

2020

Robert-Bourassa
Montréal, QC

Office Space
FOR LEASE

 **Canderel**

Owned by

IAA Groupe financier
Financial Group

A modern office lobby with a light-colored stone wall. On the left, a large, three-dimensional metallic sculpture of the number '2020' is mounted on the wall. Below it, a triangular cutout in the wall reveals a potted plant. In the center, a small black console table holds a vase of white flowers. To the right, a staircase leads up, and the background shows a bright, open space.

Welcome to 2020 Robert-Bourassa

2020 Robert-Bourassa is located in one of Downtown's most dynamic areas, with unparalleled access to public transportation including the new REM station on McGill College and Montreal's underground pedestrian network.

With over 500,000 sq. ft. across 25 floors, the property benefits from a fully renovated state-of-the-art lobby, dispatch elevators, a private rooftop terrace and a variety of services at the doorstep of its tenants.

Exceptionally Connected

This prime location offers a vibrant and dynamic setting for businesses. Situated in the heart of the city, 2020 Robert-Bourassa 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

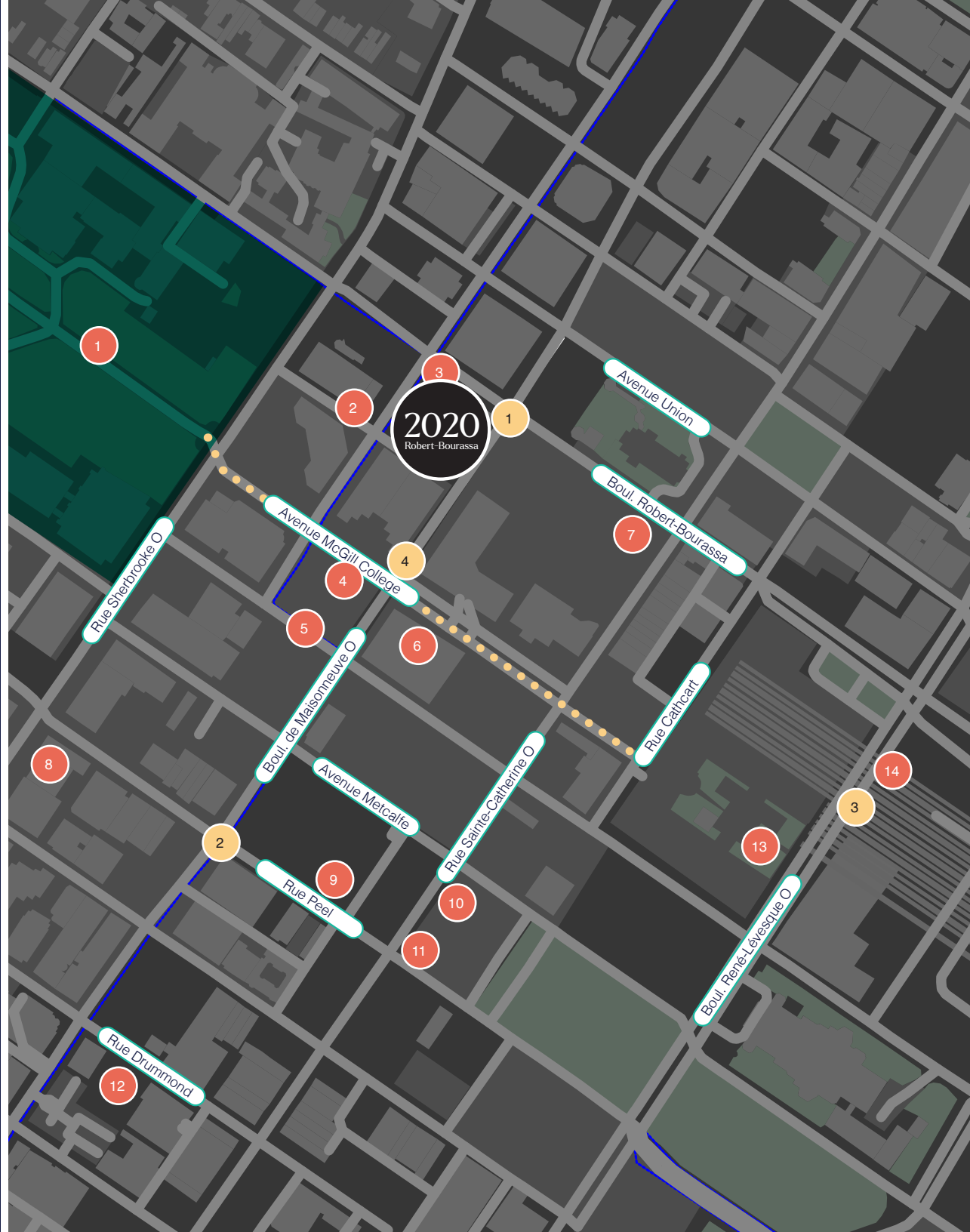
Bike Score
91

Transit Score
99

Connectivity

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

... McGill pedestrian walkway



Building Highlights

Prestige

Class A office building located at the intersection of Robert-Bourassa Boulevard and de Maisonneuve Boulevard.

Connectivity

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

Convenience

With its BOMA BEST® Gold certification, this building provides an array of tenant services right on-site. Amenities include an outdoor patio, end of trip facilities, bike parking, underground parking, air and windshield fluid stations free of charge, restaurants, and 24/7 security, ensuring convenience and safety for occupants.



Building Amenities



Secure bike storage



End of trip
facilities



Outdoor patio



Parking ratio: 1:3,000 sf



Direct connectivity to public transportation

Coming soon



ELNA medical clinic



On the Road to Net-Zero Carbon

What is RNZ?

Canderel's new service offering to help our clients decarbonize their assets. It's an end-to-end decarbonization solution to lead buildings through their Net-Zero carbon program.

RNZ's Purpose

Help mitigate climate change by reducing the carbon footprint of buildings.

RNZ's Mission

Decarbonize the built environment by providing comprehensive guidance and support to landlords on their path towards net-zero.

Benefits for the Tenant

- Align with their corporate sustainability goals.
- Energy costs savings
- Resilience to fossil energy and carbon offset price volatility.

Retrofit measures

- Hot deck coil replacement
- Humidification steam boiler replacement
- Cast-iron Smith water boilers replacement
- Gas domestic hot water heaters replacement
- Fault Detection System



