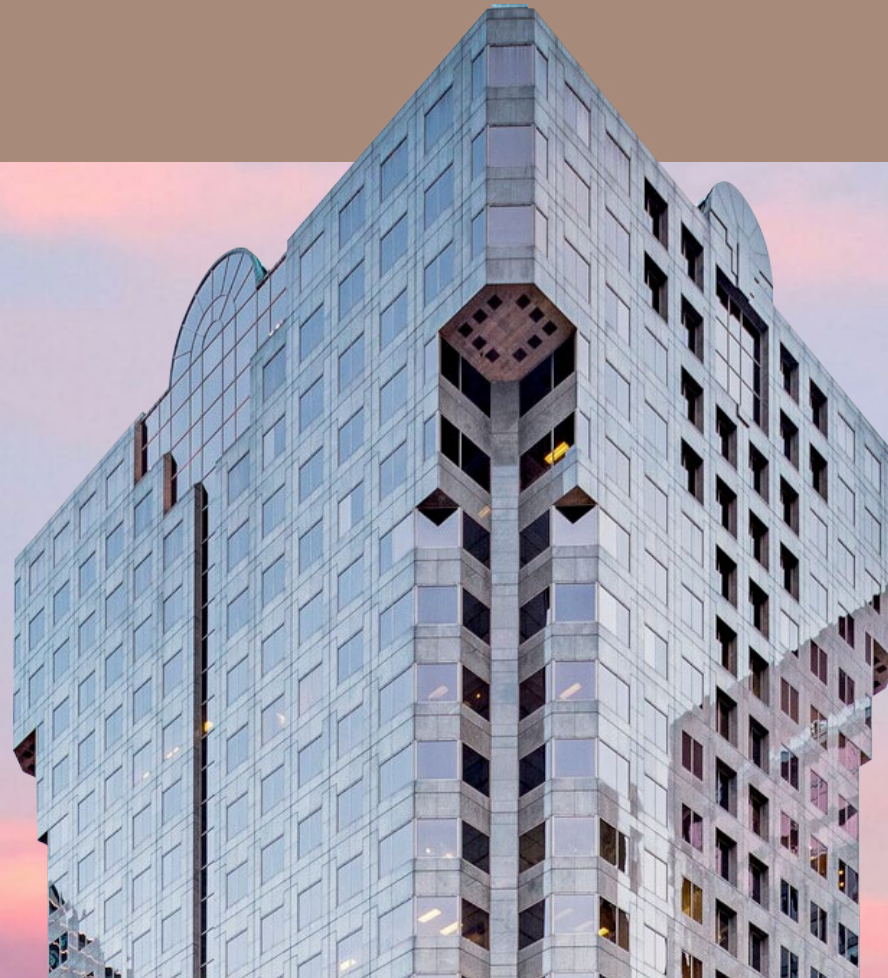


Beyond the Building

2000mcgillcollege.ca

# 2000 MCGIL COLLEGE



Owned by



Managed by





An aerial photograph of the Montreal skyline, showing a dense cluster of skyscrapers and high-rise buildings. The sky is blue with scattered white clouds. The text "AN EXCEPTIONAL BUILDING IN THE HEART OF MONTRÉAL" is overlaid in large, white, serif capital letters, centered horizontally and vertically.

# AN EXCEPTIONAL BUILDING IN THE HEART OF MONTRÉAL





# A STRATEGIC LOCATION DESIGNED TO FOSTER GROWTH, INNOVATION & COLLABORATION

Located in downtown Montréal, at the heart of the McGill College Avenue, this 340,000-square-foot building is part of an influential business ecosystem that includes many renowned companies and businesses.

Whether you're looking for a turnkey suite or a space that can be adapted to your vision, we have the ideal solution for your business.



## WHY CHOOSE 2000 MCGILL COLLEGE

- Class A office tower with LEED Gold certification
- Situated at the centre of Montréal's business district
- Close to public transport and easily accessible by car or bike
- Surrounded by world-class dining, retail, hotels, and cultural institutions
- Many tenant amenities and programs to enhance the employee office experience
- A full floor available on the 23rd floor with a breathtaking view of Montréal





The background image is a vibrant, sunlit campus scene. In the foreground, a group of five people are seated around a circular wooden table. On the left, a person in a pink shirt sits in a wheelchair. Next to them, a person in a dark jacket and cap sits with their back to the camera. Across from them, a group of three people (two women and one man) are engaged in conversation. The table is surrounded by lush greenery and trees. In the background, a modern, multi-story building with large windows and a paved walkway with other people can be seen. The overall atmosphere is bright and welcoming.

# MCGILL COLLEGE AVENUE: A LANDMARK LOCATION



## A HIGHLY PRIZED LOCATION

McGill College Avenue is one of the city's most prestigious and historically significant thoroughfares, known for its blend of heritage architecture and modern developments.

Ideally situated to attract both talents and investments, this Avenue is a hub of business activity, connecting the financial district to the Old Port.

## A STREET DESIGNED FOR TODAY'S CITY LIFE

The ongoing revitalization project on McGill College Avenue is elevating its status even further, transforming the area into a pedestrian-friendly, vibrant space. These upgrades 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.

With countless essentials within walking distance, tenants benefit from a lifestyle of convenience, efficiency, and urban energy.

# VIBRANT CENTRAL CONNECTED



# AT THE HEART OF IT ALL

Located at the core of downtown Montréal, 2000 McGill College offers unmatched proximity to everything today's professionals need — whether you're commuting, meeting clients, or stepping out for lunch.

- Easy access from major highways & arterial roads
- Walking distance of Gare Centrale de Montréal
- Direct connection to Montréal's underground pedestrian network (RESO)
- Just steps from Peel and McGill metro stations
- Close to the future REM McGill station (opening 2025)
- Next to a Bixi station and bike lanes

100

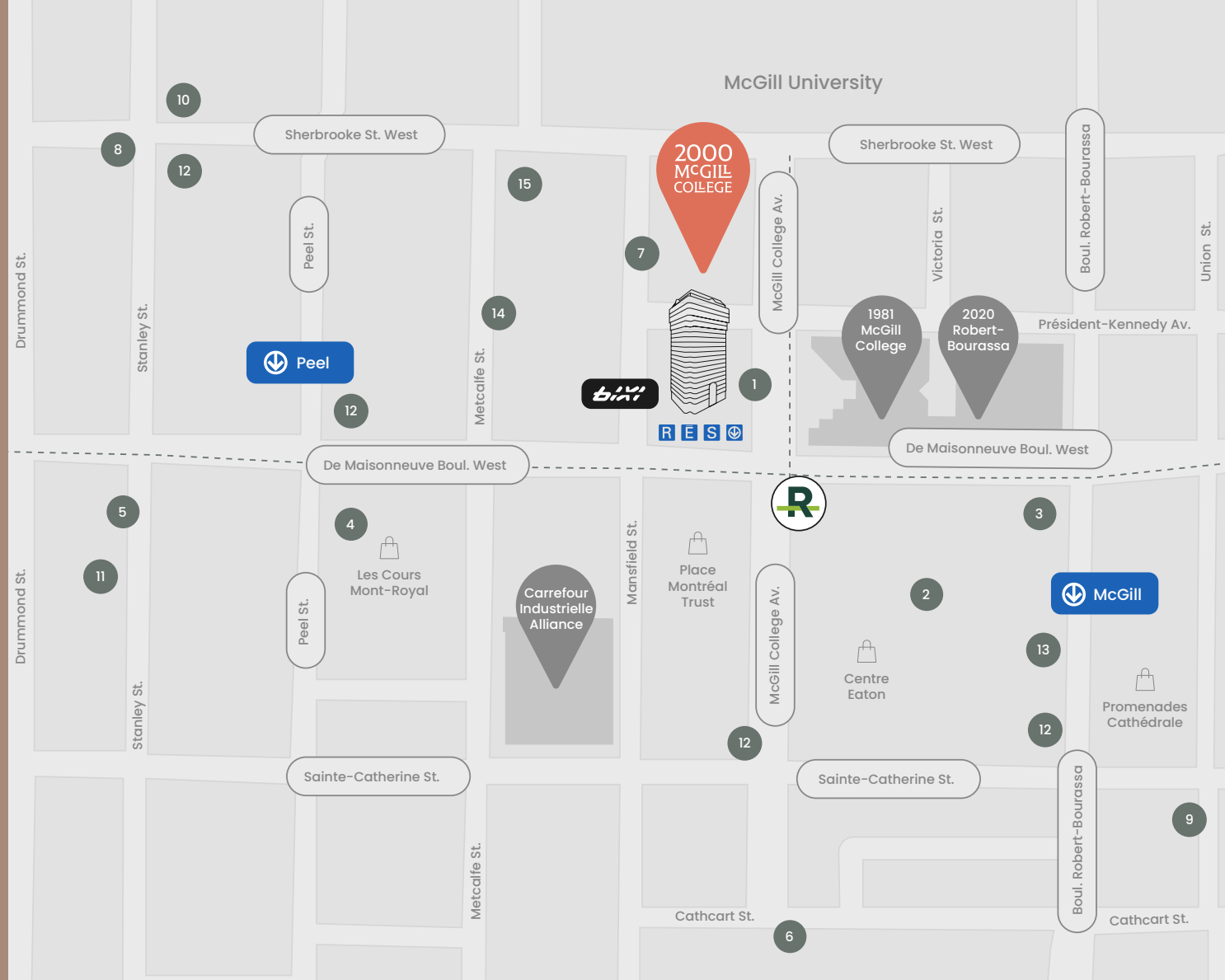
Walk Score

97

Transit Score

89

Bike Score



## CONNECTIVITY

- Peel Metro Station
- McGill Metro Station
- REM McGill Station
- RESO Access
- Bike Lanes
- Bixi Bike Stations

## RESTAURANT

- 1 Pigeon Cafe
- 2 Time Out Market
- 3 Le 9°
- 4 Ferreira Cafe
- 5 Bar George
- 6 Cathcart

## HOTELS

- 7 Germain Hotel
- 8 Ritz-Carlton Montréal
- 9 Hotel Birks
- 10 Sofitel Montréal
- 11 Le Mount Stephen

## SERVICES

- 12 Banks
- 13 Drugstore
- 14 Dry cleaning & tailoring services
- 15 Canada Post & courier drop-off

## SHOPS

- Place Montréal Trust
- Centre Eaton
- Promenades Cathédrale
- Les Cours Mont-Royal





MODERN  
CONVENIENCES.  
SEAMLESS  
LIVING.

