

1001 Robert-Bourassa Boulevard

Montréal, Québec



Office for sublease

Subdividable spaces in the heart of downtown

**AVISON
YOUNG**

1001 Robert Bourassa Boulevard, Montréal, Québec

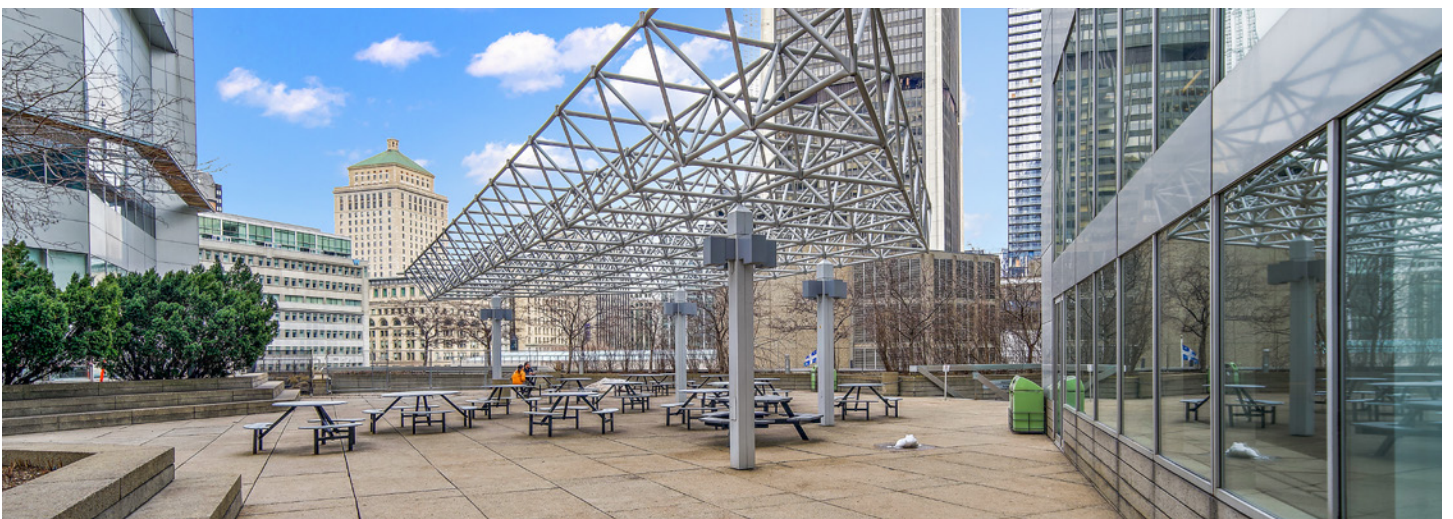
Office space for sublease

Property overview

With over 200 properties across Canada, covering more than 13 million square feet, Allied has earned a reputation for contributing to the vitality of Canada's most dynamic urban neighborhoods, and for developing workplaces distinguished by thoughtful design, human-scale design, responsive property management and an unparalleled tenant experience. In June 2022, the owner announced an \$80 million investment to renovate this office tower at 1001 Robert Bourassa Boulevard.

With office spaces, a shopping mall, an outdoor terrace, a food court and direct access to a 33km urban underground network, this modernist complex offers an exceptional working environment in the heart of downtown. On the border of the business district and the Quartier International of Montréal, close to Old Montreal, 1001 Robert-Bourassa is located within the quadrilateral formed by Robert Bourassa boulevard and University, Viger and Beaver Hall streets.

Its connection to the Montreal underground pedestrian network provides direct access to Square-Victoria-OACI and Bonaventure metro stations, Central Station and several major shopping centers.