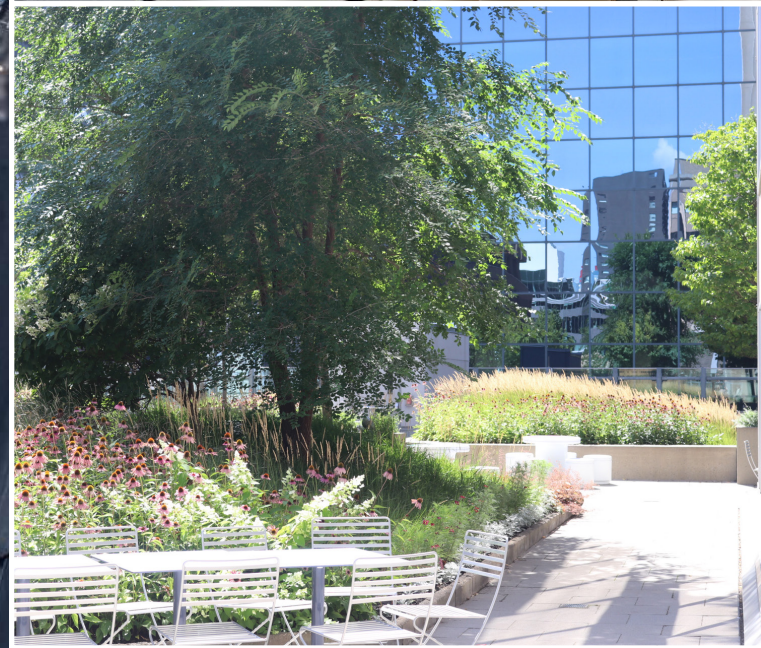
rnz

Powered by :  Canderel

Outdoor Space

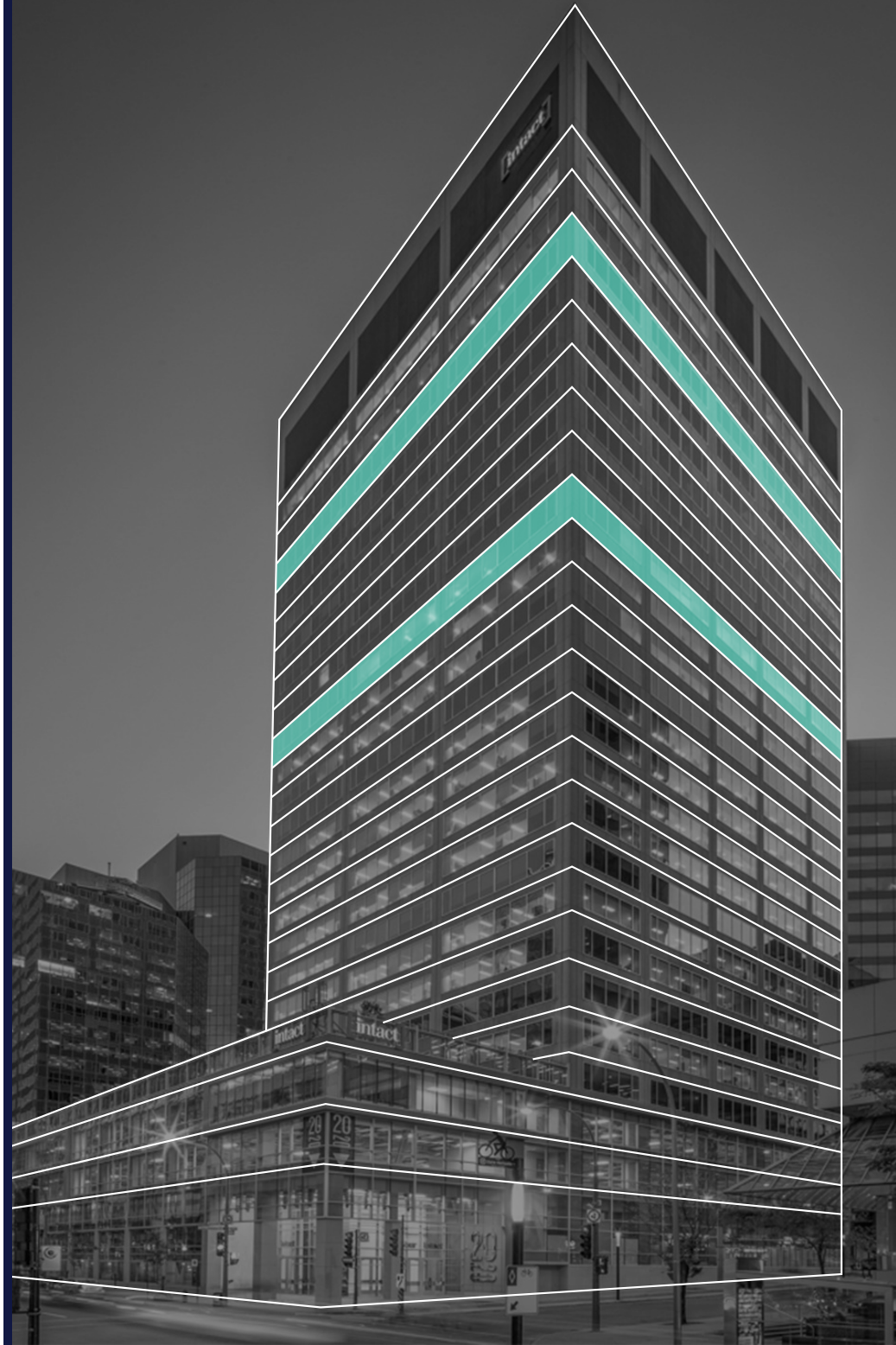
The patio at 2020 Robert-Bourassa offers an abundance of outdoor space.

Accessible to all tenants, this urban oasis is the perfect spot for employees to connect and enjoy a number of outdoor activities.

