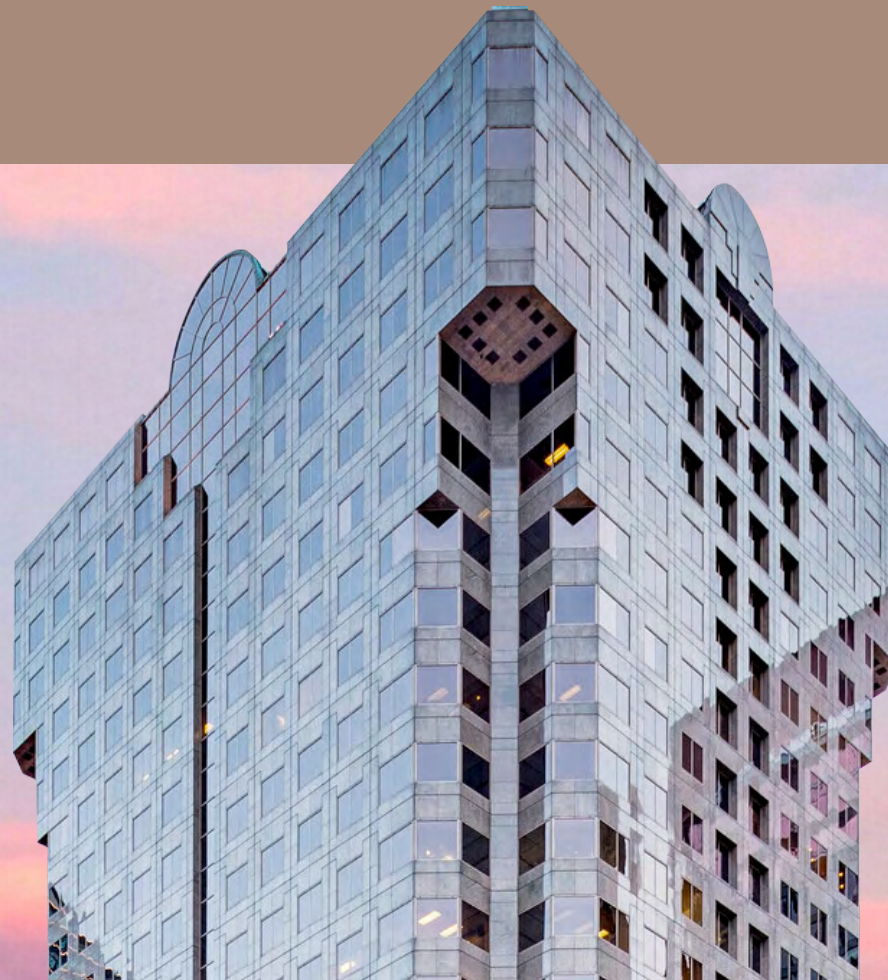


Beyond the Building

2000mcgillcollege.ca

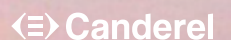
2000 MCGIL COLLEGE



Owned by



Managed by



An aerial photograph of the Montreal skyline, showing a dense cluster of high-rise buildings. In the background, a green, forested hill rises above the city. The sky is blue with some light clouds. Overlaid on the center of the image is the text 'AN EXCEPTIONAL BUILDING IN THE HEART OF MONTRÉAL' in a large, white, serif font.

AN EXCEPTIONAL BUILDING IN THE HEART OF MONTRÉAL



A STRATEGIC LOCATION REDESIGNED TO DRIVE GROWTH, INNOVATION, AND COLLABORATION

Whether you're looking for a turnkey suite or a space that can be adapted to your vision and needs, 2000 McGill College offers a modern work environment right in downtown Montreal. This 340,000-square-foot tower is undergoing major renovations to provide a revitalized leasing experience at the heart of an influential business ecosystem comprising many renowned companies.

The building's new identity reflects the scale of the ongoing work, from the modernization of the main entrance to the complete renovation of the lobby and ground floor. Carried out with respect for the building's original architecture, this transformation blends high-quality materials with contemporary design to create a welcoming, light-filled environment, seamlessly connected to the neighborhood.



WHY CHOOSE 2000 MCGILL COLLEGE

- Class A office tower with LEED Gold certification ;
- A major transformation is underway, covering the main entrance, the curtain wall, the lobby, and the common areas on the ground floor and mezzanine, featuring a prestigious architectural design. Completion is scheduled for spring 2027 ;
- 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 and their well-being ;
- An outdoor terrace designed to provide a lively gathering place during the summer season ;
- A full floor available on the 23rd floor with a breathtaking view of Montréal.





1

A LANDMARK BUILDING UNDERGOING MAJOR TRANSFORMATION

In 2026, 2000 McGill College will undergo a major renovation of its lobby and entrance areas, with work scheduled to continue through spring 2027. The main entrance, the curtain wall, the lobby, the common areas on the ground floor, and the mezzanine will be modernized to create a warmer, more contemporary environment.

Every detail has been carefully considered to ensure a seamless transition between the ground floor and the mezzanine, fostering a natural connection with the terrace and McGill College Avenue. The building will become a true hub, where tenants and visitors can move about easily, build relationships, and develop a sense of belonging to the community.

The new design features high-quality materials and an abundance of natural light to enhance the sense of space and brightness. Rich textures, wood accents, and carefully integrated greenery will complete this new interior, creating an atmosphere as lively as it is refined.



2

1
Modernized main entrance and curtain wall.

2
The fully renovated lobby will be bathed in natural light, highlighting its warm and contemporary design..

*Artistic rendering, subject to change.



3 The ground floor common areas will naturally extend the lobby, creating a harmonious and seamlessly integrated environment.



4 The mezzanine overlooking the lobby will be transformed into a bright, open space.



*Artistic rendering, subject to change.

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 REM McGill station
- Next to a Bixi station and bike lanes