# PROPERTY HIGHLIGHTS



INDOOR BIKE  
STORAGE &  
REPAIR STATION



OUTDOOR  
SEATING AREA  
WITH URBAN  
FURNITURE



READY  
TO LEASE  
SUITE



TENANT  
EXPERIENCE  
PROGRAM



SUSTAINABILITY  
PROGRAM



END OF TRIP  
FACILITIES



# AMENITIES THAT ELEVATE THE EVERYDAY

We provide premium amenities designed to enhance daily comfort, wellness, and productivity, thoughtfully curated to support a balanced lifestyle, foster meaningful connections, and elevate the overall workplace experience.

## TENANT AMENITIES

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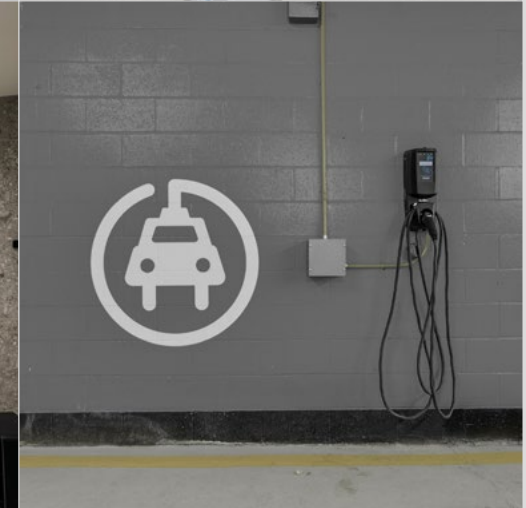
- End-of-trip facilities with showers
- Indoor bike racks with a dedicated repair station
- Car wash service and windshield washer fluid refill station
- Access to a modern wellness center at 1981 McGill College
- Outdoor terrace with urban furniture

## ON-SITE OPTIONS FOR TENANTS & THE COMMUNITY

---

Convenience is right downstairs. Both tenants and visitors can enjoy:

- Pigeon Café & Bar: Fresh coffee, cocktails, and casual bites
- Sushi Mart: Quick, authentic, high-quality sushi
- b.cycle: Energizing spin classes and fitness





## OKKTO APP

The app is the go-to tool to stay connected, get involved, and make the most of a workday. It allows tenants to:

- Sign up for fitness classes
- Stay up to date on upcoming events
- Receive building news and updates
- Access exclusive services all in one place

## INITIATIVES THAT ENRICH TENANTS' LIVES

Deployed at 2000 McGill College as well as at 1981 McGill College and 2020 Robert-Bourassa, the OKKTO program – an initiative of Canderel, property manager – aims to enrich the rental experience and foster a sense of community among the occupants of these addresses.

### HEALTH & WELL-BEING

---

Staying energized and balanced with free, on-site wellness activities, such as:

- Yoga and Zumba classes during lunch hours
- Conferences led by a certified nutritionist
- Special health-focused initiatives throughout the year

### EVENTS & EVERYDAY SERVICES

---

Enrich workplace experience and bring common areas to life with:

- Monthly events and seasonal activities
- On-site services like a seasonal tire service for cars and umbrella lending
- Personalized concierge support for business needs

### ENVIRONMENTAL AND SOCIAL COMMITMENT

---

Mobilize tenants around meaningful initiatives that serve common causes, such as:

- Food drives in support of Centraide
- A rooftop beehive in partnership with Alvéole
- Blood donation with Héma-Québec
- Ongoing collaborations with local businesses and causes



# KEY SUSTAINABILITY INITIATIVES

2000 McGill is a highly energy-efficient, low-carbon building that operates without relying on natural gas or fossil fuels as its primary energy source.

An assessment was recently conducted to further improve the building's efficiency and reduce its environmental impact. Several initiatives support this commitment, translating sustainability goals into concrete, day-to-day practices throughout the property.

- An ongoing energy audit is in place to continuously monitor and optimize energy use. The building also actively participates in Hydro-Québec's peak demand management program during winter events.
- The property maintains its LEED Gold certification, and its landscaping complies with LEED standards.
- Water conservation efforts include a low-consumption drip irrigation system and water meters to track overall usage.
- Waste management is handled through robust recycling and composting programs, with safe disposal of specialized materials. All gardening waste is diverted from landfills.
- An on-site beehive program further reflects a holistic approach to sustainability while promoting biodiversity.



# BEYOND

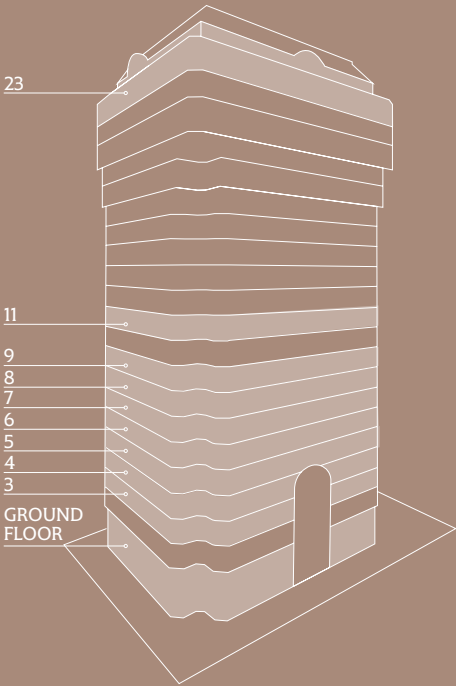
# THE BUILDING

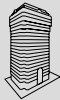

















# FLOOR PLANS & LEASING OPPORTUNITIES



# STACKING PLAN



<div>      </div>				
FLOOR	SUITE	FT <sup>2</sup>	DETAILS	AVAILABILITY
GROUND FLOOR	4	1,411	Now restored to warm shell, base-building condition, this retail space provides a clean slate, ready to lease, for a custom tenant fit-out.	
3	301	5,851	Identified as a Pronto Suite, this space offers prospective tenants the unique opportunity to participate in the design process in collaboration with the landlord.	
4	400	2,510	Move-in ready, this floor comes with an existing build-out ideal for tenants seeking to settle in quickly.	
4	420	1,3117	Previously occupied by Microsoft, this space features a high-quality build-out designed for collaborative and focused work.	
5	550	7,016	Former Microsoft facility, this fully built-out floor was configured as a dedicated conference and training centre, with premium finishes and infrastructure in place.	
6	Full floor	15,735	Built-out with a strong mix of closed offices, breakout rooms, and collaborative spaces – ideal for professional service firms or hybrid models.	Sept. 2026
7	Full floor	15,736	A thoughtfully designed, built-out, non-divisible layout that remains in excellent condition from its previous corporate tenant, RSA.	
8	Full floor	15,690	Repeat of the previous RSA built-out floor with the same non-divisible, functional layout – suited for tenants seeking quick occupancy.	
9	900	3,642	Another RSA-designed, built-out, non-divisible floor offering consistency in layout and a plug-and-play leasing option for companies requiring minimal modifications.	
11	1100	8,567	This Pronto suite is fully fitted with modern, state-of-the-art finishes and comes fully furnished – an ideal turnkey solution for companies ready to move.	
11	1150	7,101	Flexible floorplate with the option to subdivide, accommodating tenants of various sizes with custom layouts.	
23	Full floor	16,663	Situated on the top floor, this space is in the landlord’s standard base-building condition and offers sweeping, unobstructed views of Downtown Montréal.	

# SUITE 1100 READY TO LEASE

SUITE 1100 | 8,567 FT<sup>2</sup>

Discover a turnkey office space designed for productivity, collaboration, and comfort. This ready to lease suite offers a thoughtfully laid-out floor plan ideal for mid-to-large teams seeking a professional environment with both private and open workspaces.

## KEY FEATURES

- Welcoming reception area
- 4 conference rooms for meetings and presentations
- 13 closed offices for privacy and focused work
- Large open area with 22 cubicles
- Individual workstations for flexible use
- Fully equipped kitchen
- Dedicated IT room

Move-in ready and located on a high floor with excellent natural light, this suite is the perfect space to elevate your business presence.