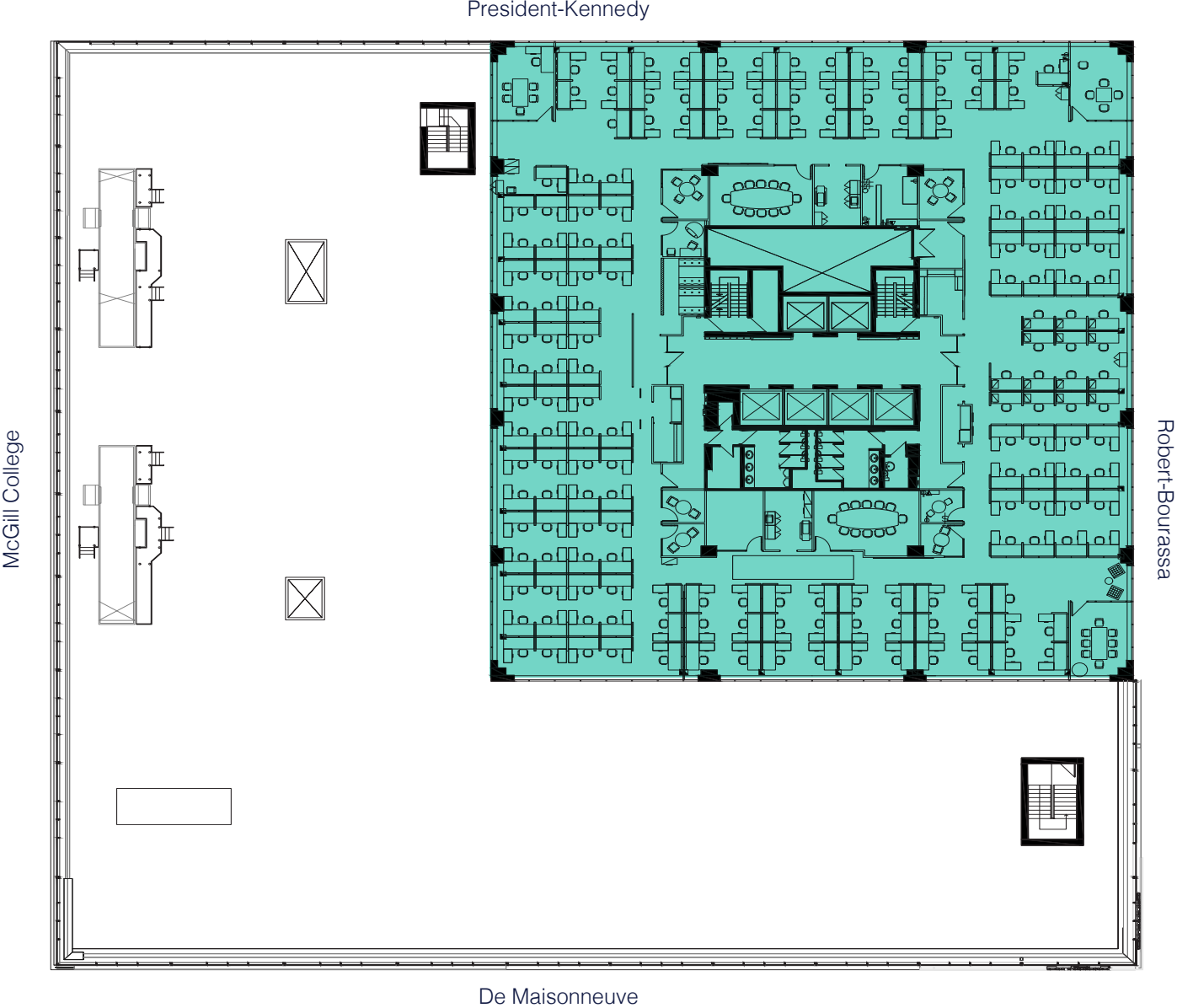


Property Summary

Address	2020 Robert-Bourassa
Availabilities	Suite 1700: 17,214 sf Suite 2320: 6,328 sf
Net Rent (1-5)	\$23.00 psf
Net Rent (6-10)	\$25.00 psf
Additional Rent	OPEX 2024 estimates: \$15.85 psf (includes cleaning) Taxes 2024 estimates: \$9.45 psf Electricity: \$1.11 psf
Parking	Ratio: 1 per 3,000sf Price: \$360/month + taxes
Services / Amenities	Coffee shop, bike parking, lockers, showers, future gym, underground parking, air and windshield fluid stations free of charge.
Public Transport	Direct connection to the underground network, metro station and REM station.