1001 Robert Bourassa Boulevard, Montréal, Québec

Office space for sublease

Building features



28 floors with a typical floor area of 36,000 square feet



Steps from the Bell Centre, Windsor Station, Central Station, Place Ville-Marie & Place Bonaventure (also accessible via the underground network)



Flexible space allowing for evening activities, exhibitions and events of all kinds



Close to commuter trains, buses and major highways



Certified LEED Gold and BOMA BEST Platinum



Located directly at the entrance to historic Square Victoria Park in the Quartier international



New, redesigned entrance to the building, creating a welcoming space that improves user circulation



An inviting new lobby integrating art, nature and well-being with a unique food offering (Under construction)



693 underground parking spaces on 4 levels with electric car charging stations, bike racks, car wash and valet service



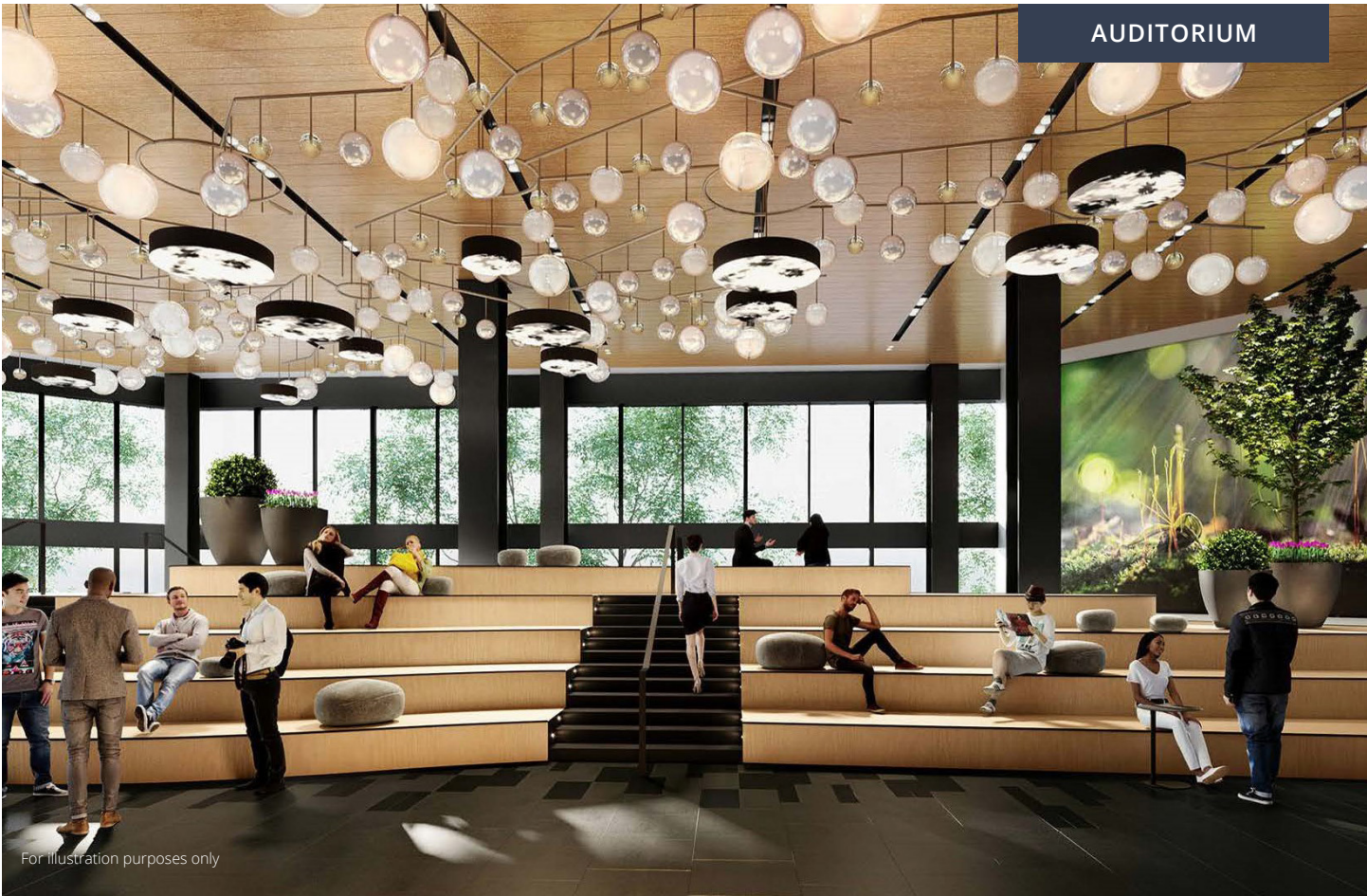
Access to a food court, a variety of shops, a fitness center and terraces



Direct access to the Square-Victoria-OACI metro station from the building and to the Montreal underground pedestrian network RÉSO