100

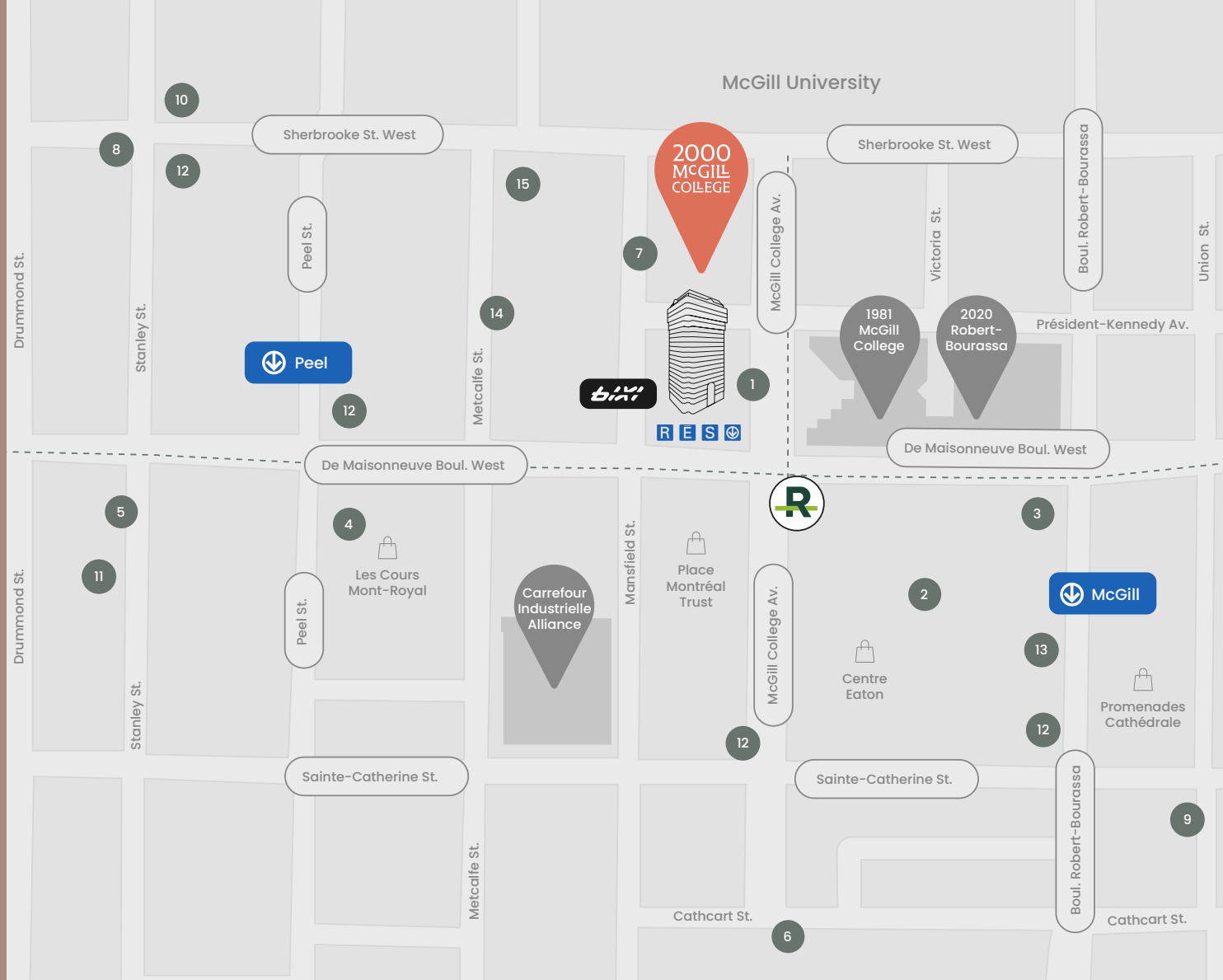
Walk Score

97

Transit Score

89

Bike Score



CONNECTIVITY

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

A young woman with curly brown hair is sitting on a blue couch, smiling broadly while looking at a laptop screen. She is wearing a denim jacket over a white t-shirt. The background is a textured wall. The text 'MODERN CONVENIENCES. SEAMLESS LIVING.' is overlaid in white serif font.

MODERN
CONVENIENCES.
SEAMLESS
LIVING.

AMENITIES THAT ELEVATE THE EVERYDAY

The workspaces and common areas feature high-end amenities, carefully selected to enhance comfort, well-being, and productivity on a daily basis.

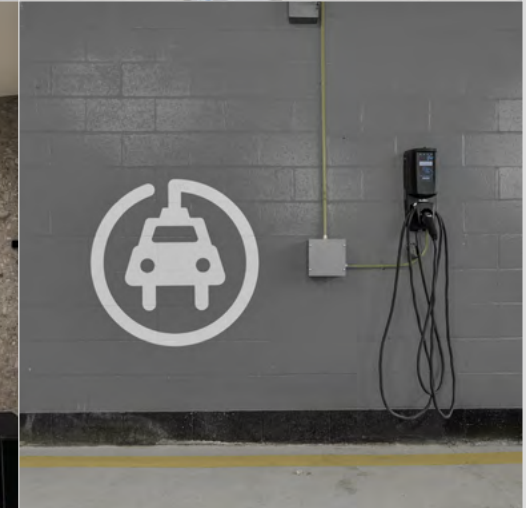
TENANT AMENITIES

- 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

BUSINESSES AND SERVICES FOR TENANTS AND THE COMMUNITY

Everything 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 Okkto 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

PROPERTY HIGHLIGHTS



OUTDOOR
TERRACE WITH
URBAN
FURNITURE



INDOOR BIKE
STORAGE &
REPAIR STATION



READY
TO LEASE
SUITE



TENANT
EXPERIENCE
PROGRAM



SUSTAINABILITY
PROGRAM



END OF TRIP
FACILITIES



MCGILL COLLEGE AVENUE: AN ICONIC ARTERY

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 essential services within walking distance and close to public transport, tenants enjoy a lifestyle that combines convenience with urban energy.

VIBRANT CENTRAL CONNECTED

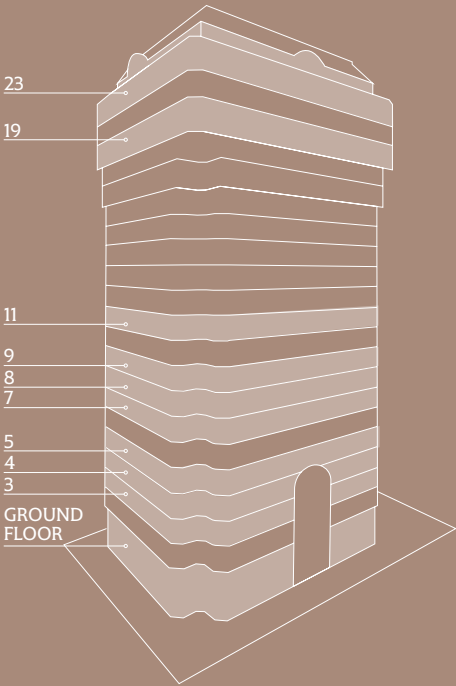


The background image shows a large, empty office space with a high ceiling, exposed ductwork, and several large windows on the left side. The floor is a light-colored, polished concrete. There are several white cylindrical pillars supporting the ceiling. A green exit sign is visible on one of the pillars. The overall atmosphere is clean and modern.

FLOOR PLANS & LEASING OPPORTUNITIES

STACKING PLAN

MULTI-TENANT
CONFIGURATION



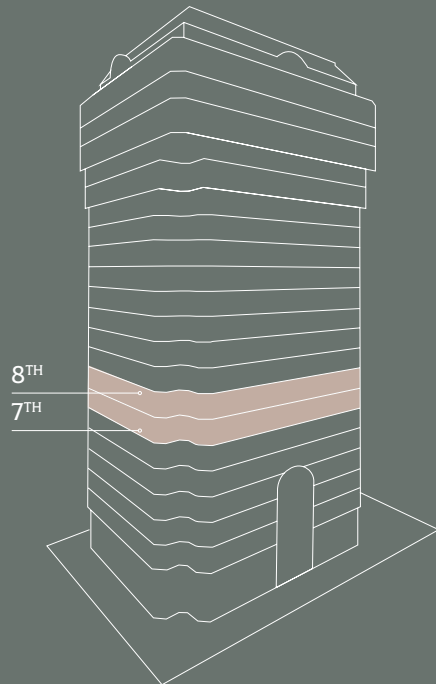
FLOOR	SUITE	FT ²	DETAILS	AVAILABILITY
GROUND FLOOR	4	1,411	Now restored to warm shell, base-building condition, this retail space provides a clean slate, ready to lease, for a custom tenant fit-out.	
3	301	5,851	Identified as a Pronto Suite, this space offers prospective tenants the unique opportunity 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	13,117	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.	
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	1150	5,136	Flexible floorplate with the option to subdivide, accommodating tenants of various sizes with custom layouts.	
19	1930	1,370	Optimally sized space allowing for an efficient workplace layout suited to a small team.	
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.	