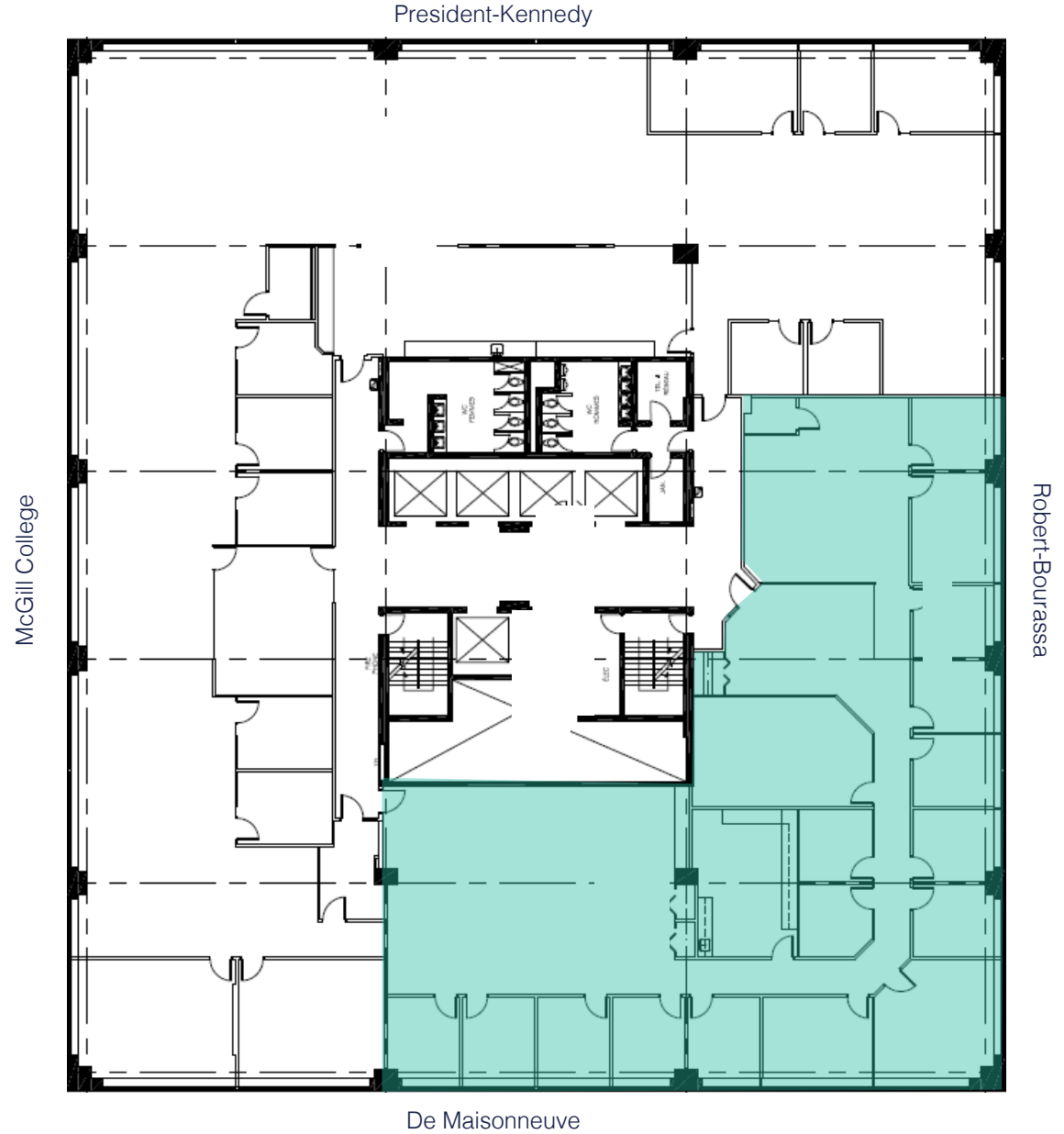


Suite 1700
17,214 sf



2020
Robert-Bourassa

Unit 2320
6,328 sf



2020
Robert-Bourassa

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.

2020

Robert-Bourassa

Montréal, QC

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 **Canderel**