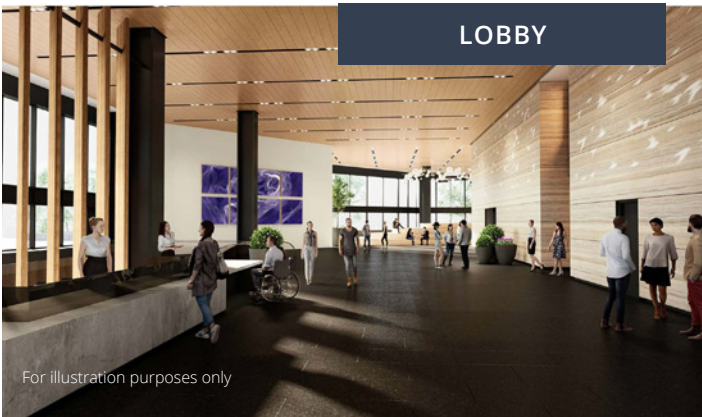


Controlled access with 24/7 security



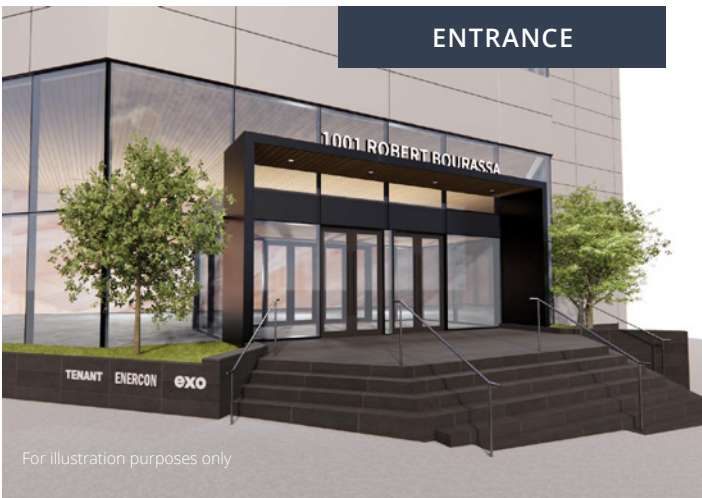
AUDITORIUM

For illustration purposes only



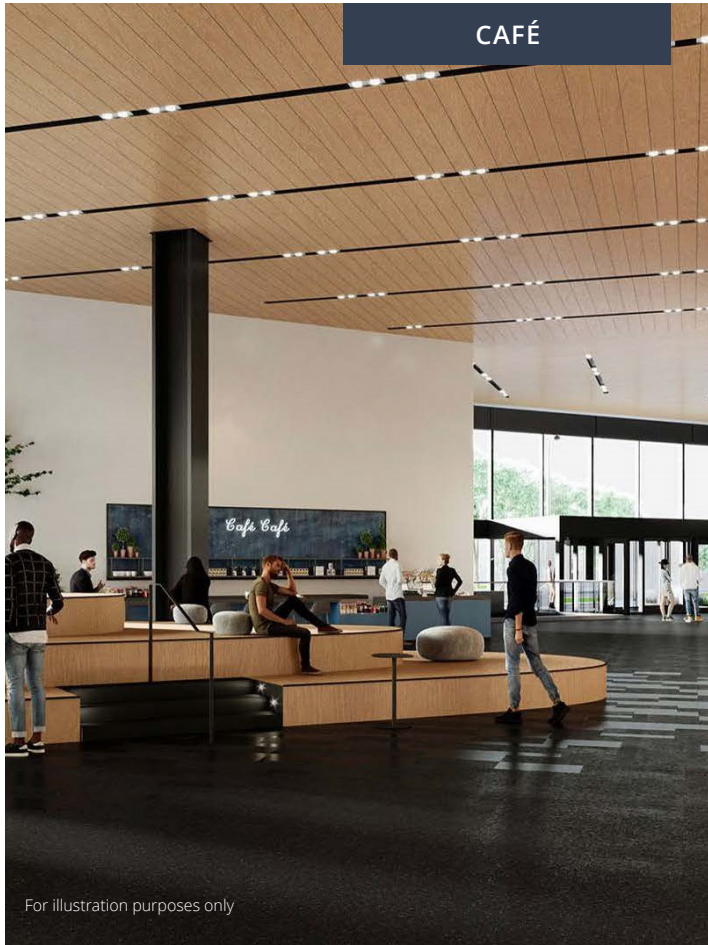
LOBBY

For illustration purposes only



ENTRANCE

For illustration purposes only



CAFÉ

For illustration purposes only

1001 Robert Bourassa Boulevard, Montréal, Québec

Office space for sublease



Sublease details

Building area	935,866 square feet
Construction year	1983
Total available area	167,250 square feet
Available areas	6 th floor: 33,411 sf 7 th floor: 33,411 sf 8 th floor: 33,411 sf 22 nd floor: 33,356 sf 23 rd floor: 33,661 sf
Lease expiry date	March 31, 2027
Availability	Immediate
Asking rent	Negotiable
Additional rent (est.)	\$23.96 / sf
Daily cleaning	Included
Electricity	Included
Leasehold improvements	As is
Parking	1/3,400 sf ratio





Sublease highlights

- Plug-and-play office allows savings on potential tenant improvement costs and office furniture.
- The perfect space for an occupier looking to kick-start a project, or for long-term operations.
- Optimum configuration for conference rooms, closed offices and open spaces with abundant natural light.
- The spaces are located in a building that is undergoing a significant brand identity overhaul to enhance the tenant experience.
- The space can be subdivided as required.