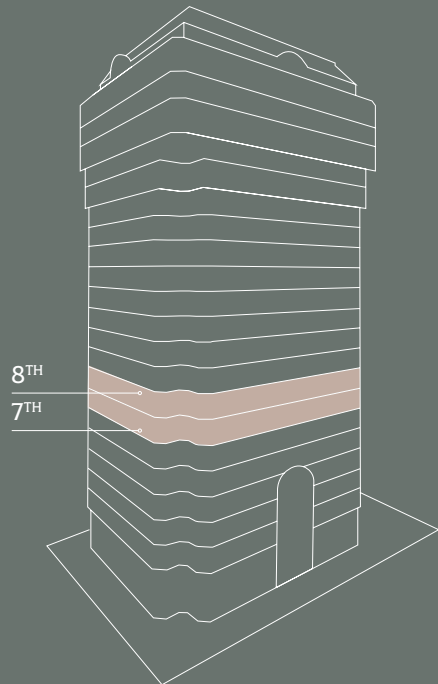


# FLEXIBLE LAYOUTS, TAILORED TO YOUR COMPANY

7<sup>TH</sup> FLOOR | 15,736 FT<sup>2</sup>

8<sup>TH</sup> FLOOR | 15,690 FT<sup>2</sup>

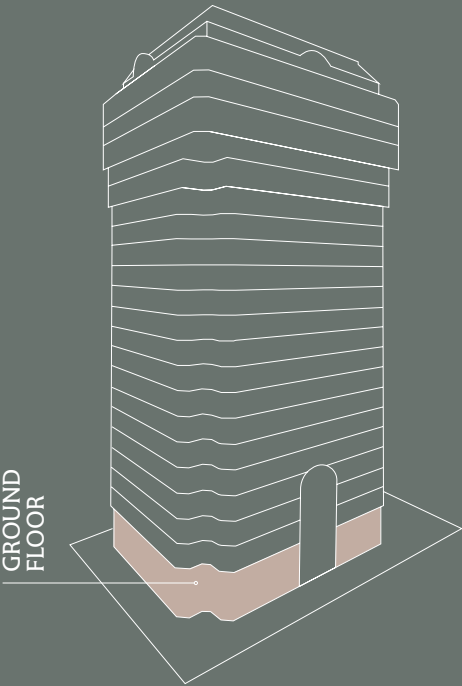
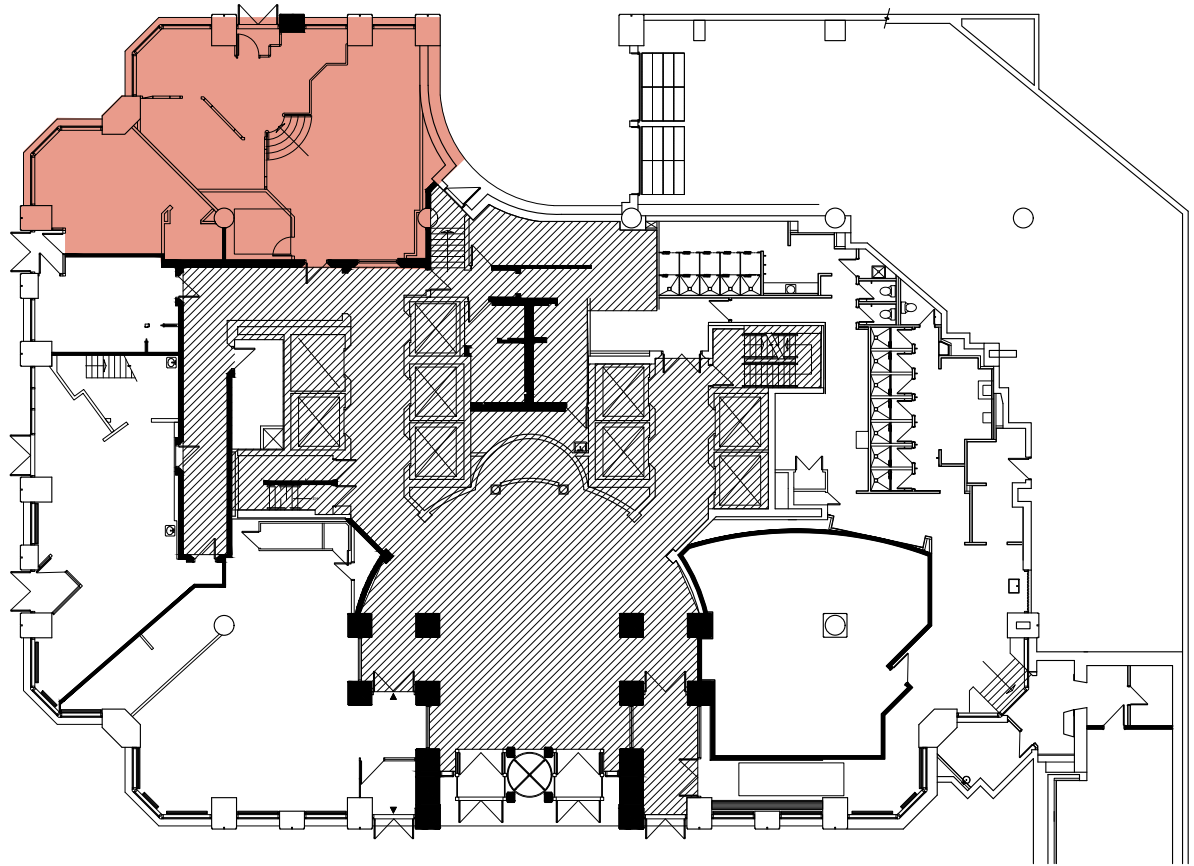
Whether you're envisioning a dynamic open-plan workspace, a mix of private offices and collaborative zones, or a client-facing layout with premium meeting rooms, our floors offer the flexibility to bring your vision to life — with the possibility of adjoining floors for optimized occupancy.



# GROUND FLOOR

RDC-4 | 1,411 FT<sup>2</sup>

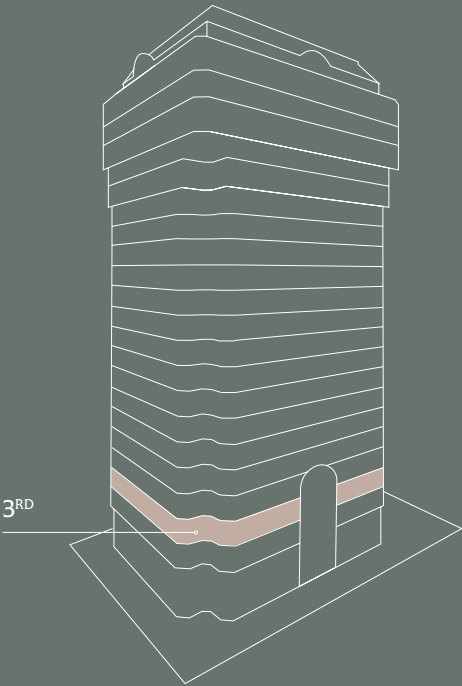
This ground floor commercial space offers exceptional accessibility with two separate entrances, one directly onto the street and the other onto the main lobby of the building, making it an ideal location for restaurants or other commercial uses.



