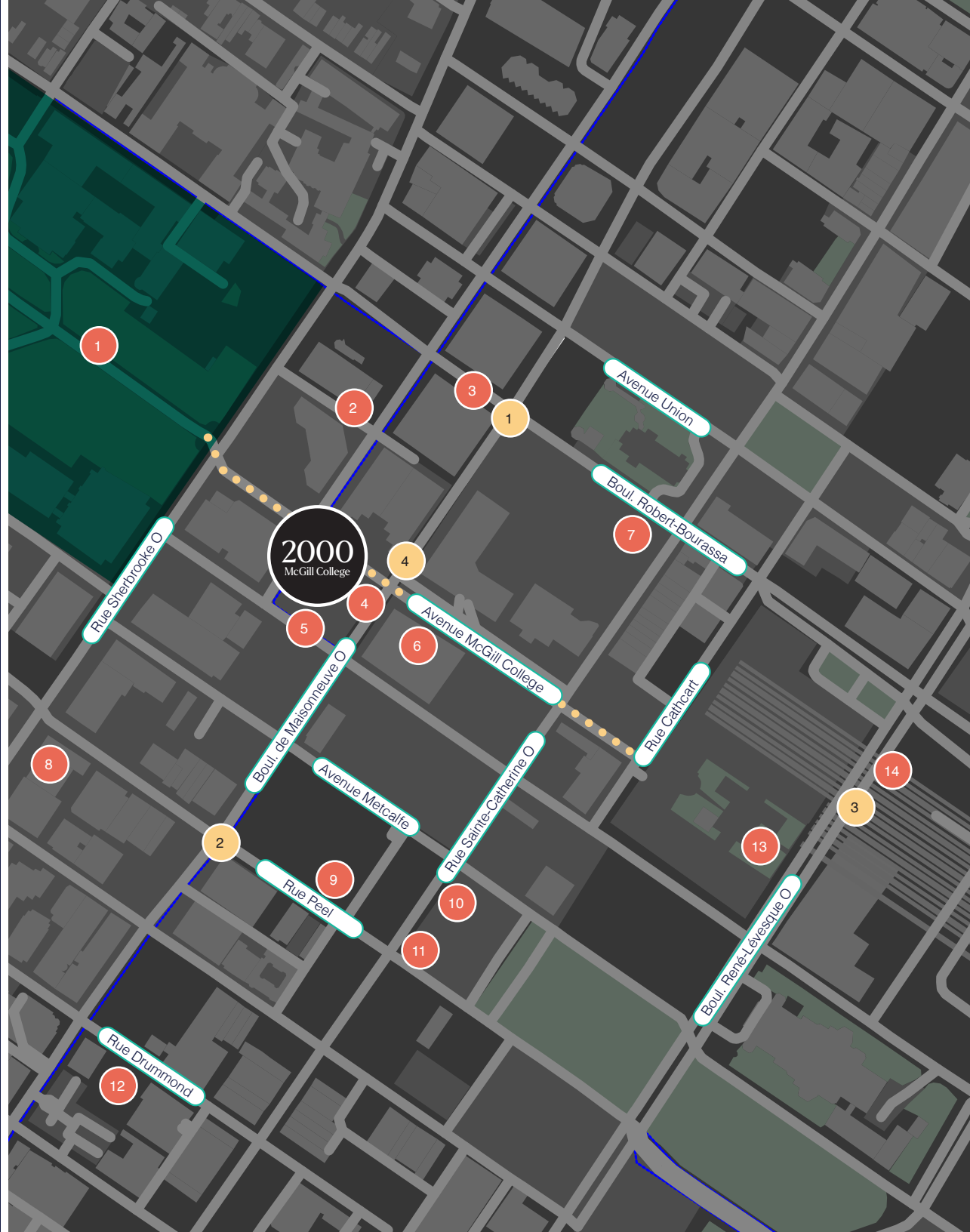
- 1 McGill University
- 2 McCord Stewart Museum
- 3 Columbus Café
- 4 Pigeon Café
- 5 Hotel Le Germain
- 6 Place Montreal Trust
- 7 Hotel Birks Montreal
- 8 Maison Café
- 9 Restaurant Ryu
- 10 Carrefour iA
- 11 Cineplex
- 12 Bar George
- 13 Le Cathcart
- 14 Fairmont Queen Elizabeth