1001 Robert Bourassa Boulevard, Montréal, Québec

Office space for sublease

Floor plan



6TH FLOOR: 33,411 SF

Maximum capacity based on existing layout

Standard furniture	0
Collaborative furniture	339
Closed office	0
Total	339

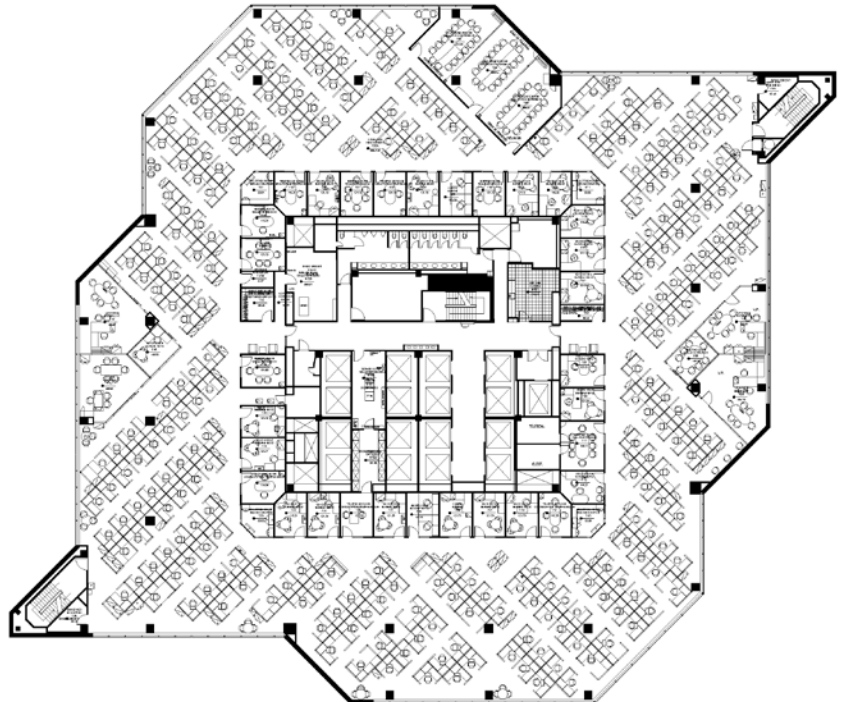
Availability | Immediate

7TH FLOOR: 33,411 SF

Maximum capacity based on existing layout

Standard furniture	130
Collaborative furniture	122
Closed office	16
Total	268

Availability | Immediate



1001 Robert Bourassa Boulevard, Montréal, Québec

Office space for sublease

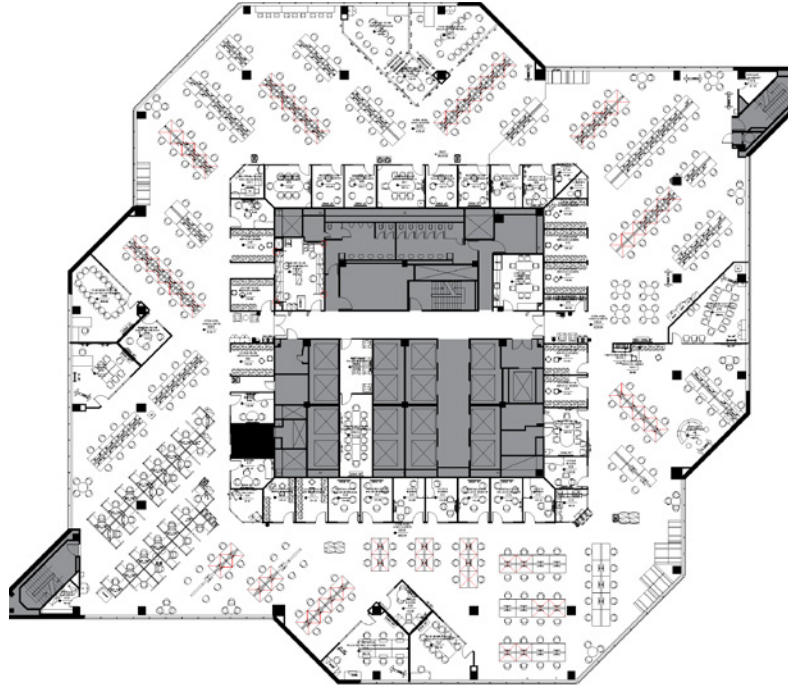
Floor plan

8TH FLOOR: 33,411 SF