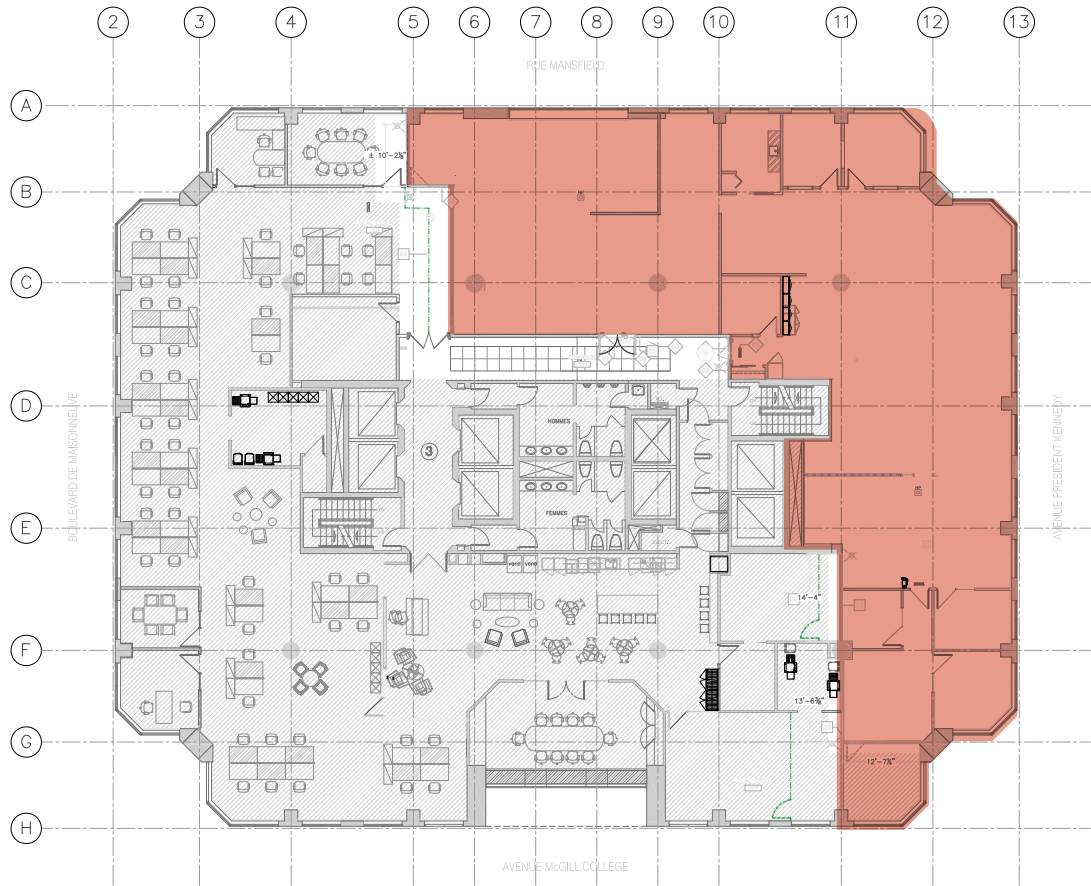


3<sup>RD</sup> FLOOR

SUITE 301 | 5,851 FT<sup>2</sup>



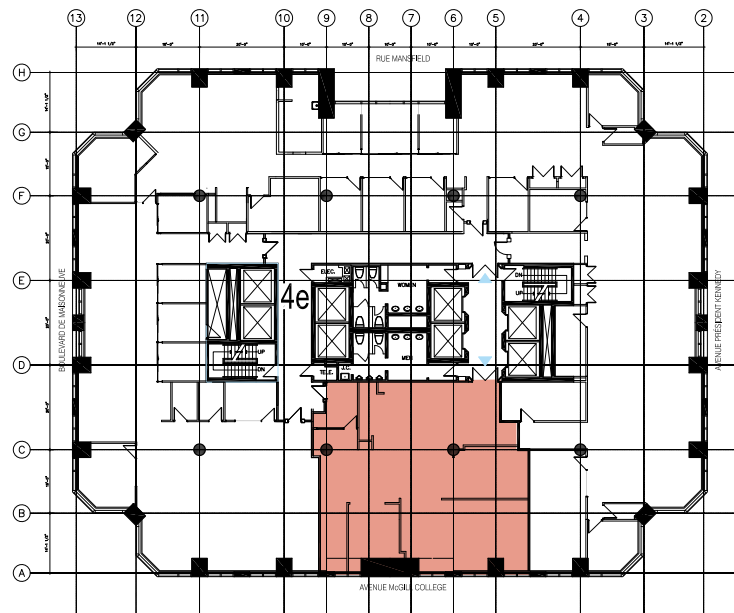
SUITE 301



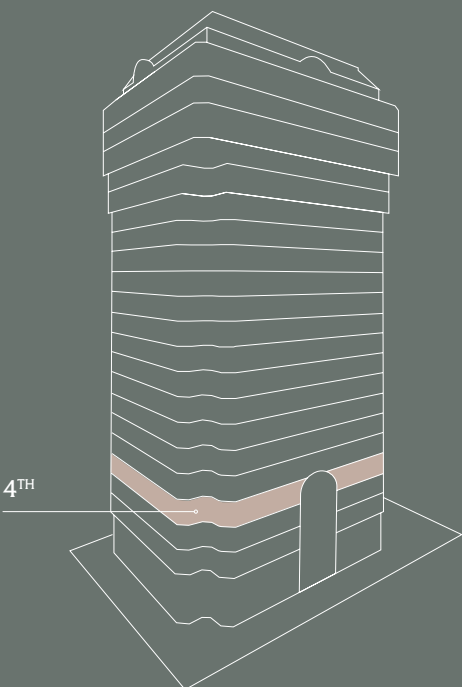
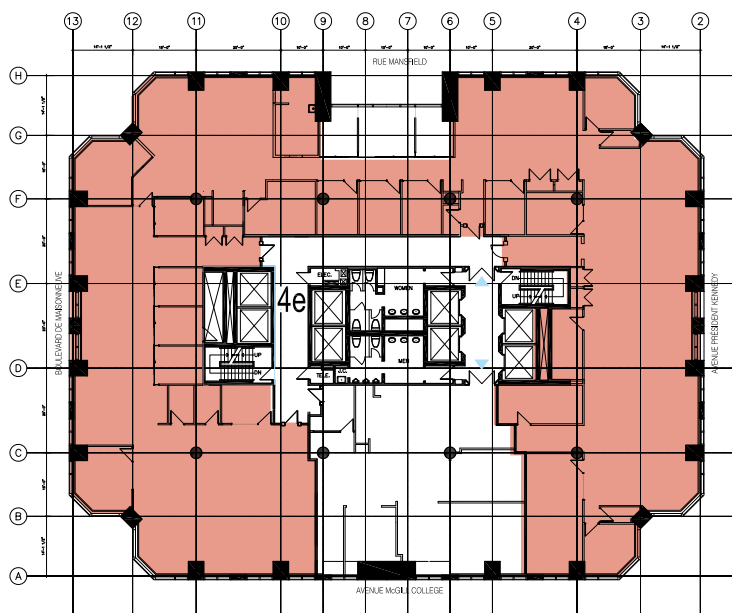
# 4<sup>TH</sup> FLOOR