FLEXIBLE LAYOUTS, TAILORED TO YOUR COMPANY

7TH FLOOR | 15,736 FT²

8TH FLOOR | 15,690 FT²

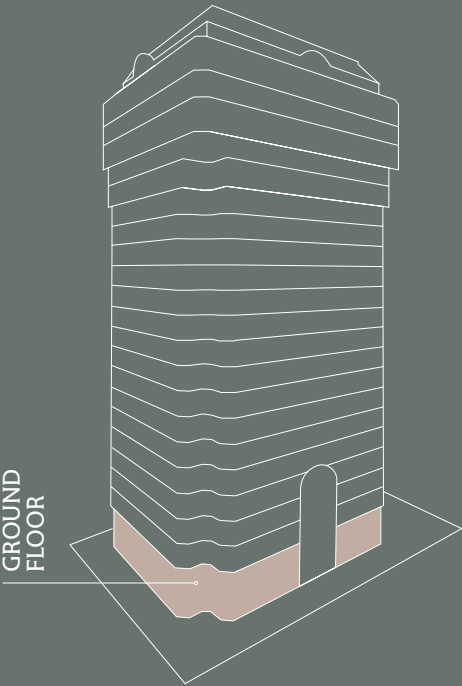
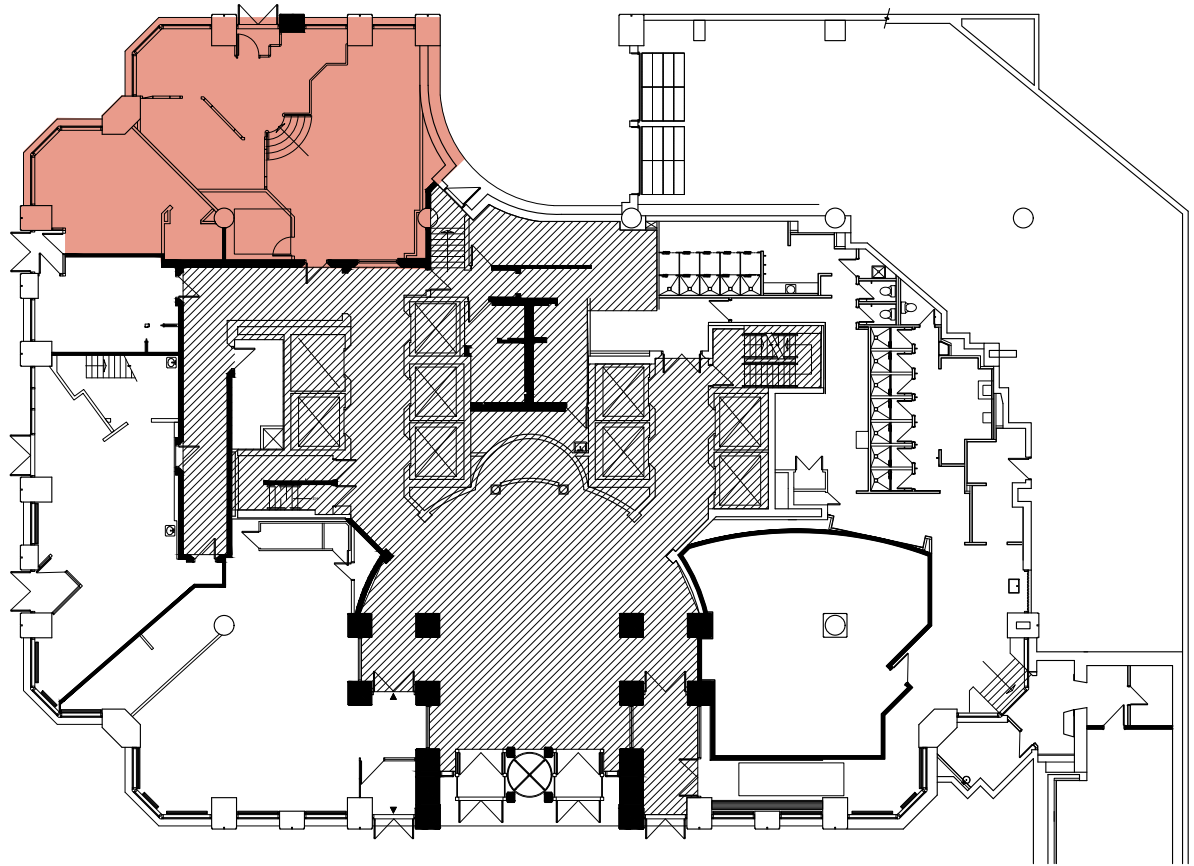
Whether you're envisioning a dynamic open-plan workspace, a mix of private offices and collaborative zones, or a client-facing layout with premium meeting rooms, our floors offer the flexibility to bring your vision to life — with the possibility of adjoining floors for optimized occupancy.



GROUND FLOOR

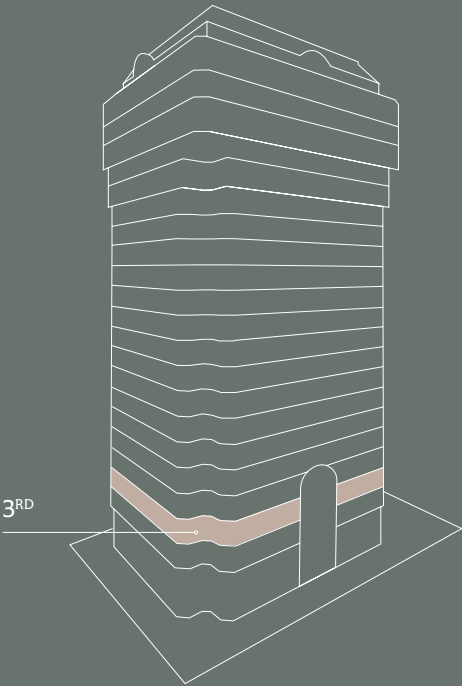
RDC-4 | 1,411 FT²

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.