## Connectivity

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

... McGill pedestrian walkway



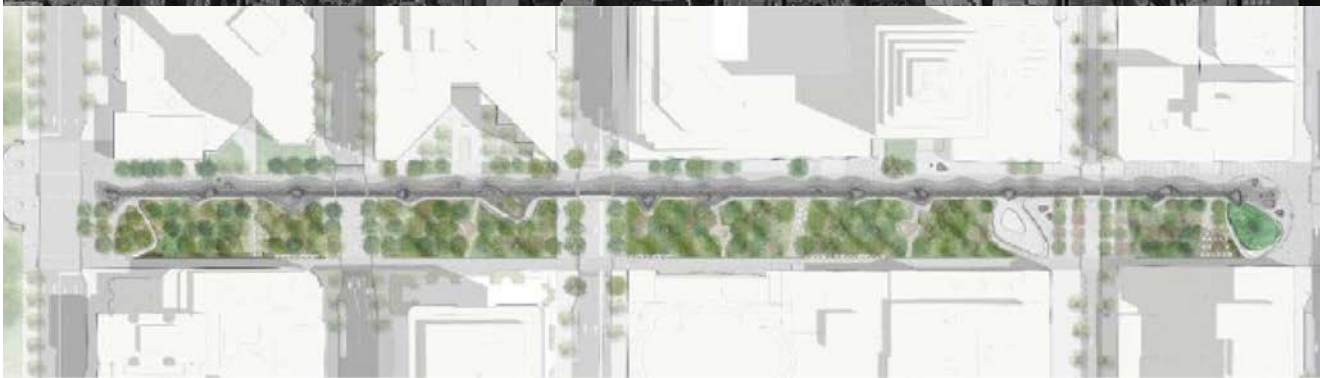
# McGill Prestige & Avenue Renovations

## 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

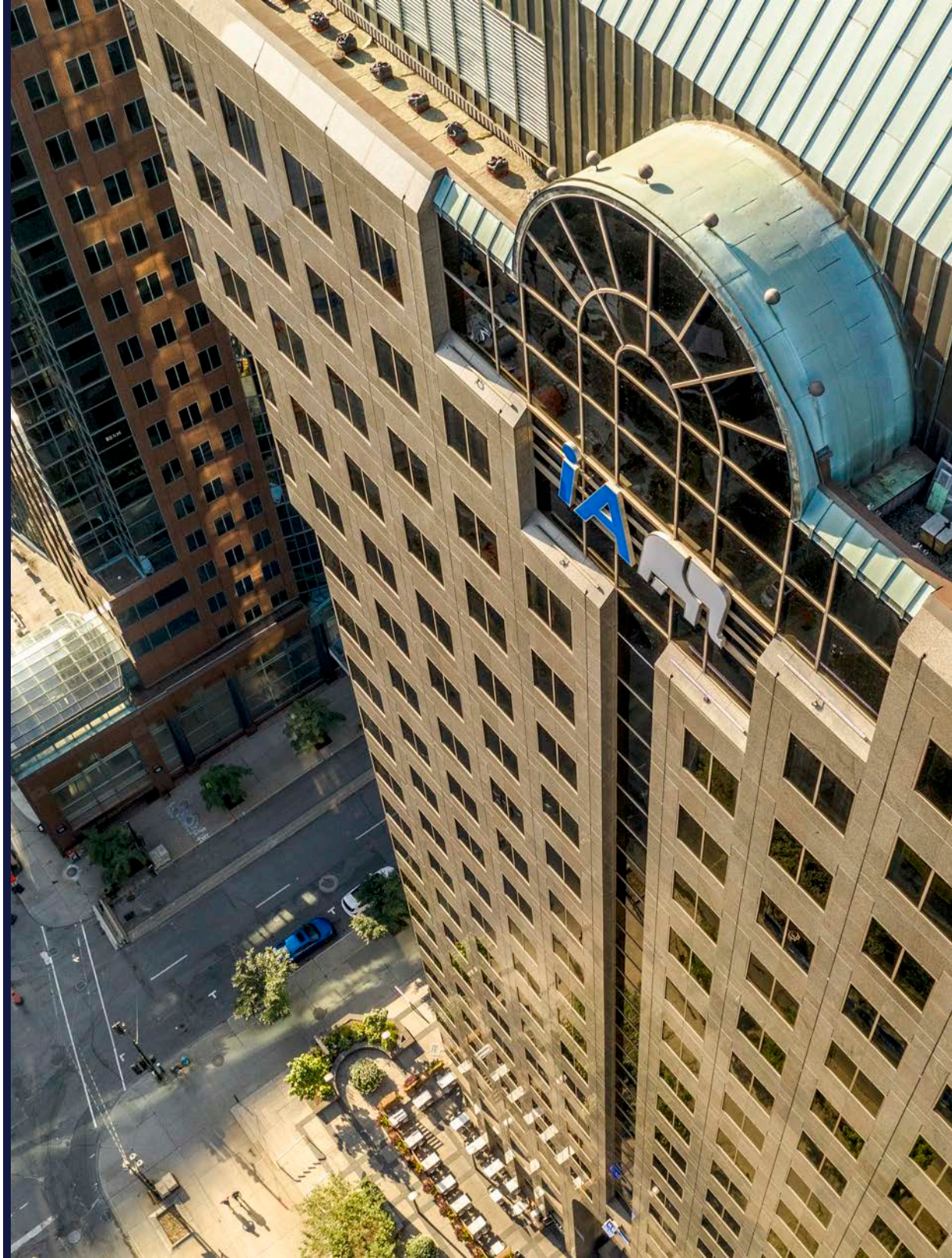
Class A office building located at the intersection of McGill College Avenue and De Maisonneuve Boulevard.