SUITE 400 | 2,510 FT<sup>2</sup>  
 SUITE 420 | 13,117 FT<sup>2</sup>

SUITE 400



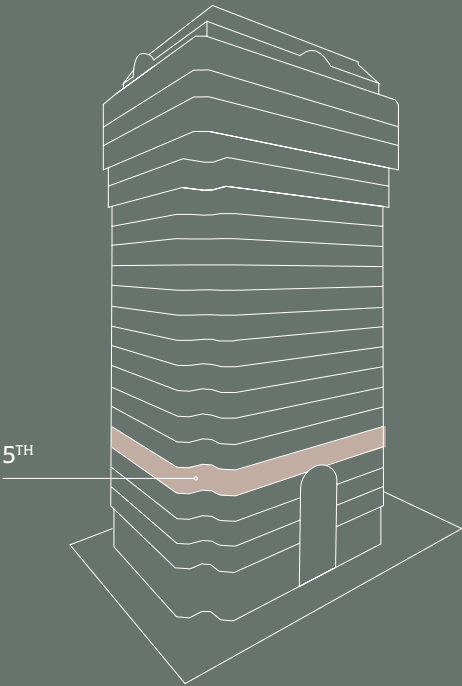
SUITE 420



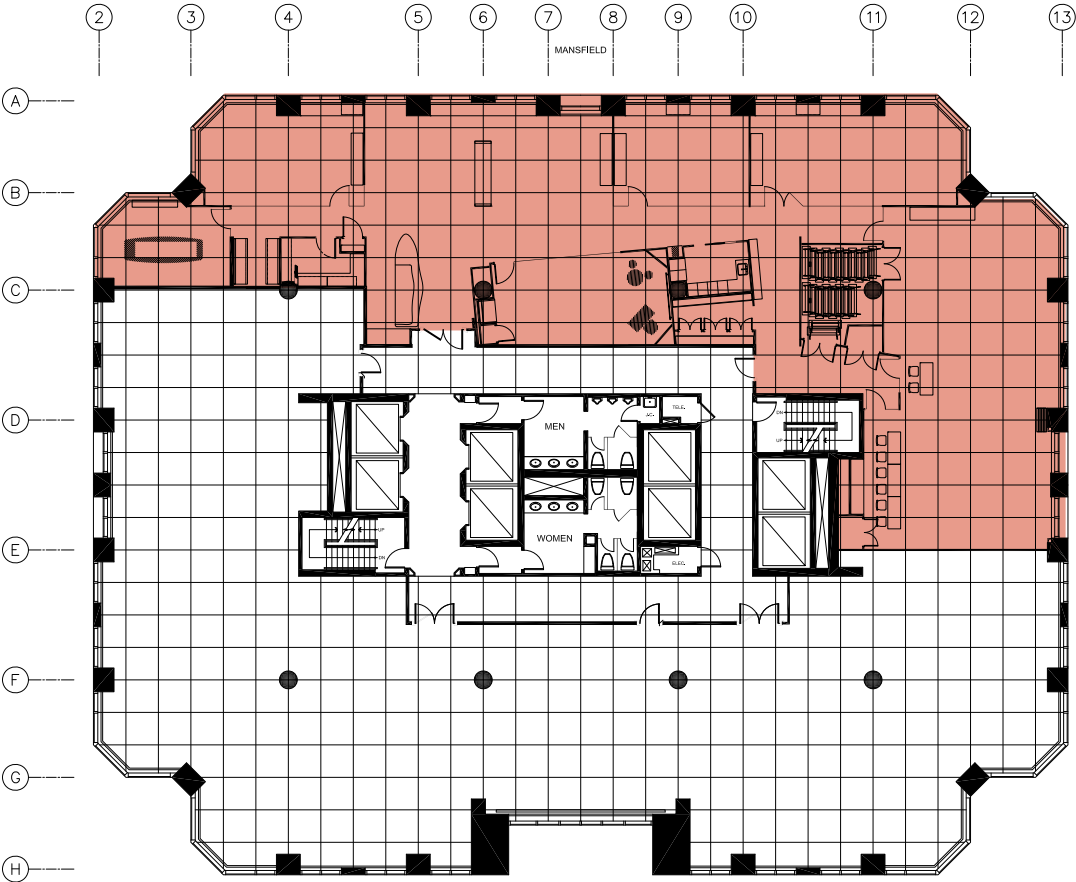


5<sup>TH</sup> FLOOR

SUITE 550 | 7,016 FT<sup>2</sup>



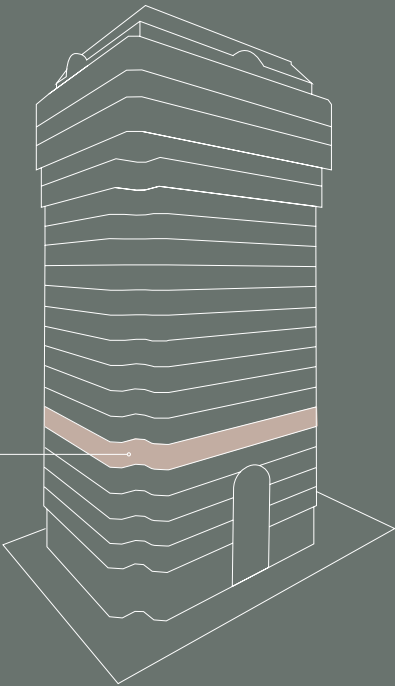
SUITE 550



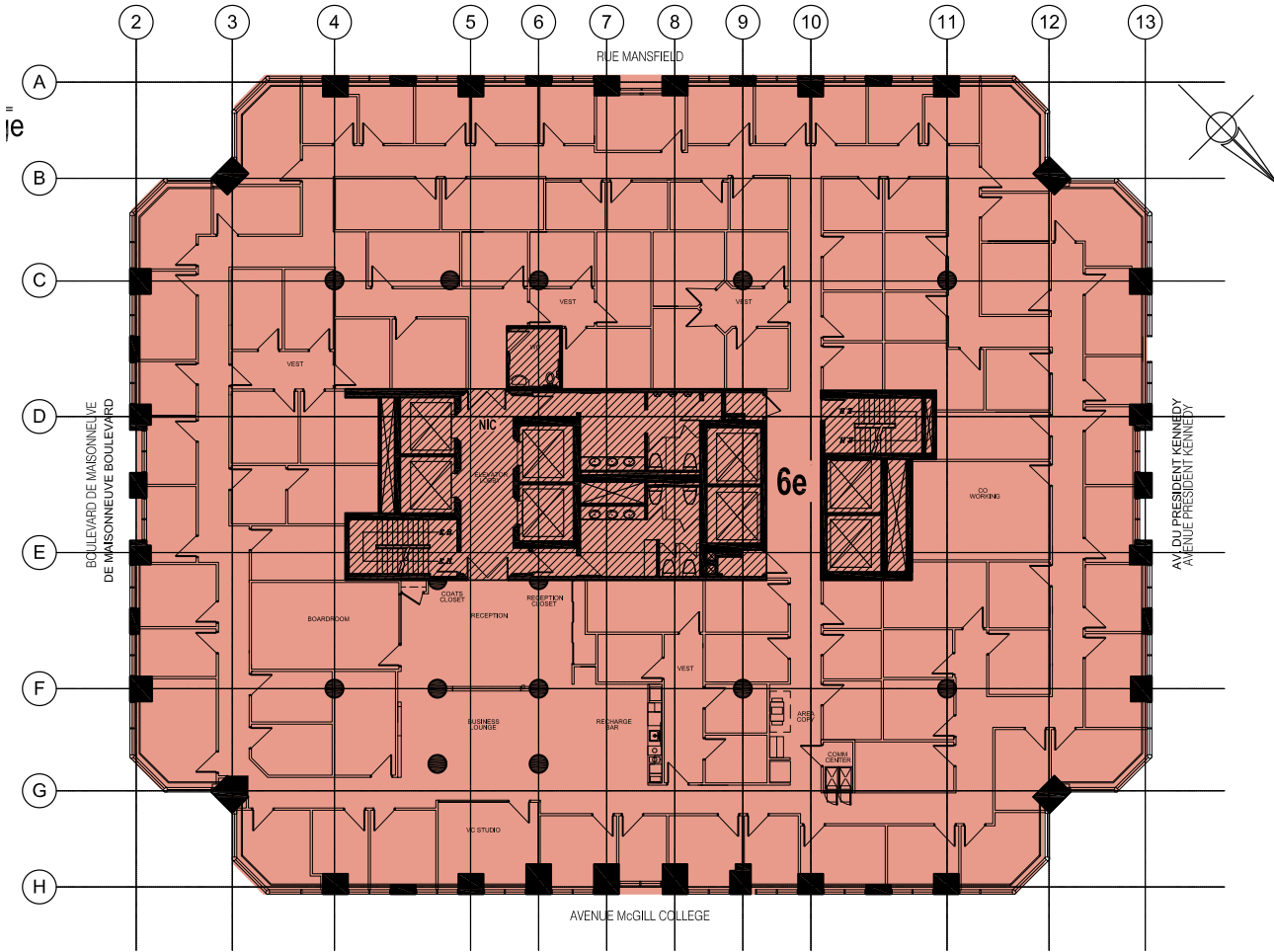
6<sup>TH</sup> FLOOR

FULL FLOOR | 15,735 FT<sup>2</sup>

6<sup>TH</sup>



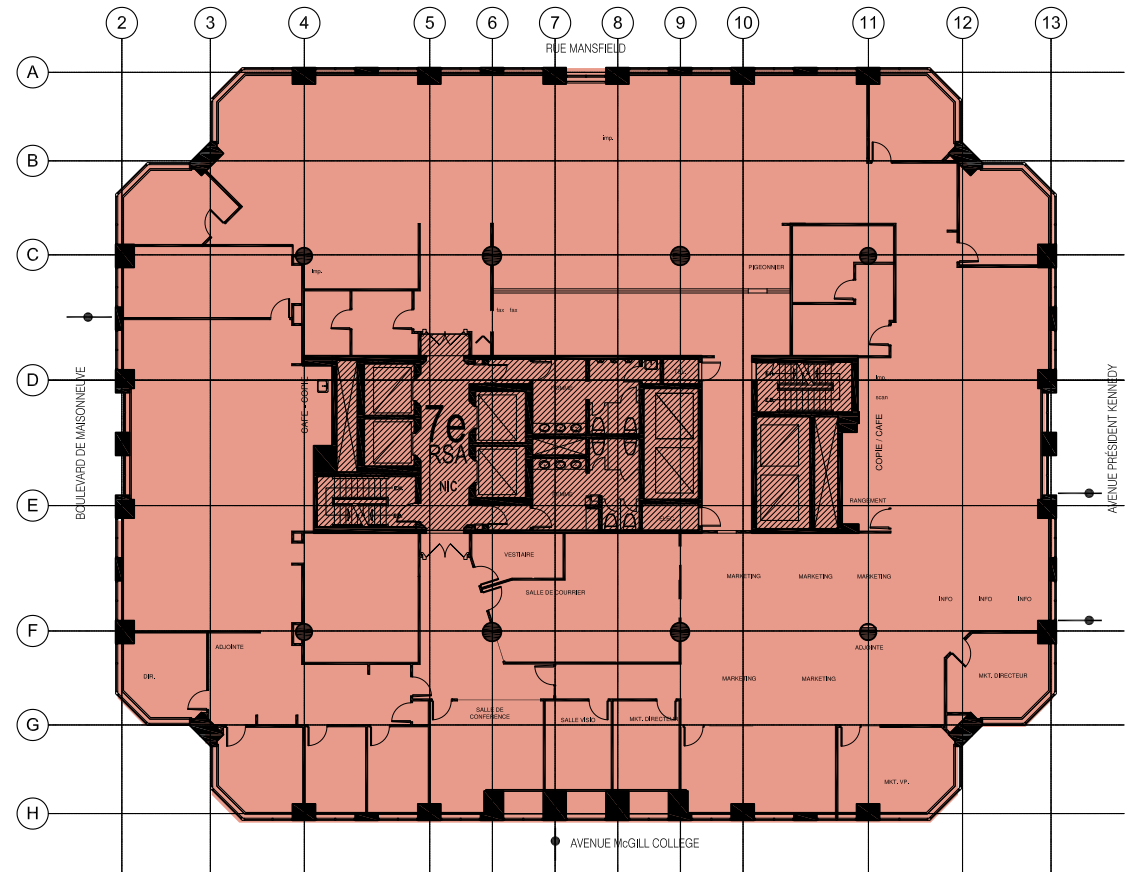
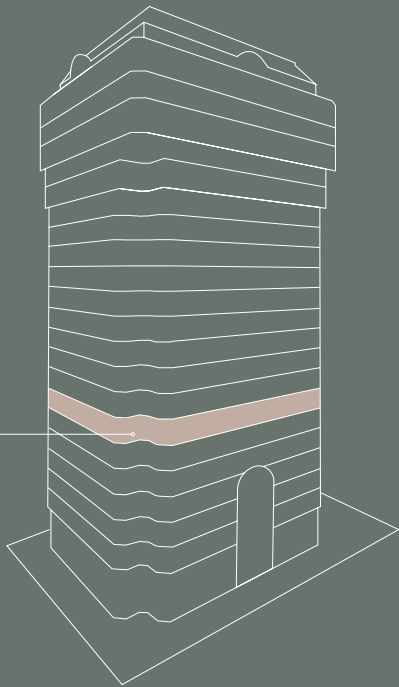
FULL FLOOR