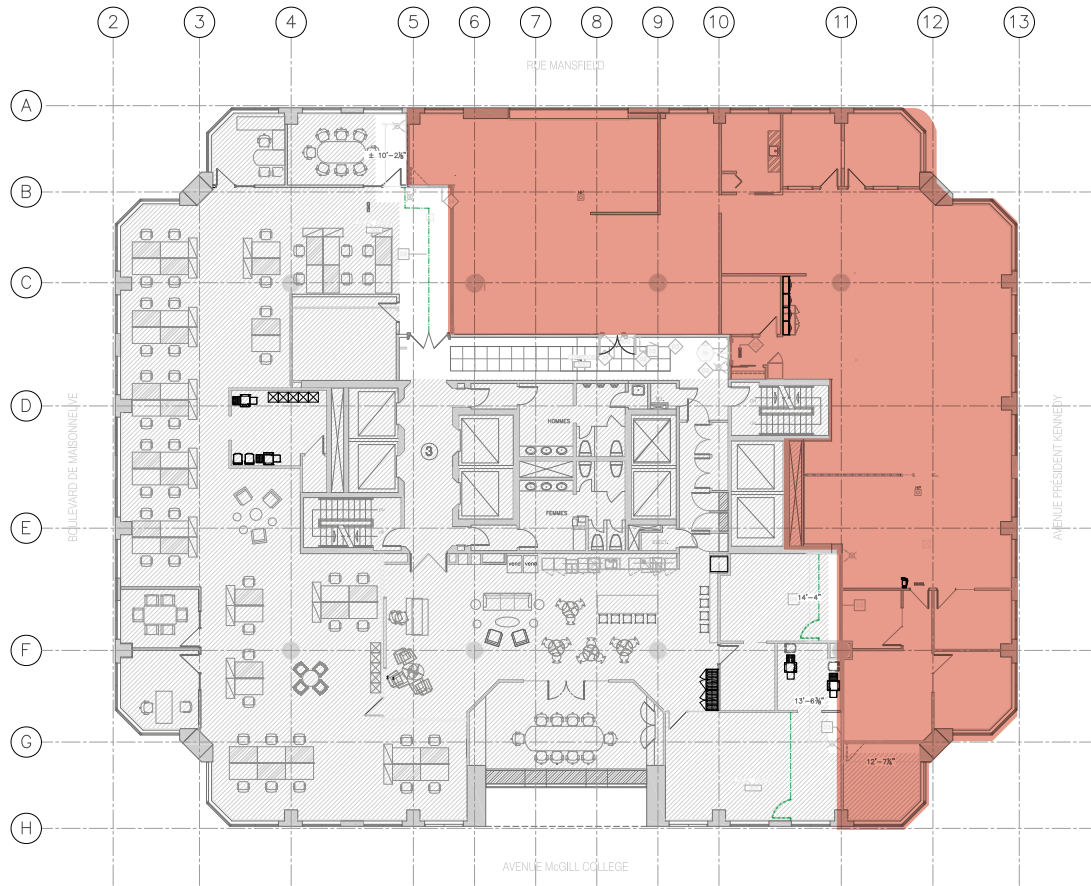


3RD FLOOR

SUITE 301 | 5,851 FT²

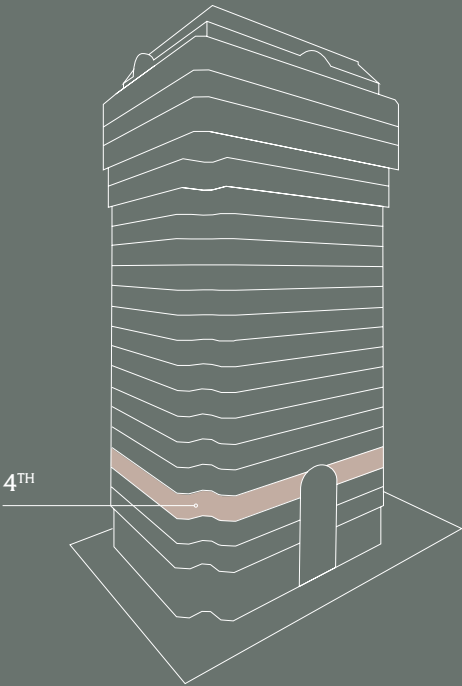


SUITE 301

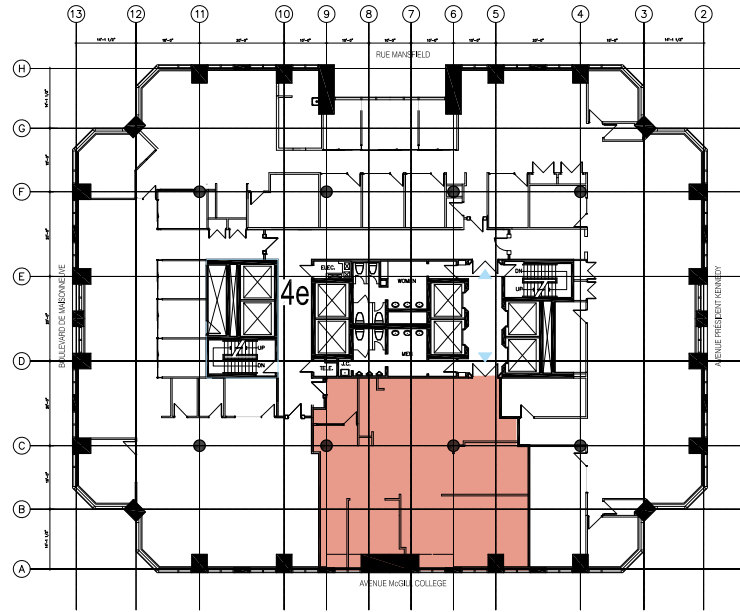


4TH FLOOR

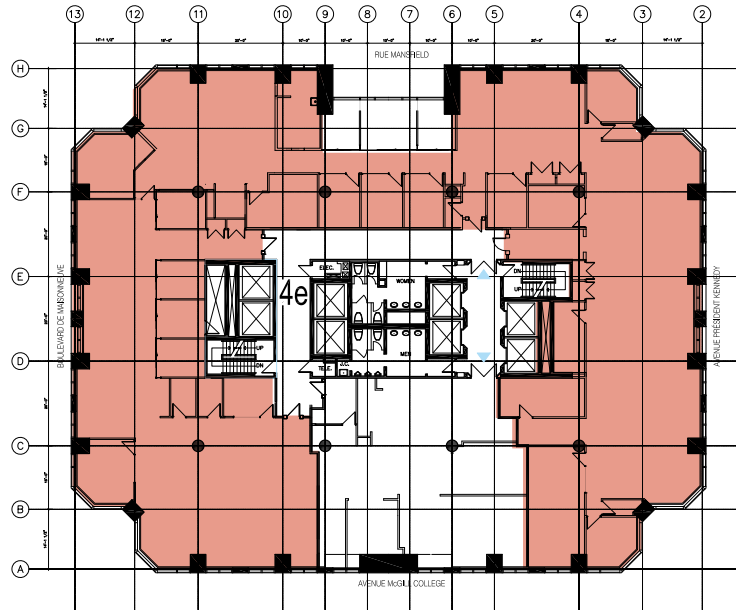
SUITE 400 | 2,510 FT²
 SUITE 420 | 13,117 FT²