## 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.

## 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.



## 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.

### 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

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## Address

2000 McGill College

**23<sup>rd</sup> Floor:** 16,633 sf (Top floor, premium views)

**Suite 1900:** 4,186 sf (Available April 1, 2025)

**11<sup>th</sup> Floor:** 15,668 sf

**9<sup>th</sup> Floor:** 15,737 sf

**8<sup>th</sup> Floor:** 15,690 sf

**7<sup>th</sup> Floor:** 15,736 sf

**6<sup>th</sup> Floor:** 15,735 sf

**5<sup>th</sup> Floor:** 15,735 sf

**4<sup>th</sup> Floor:** 15,267 sf

**Suite 200:** 2,193 sf

**Ground Floor:** 1,893 sf

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## Availabilities (Full Floors)

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## Services / Amenities

Pigeon Café , bCycle Spin studio, Sushi Mart, bike parking, lockers, showers, underground parking, air and windshield fluid stations free of charge.

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## Public Transport

Direct connection to the underground network, metro station and REM station.

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## 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.

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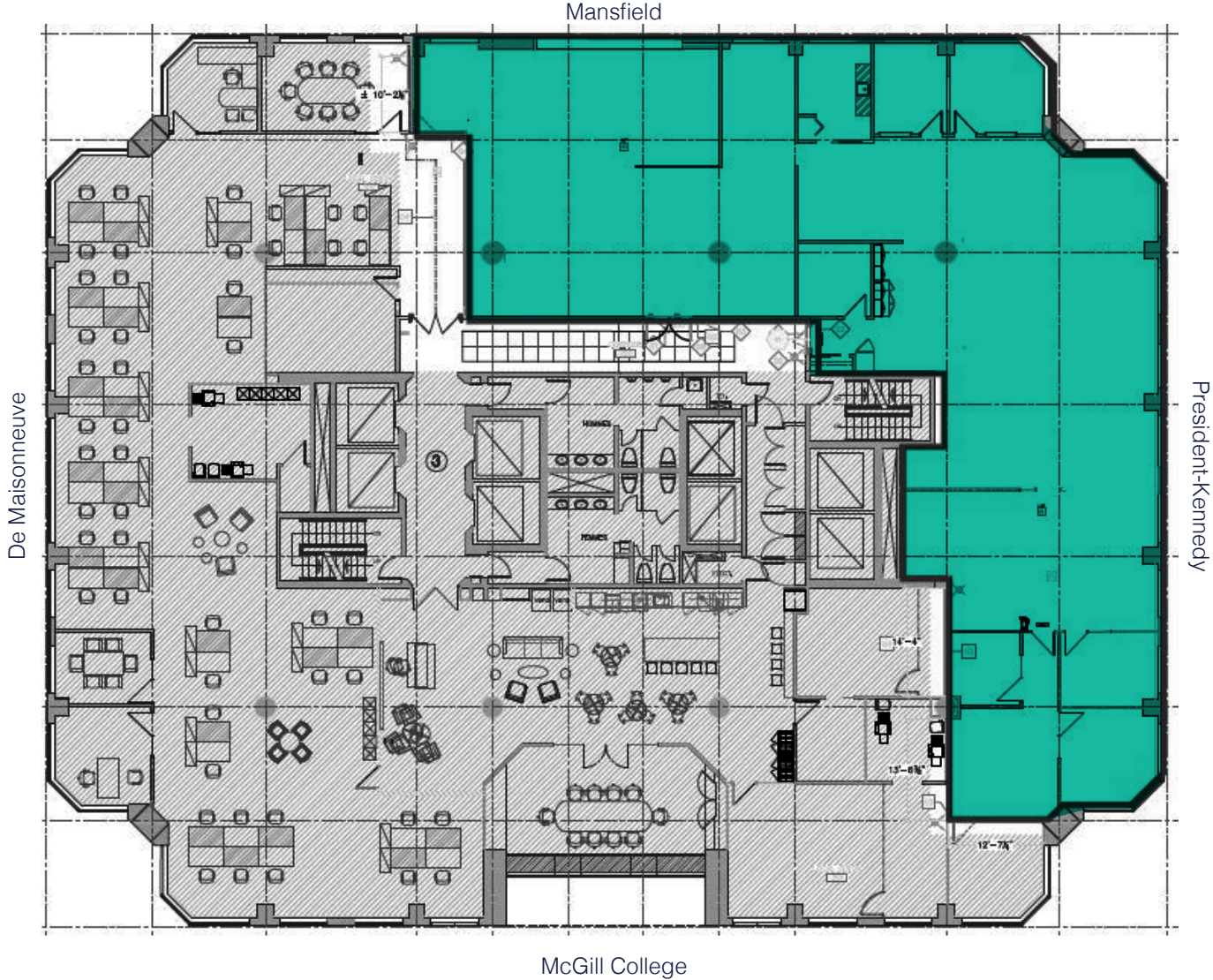


# Renovated Lobby Renderings



# Suite 300-2

5,800 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 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

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Montréal, QC

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 **Canderel**