Maximum capacity based on existing layout

Standard furniture	26
Collaborative furniture	245
Closed office	16
Total	287

Availability | Immediate

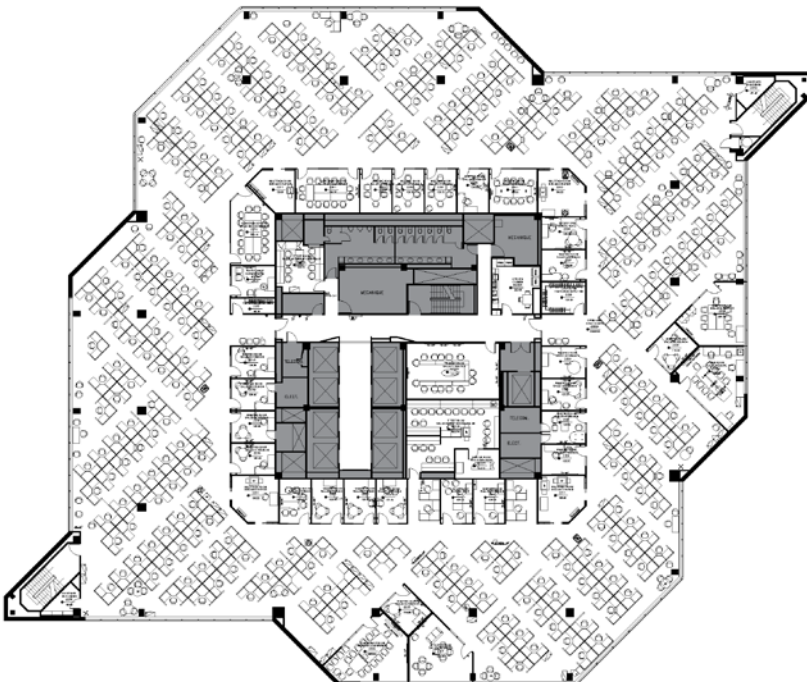


22ND FLOOR: 33,656 SF

Maximum capacity based on existing layout

Standard furniture	290
Collaborative furniture	0
Closed office	22
Total	312

Availability | Immediate



1001 Robert Bourassa Boulevard, Montréal, Québec

Office space for sublease

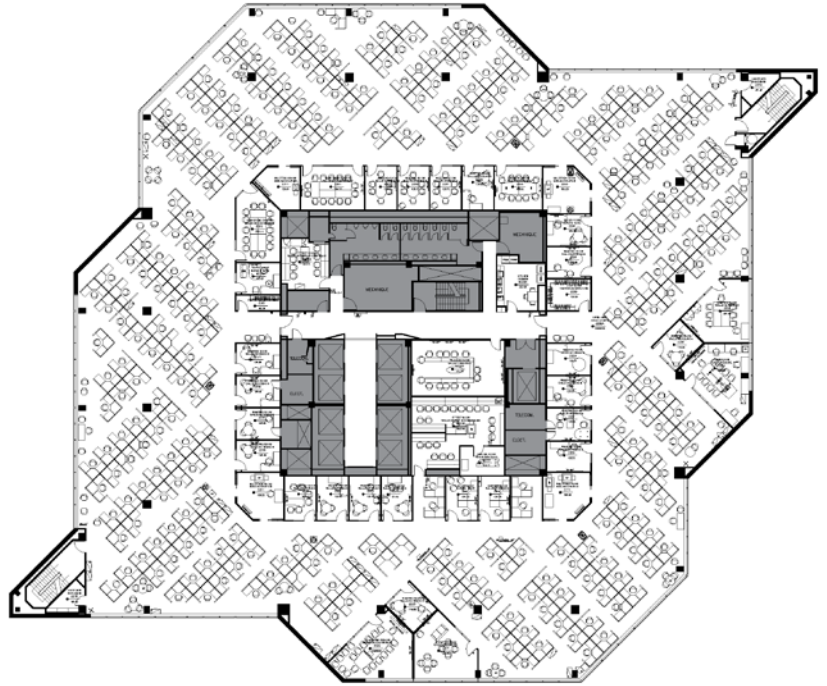
Floor plan

23RD FLOOR: 33,661 SF SPACES

Maximum capacity based on existing layout

Standard furniture	290
Collaborative furniture	0
Closed office	22
Total	312