SUITE 400

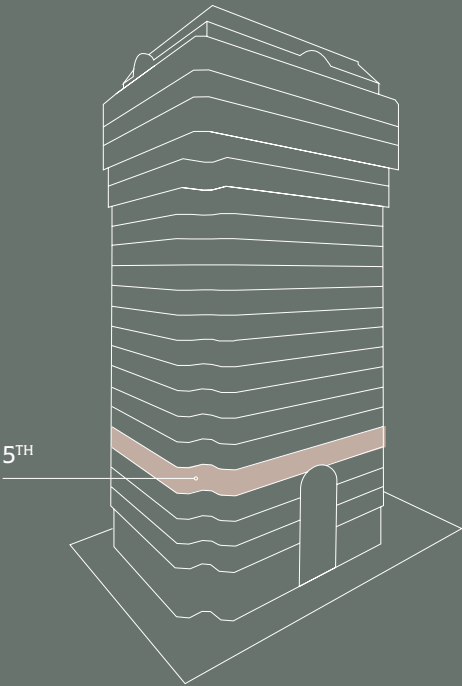


SUITE 420

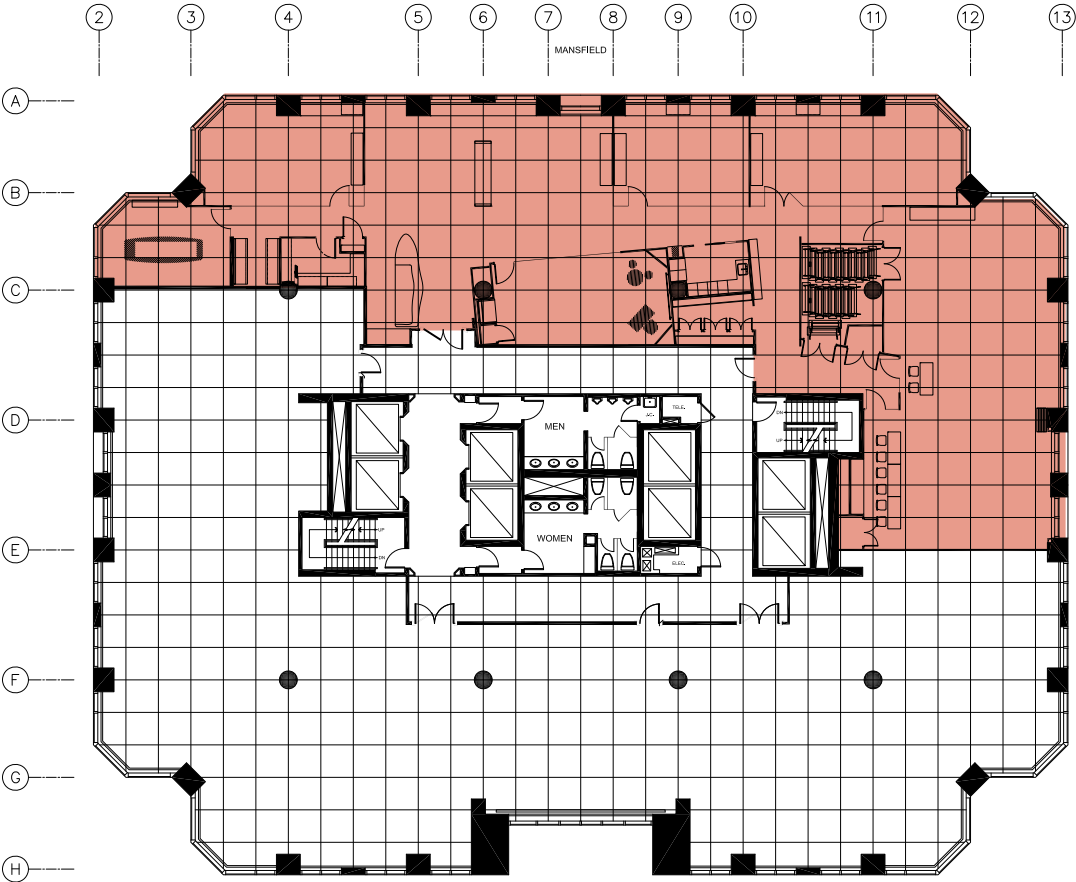


5TH FLOOR

SUITE 550 | 7,016 FT²

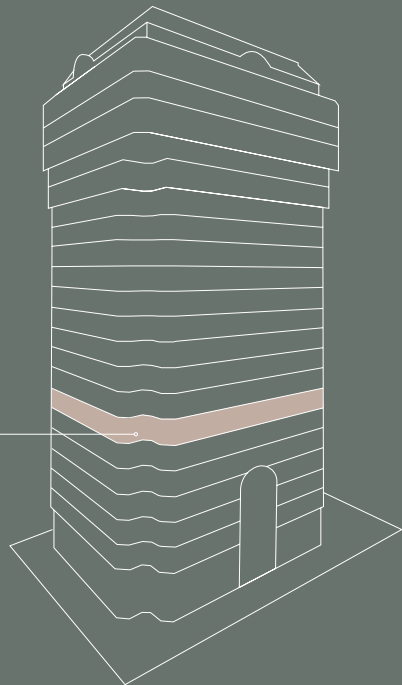
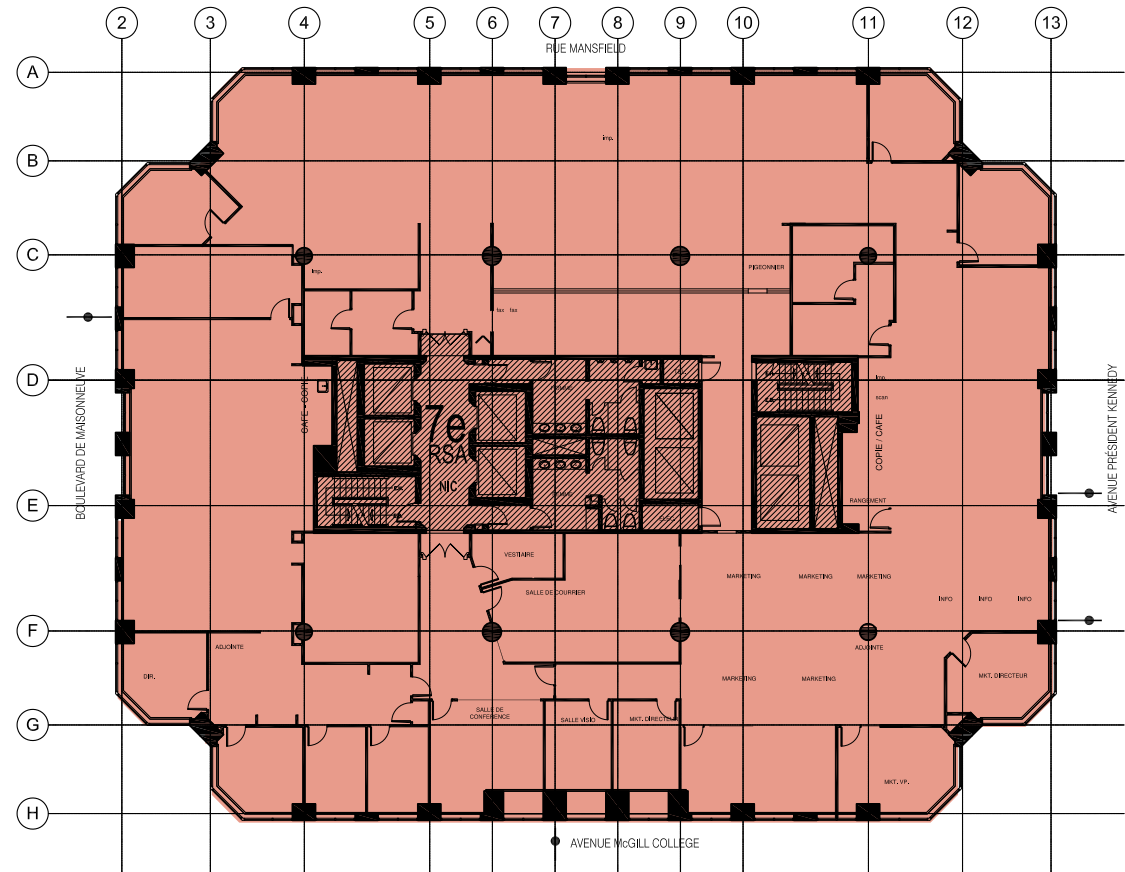