## 7<sup>TH</sup> FLOOR

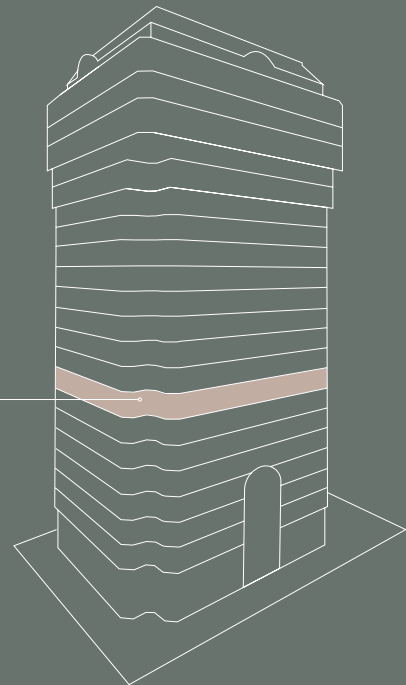
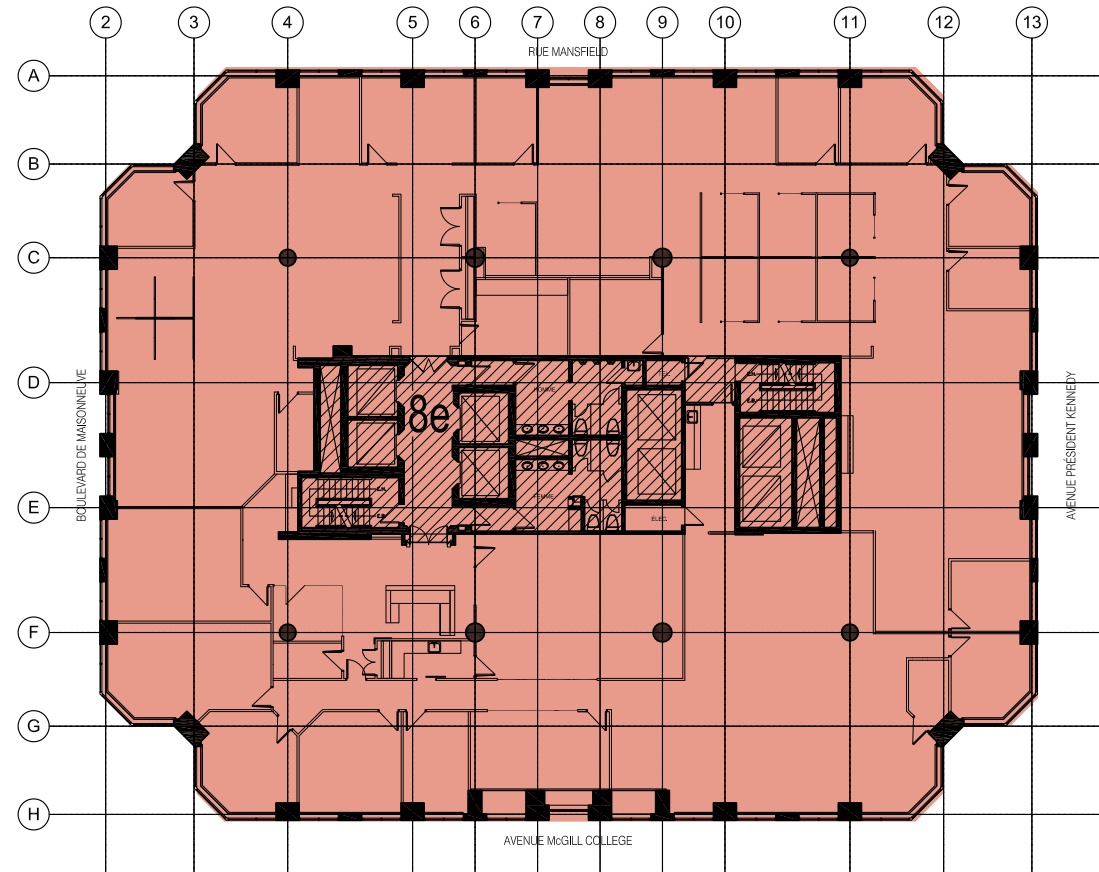
FULL FLOOR | 15,736 FT<sup>2</sup>