Availability | Immediate







1001 Robert Bourassa Boulevard, Montréal, Québec

Office space for sublease

Neighborhood overview

Public transportation

	Gare Centrale : 120m - 2 minutes walk
	Square Victoria OACI Métro : 150m - 1 minute walk
	Bonaventure Métro : 400m - 6 minute walk
	McGill Métro : 650m - 8 minutes walk
	Place-d'Armes Métro : 750m - 9 minutes walk

Cafés and restaurants

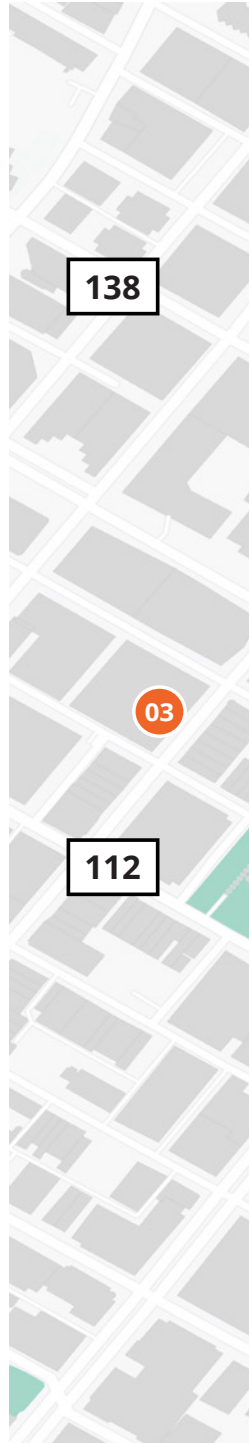
01.	Foire alimentaire - Galerie des Tours
02.	Portus 360
03.	Roselys
04.	The Keg Steakhouse + Bar
05.	Vargas restaurant
06.	El habanero Mexican Grill
07.	Cathcart
08.	Les enfants terribles