SUITE 550



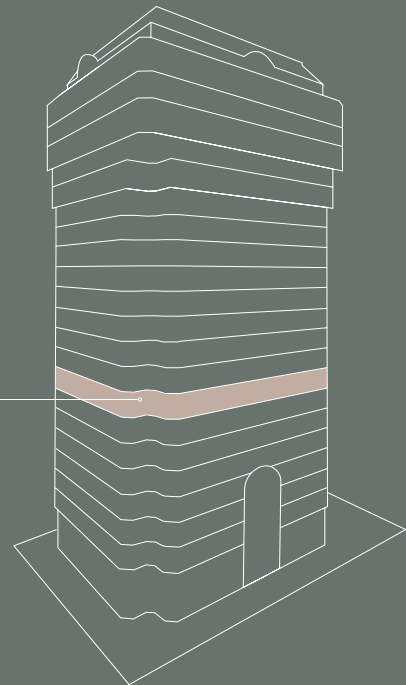
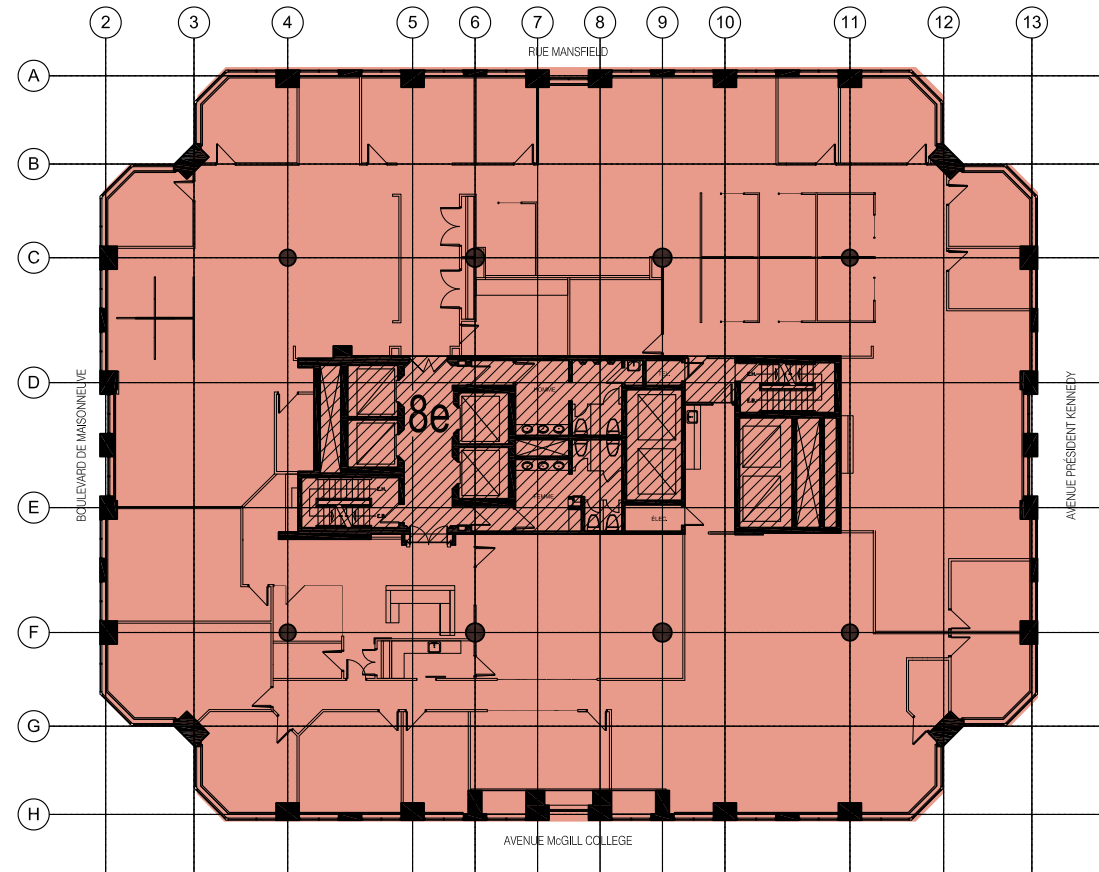
7TH FLOOR