2000 MCGILL COLLEGE

# 8<sup>TH</sup> FLOOR

FULL FLOOR | 15,690 FT<sup>2</sup>

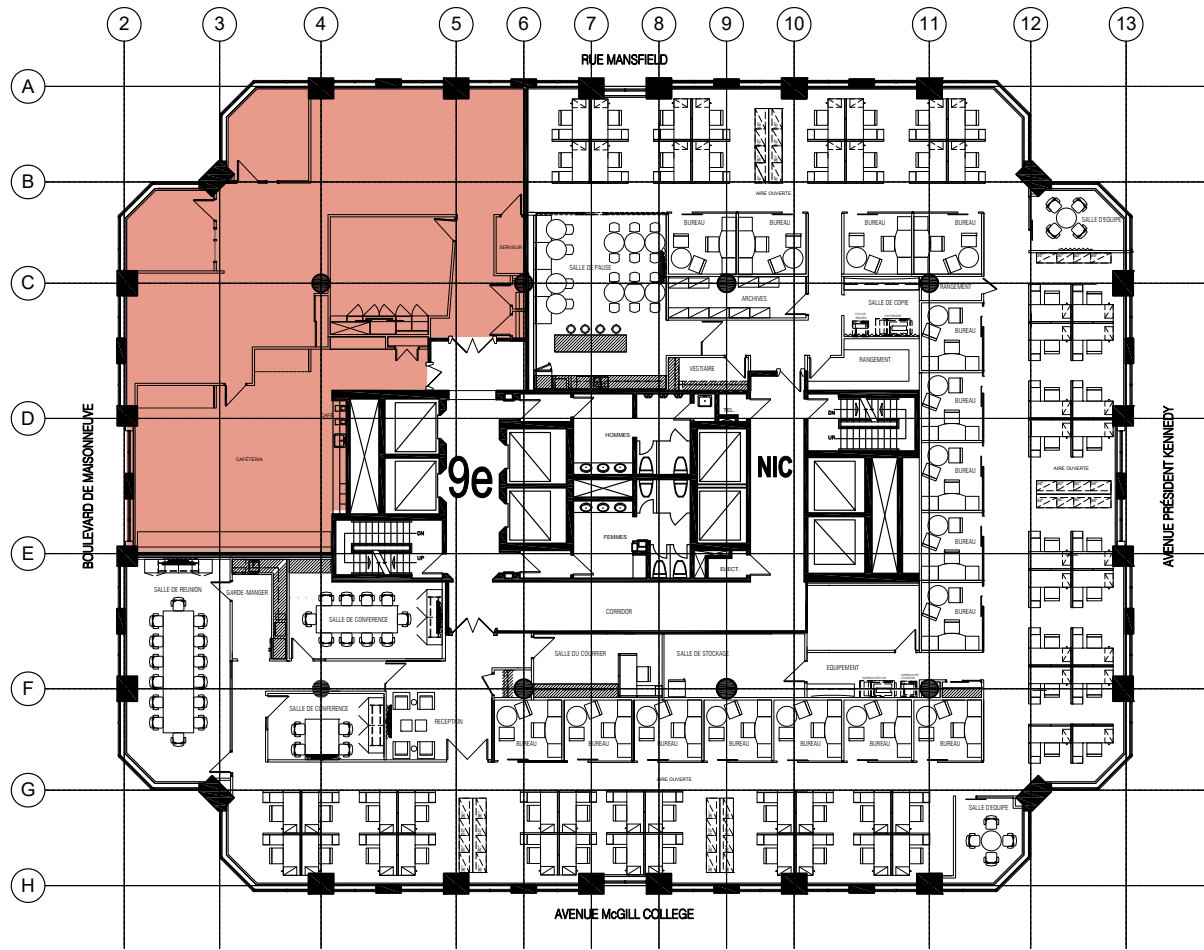




## 9<sup>TH</sup> FLOOR

SUITE 900 | 3,642 FT<sup>2</sup>

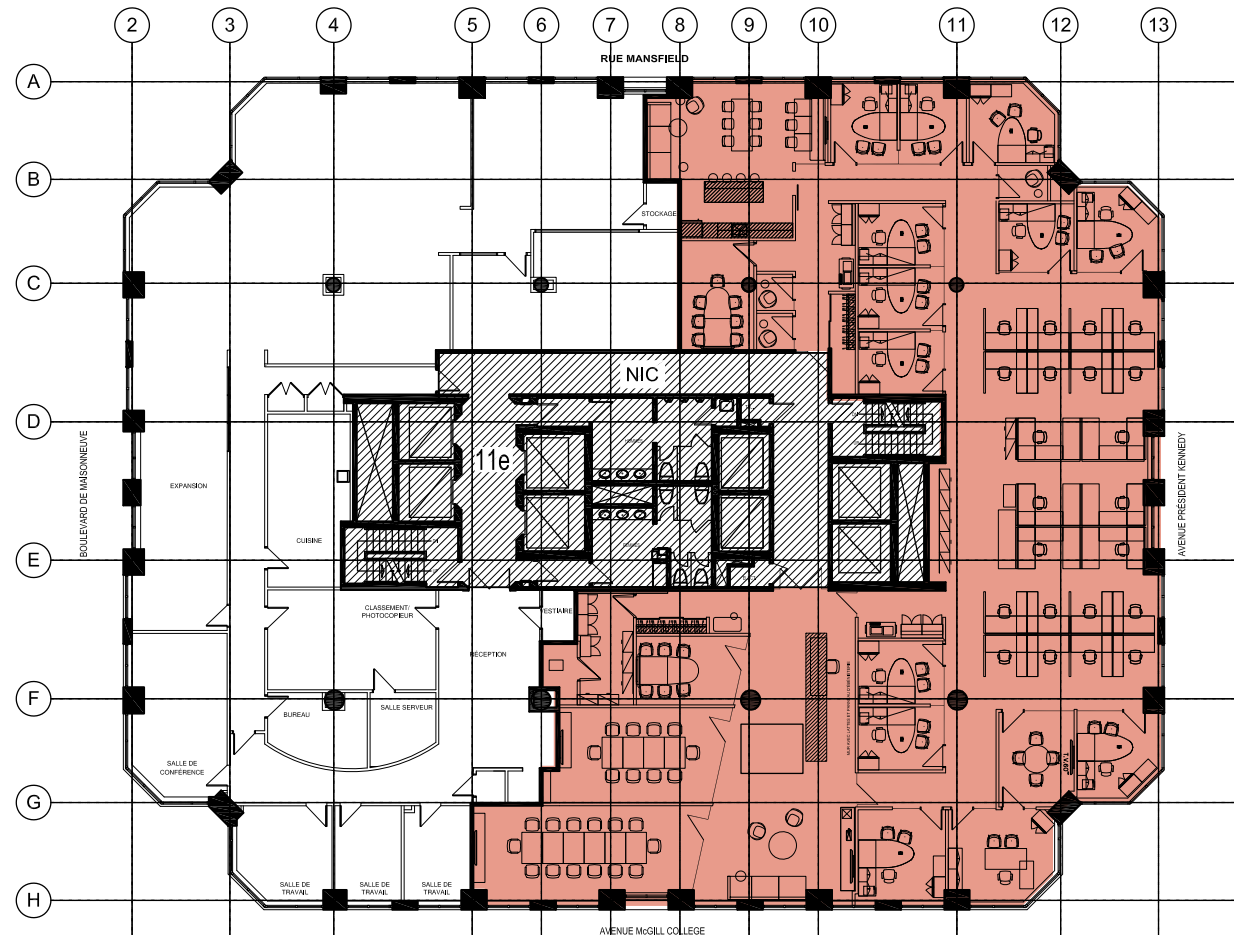
# SUITE 900



# 11<sup>TH</sup> FLOOR

SUITE 1100 | 8,567 FT<sup>2</sup>

## SUITE 1100

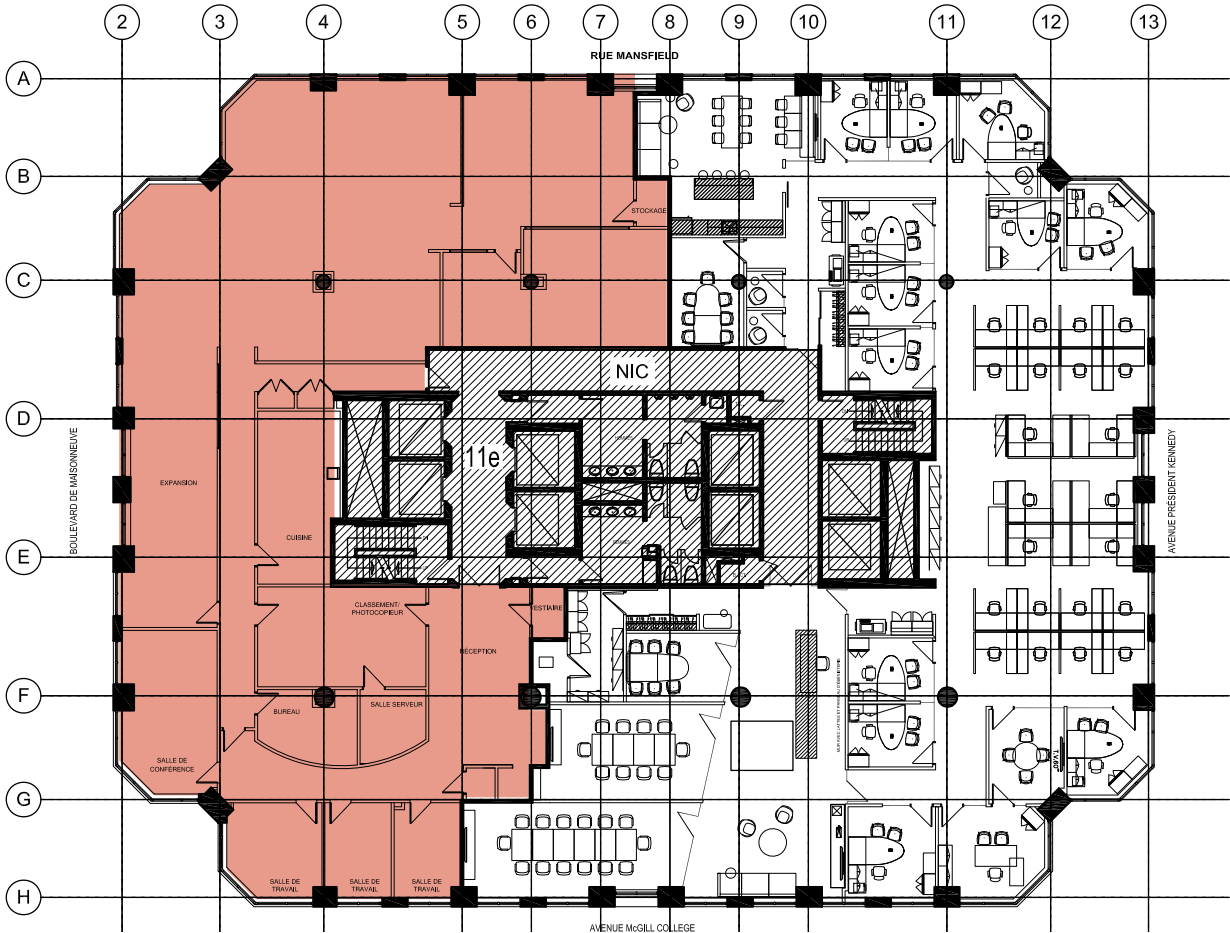
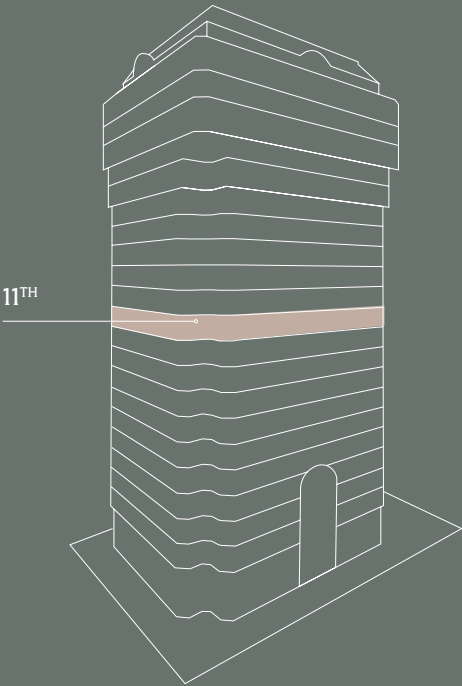