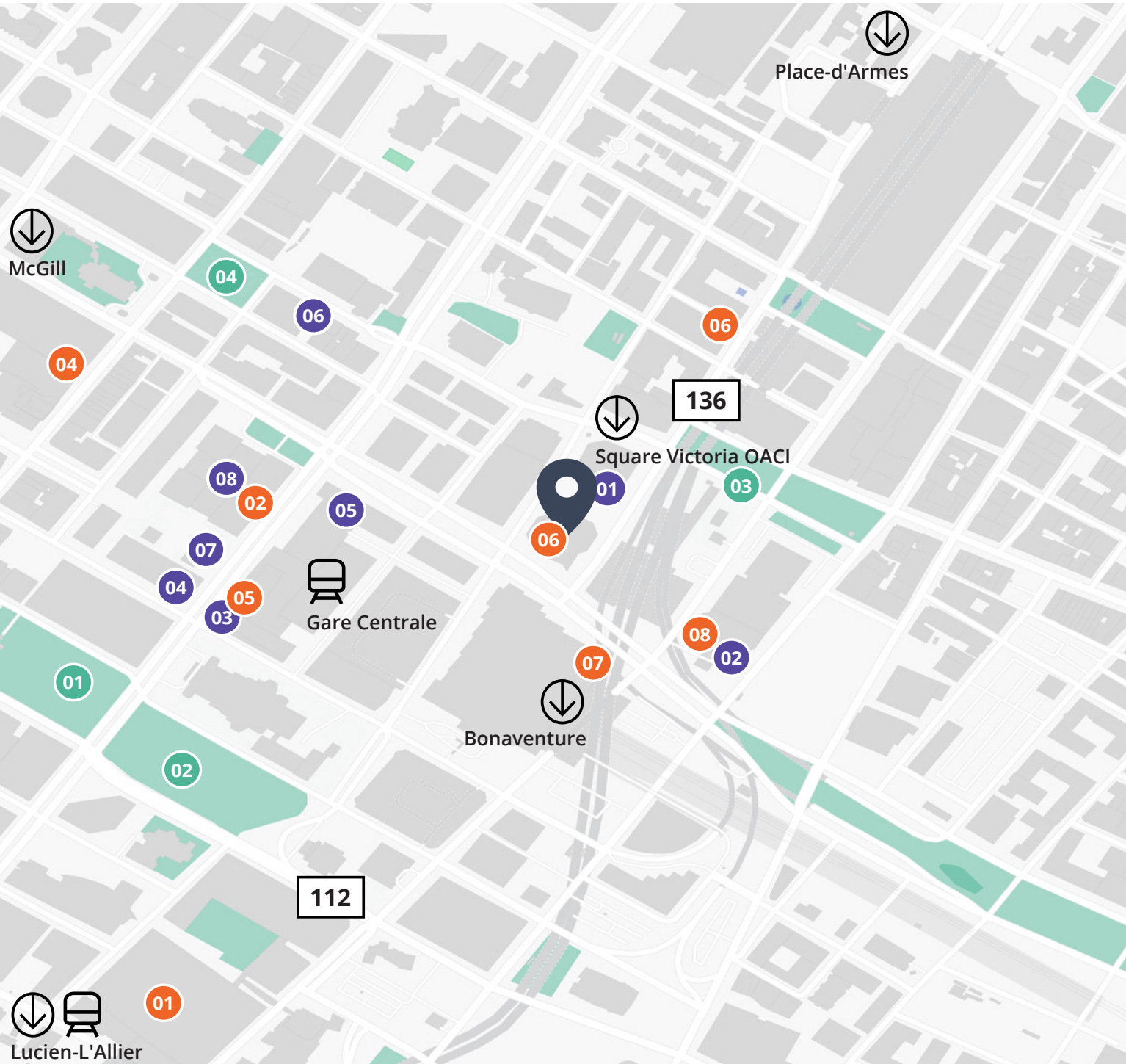
Parks

01.	Dorchester Square
02.	Place du Canada
03.	Victoria Square
04.	Square Philips

Shops and services

01.	Centre Bell
02.	Place Ville Marie
03.	Cinéma Banque Scotia Montréal
04.	Centre Eaton
05.	Hôtel Fairmont Elizabeth
06.	Banque Nationale du Canada
07.	Clinique HGH de Montréal
08.	Plaza centre-ville





**AVISON
YOUNG**

1001

**Robert Bourassa Boulevard
Montréal, Québec**

Office space for sublease

Contact-us

For more information, please contact :

Patrick Laurin

Principal, Managing Director & Leader of Occupier
Services, Québec
Real Estate Broker
514.392.9489
patrick.laurin@avisonyoung.com

Marie-France Desrochers

Principal, Lawyer
Vice President, Occupier Solutions
Chartered Real Estate Broker
514.392.9478
mariefrance.desrochers@avisonyoung.com

Avison Young Commercial Real Estate Services, LP
Commercial Real Estate Agency
1801 McGill College Avenue
Suite 500
Montréal, Québec H3A 2N4
514.392.1330

avisonyoung.com

© 2024. Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