FULL FLOOR | 15,736 FT²



8TH FLOOR

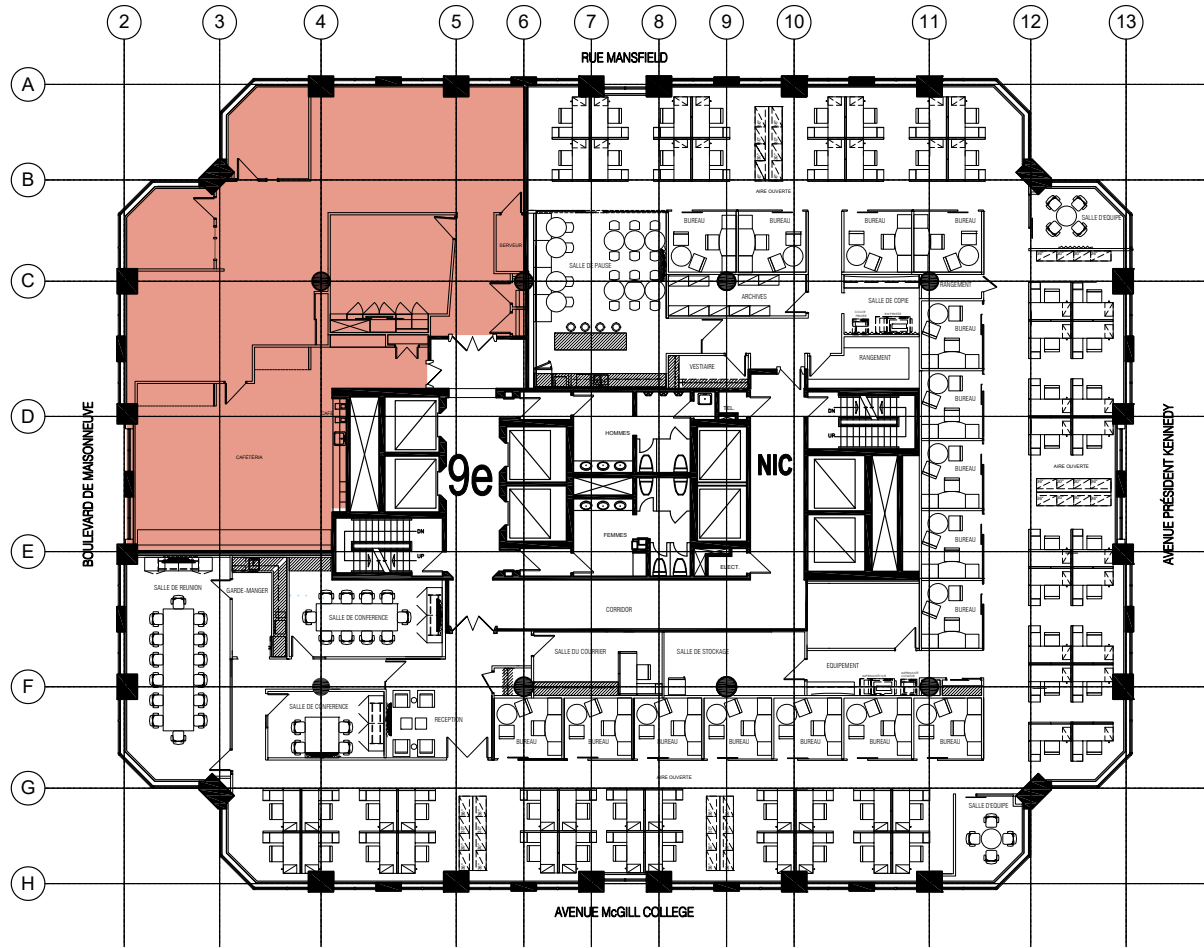
FULL FLOOR | 15,690 FT²



9TH FLOOR

SUITE 900 | 3,642 FT²

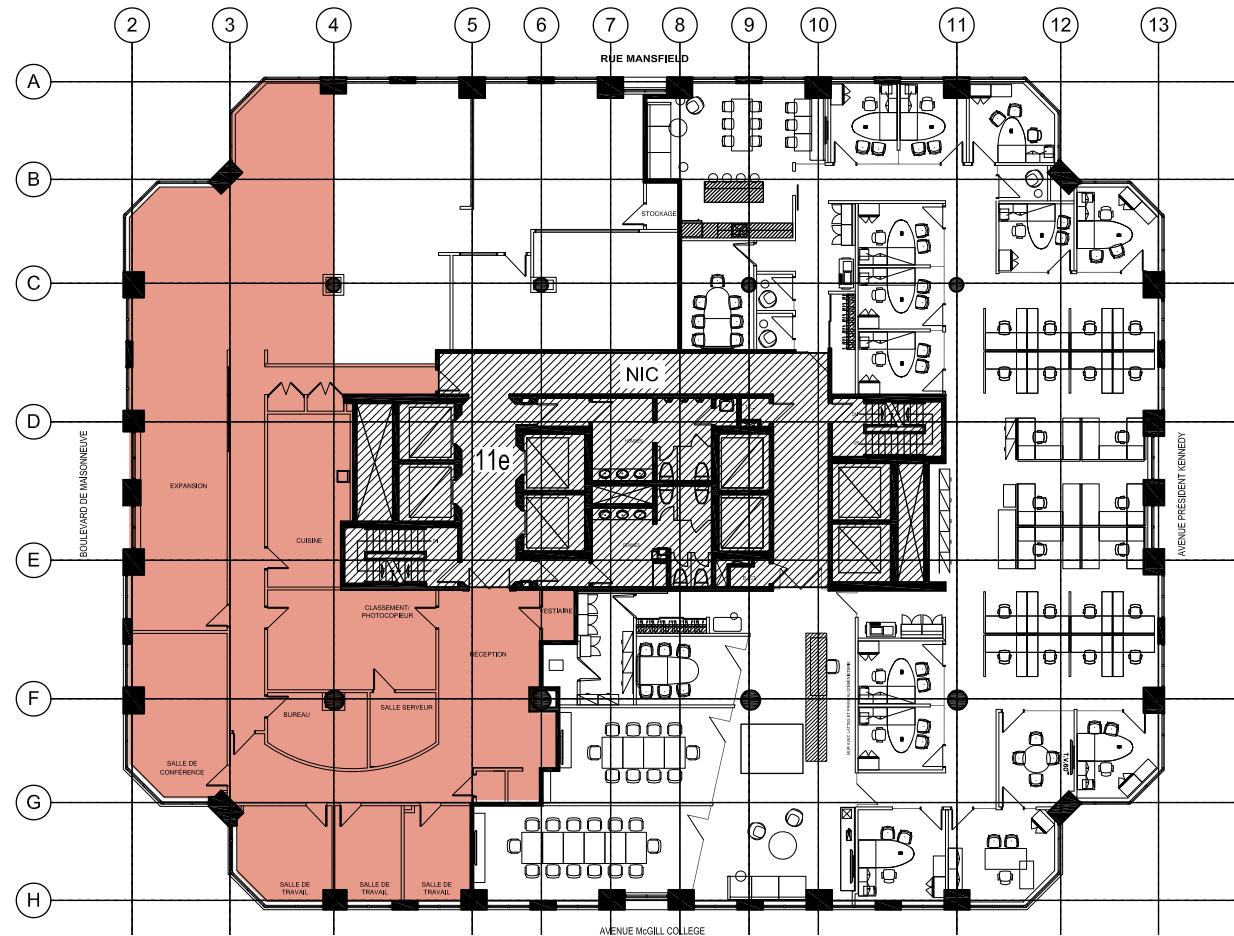
SUITE 900



11TH FLOOR

SUITE 1150 | 5,136 FT²

SUITE 1150

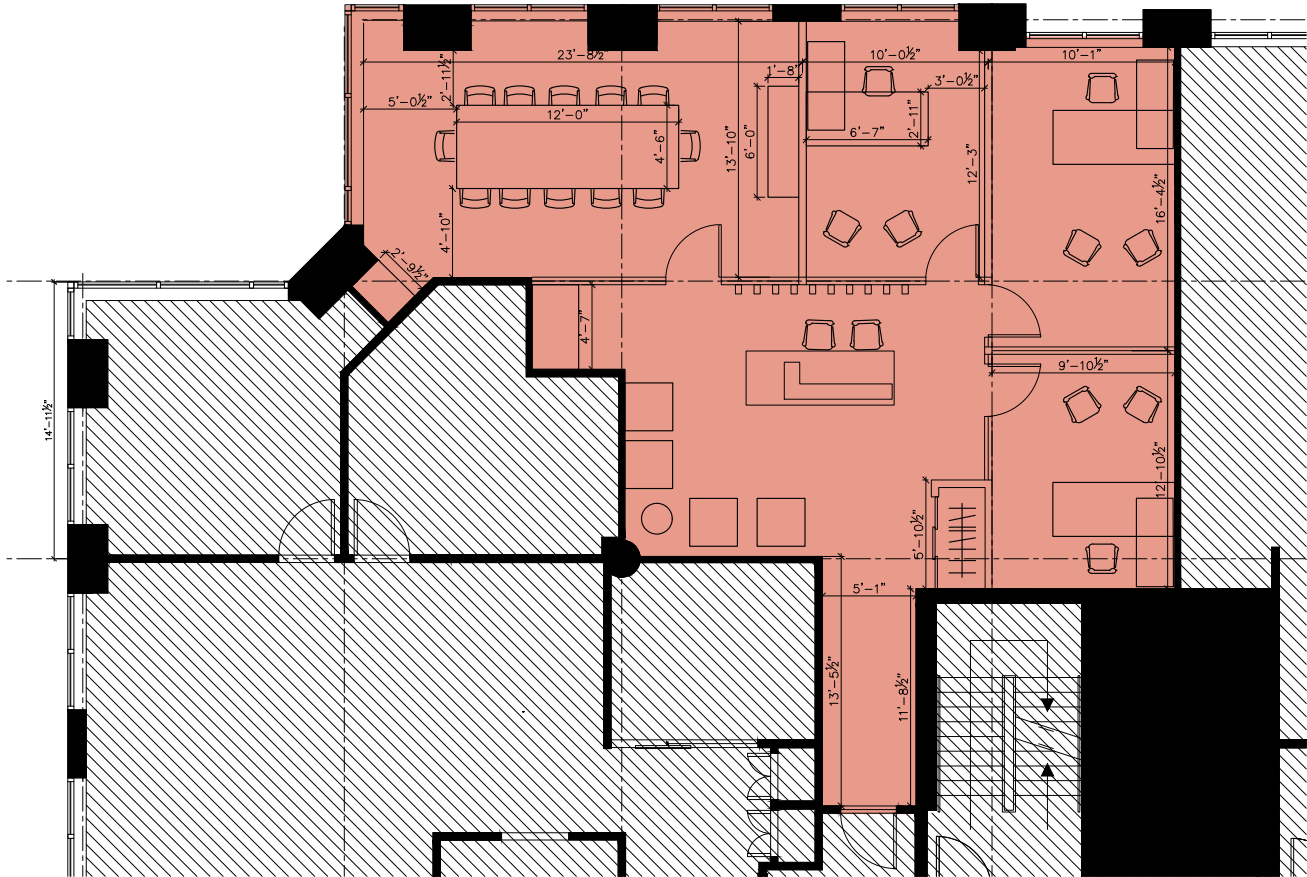
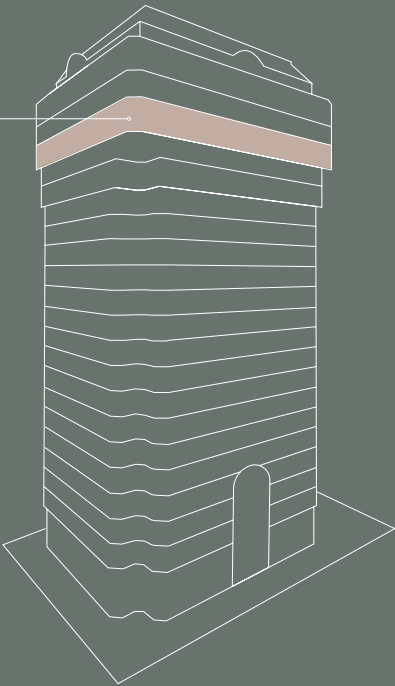


19TH FLOOR

SUITE 1930 | 1,370 FT²

SUITE 1930

19TH

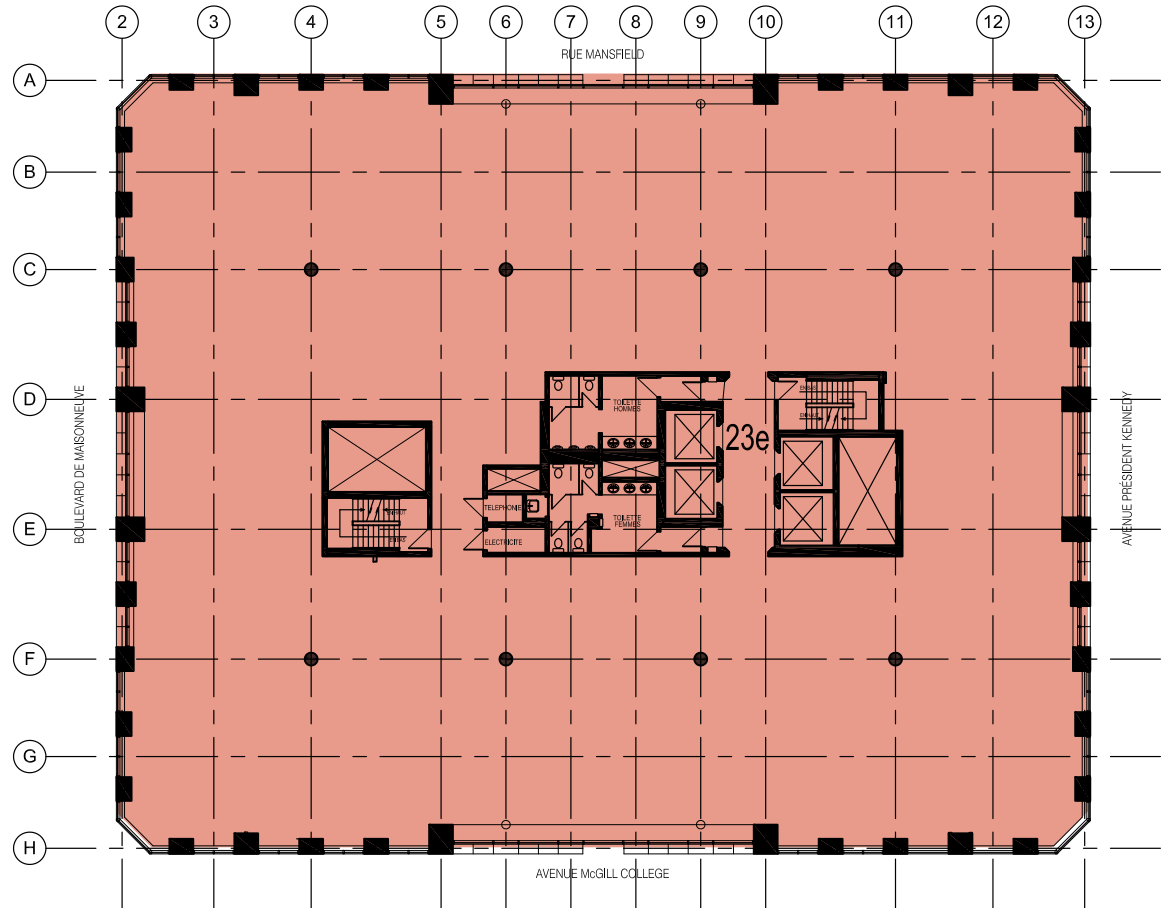
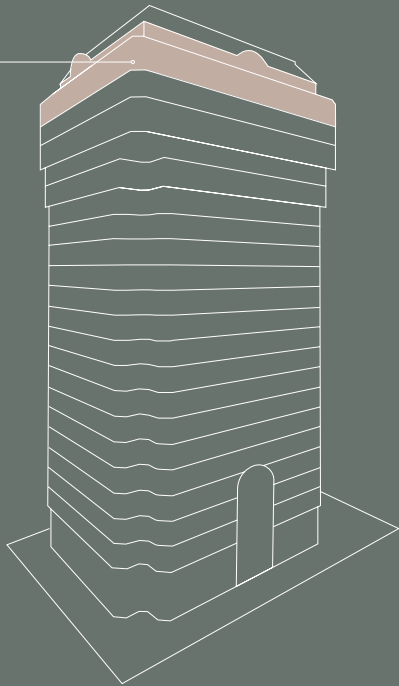


23RD FLOOR

FULL FLOOR | 16,663 FT²

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

23RD



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

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

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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

- 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



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