11<sup>TH</sup> FLOOR

SUITE 1150 | 7,101 FT<sup>2</sup>

SUITE 1150

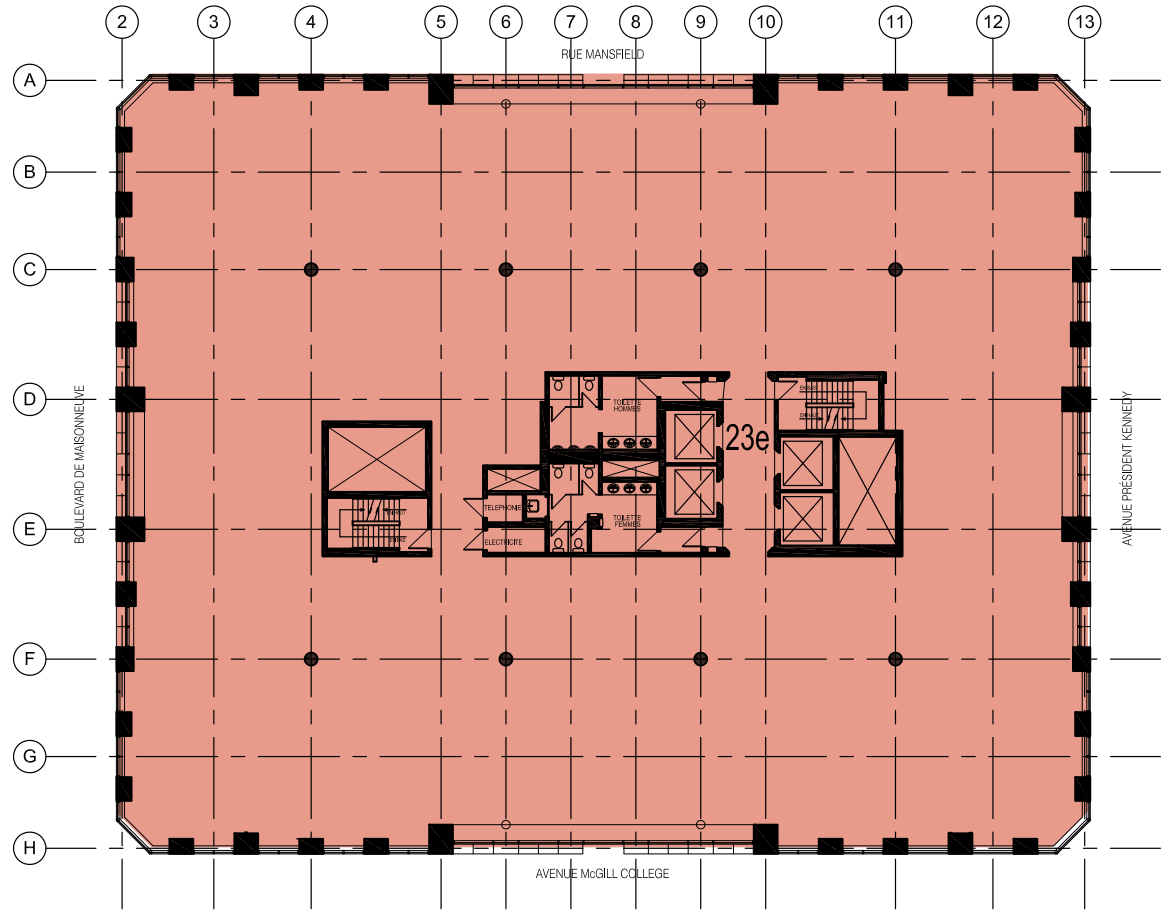
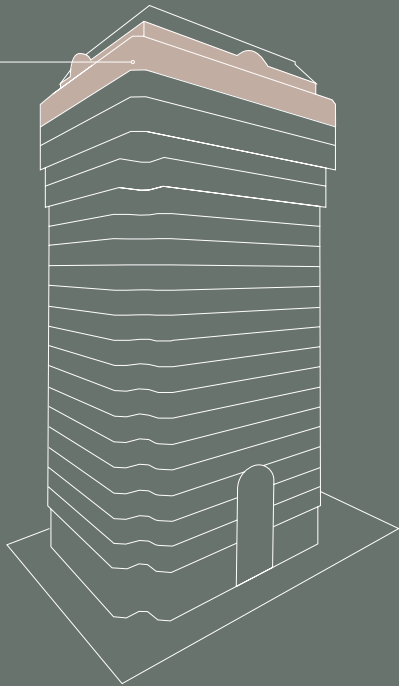


# 23<sup>RD</sup> FLOOR

FULL FLOOR | 16,663 FT<sup>2</sup>

Top floor with stunning views of downtown Montréal and Mount Royal.

23<sup>RD</sup>





PROPERTY DETAILS

Total leasable area	339 029 sq. ft.
Maximum contiguous opportunity	99 950 sq. ft.
Year built	1986

CEILING

Ceiling height	
Slab to slab	11 ft.
Slab to drop	9 ft.
Suspended ceiling system with modular tiles	

LIGHTING

High-efficiency LED lighting throughout
---

ELEVATORS

Dedicated elevators for lower floors	4
Dedicated elevators for upper floors	4
Dispatch elevator program	
Service elevator with access to loading facility	1

HVAC

Centralized HVAC system with tenant controls
--

EMERGENCY POWER

Back-up generator servicing essential systems
---

FIBRE OPTIC CONNECTIVITY

Fibre optic infrastructure for high-speed Internet
--

INDOOR PARKING

Parking levels	2
Parking ratio	1:2 849 sq. ft.
EV charging stations	7
Air and windshield fluid station	free of charge
Secured bicycle parking facility and repair station	

BUSINESS HOURS

Monday to Friday	6:30 am to 6 pm
On-site security personnel	24/7

2000 MCGILL COLLEGE  
AT A GLANCE

Located in the heart of Montréal’s business district, just steps from Mount Royal, this iconic property features a distinctive polished granite exterior and refined architectural design.

Its layout allows for eight corner offices per floor, offering exceptional natural light, panoramic views, and flexible workspaces. The building is easily accessible by public transit or car and is surrounded by a wide range of nearby services and amenities.



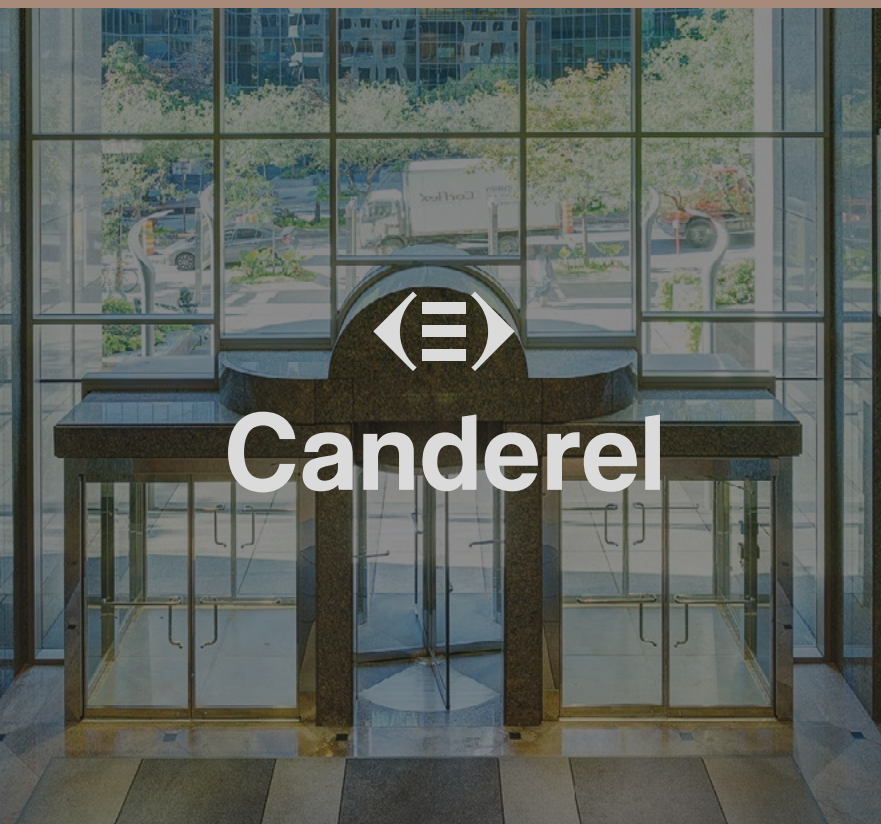
2000 MCGILL COLLEGE



# IA FINANCIAL GROUP

## OWNER

iA Financial Group owns and manages a diversified real estate portfolio comprising 33 investment properties – spanning office, industrial, and retail spaces – totalling over 5.5 million square feet and \$1.6 billion in assets. Strategically located in key Canadian markets such as Québec City, Montréal, Ottawa, Toronto, Winnipeg, Calgary, Vancouver et Victoria, these properties reflect iA's long-term investment approach and commitment to quality. The company integrates sustainability into its real estate strategy, with ambitious GHG reduction targets and LEED certifications across a majority of its buildings. A key player in Canada's financial landscape since 1892, iA brings expertise and vision to every property it owns.



# CANDEREL

## PROPERTY MANAGEMENT

Canderel is one of Canada's largest privately-owned real estate companies. Founded in 1975 by Jonathan Wener, it has since grown from its head office in Montréal to seven offices across Canada. Canderel owns and manages a real estate portfolio of over 23 million square feet in Canada's seven major markets: Quebec City, Montréal, Ottawa, Toronto, Calgary, Edmonton and Vancouver. Its 650 real estate experts have completed over \$20 billion in acquisition, development and management projects, and over 80 million square feet of owned, managed and developed properties.



# CONTACT CANDEREL LEASING TEAM

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To learn more about leasing opportunities at 2000 McGill College or to schedule a tour, contact our leasing team.

## WILLIAM HUMES

LEASING DIRECTOR

T.: +1 514 940-1420, ext. 1222

C.: +1 514 928-9433

[whumes@canderel.com](mailto:whumes@canderel.com)

## JADE FONTAINE

LEASING COORDINATOR

T.: +1 514 940-1420, ext. 1277

[jfontaine@canderel.com](mailto:jfontaine@canderel.com)

# PROJECT MANAGEMENT & BUILDING 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

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- 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.



Canderel






# BEYOND THE BUILDING

[2000mcgillcollege.ca](http://2000mcgillcollege.ca)

# 2000 MCGILL COLLEGE



Owned by



Managed by

