

1981
McGill College
Montréal, QC

Office Space
FOR LEASE

Owned by



⟷ Canderel



Welcome to 1981 McGill College

1981 McGill College holds a landmark position in downtown Montreal. Located in the heart of the business district and directly connected to the underground network, this 640,000-square-foot asset is distinguished by the quality of its spaces and a strong roster of leading tenants.

Located directly above McGill metro station, 1981 McGill College benefits from one of the most strategic locations for office users in the city.

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 Time out Market
- 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
- 15 b.cycle
- 16 Enso Yoga

Walk Score
90

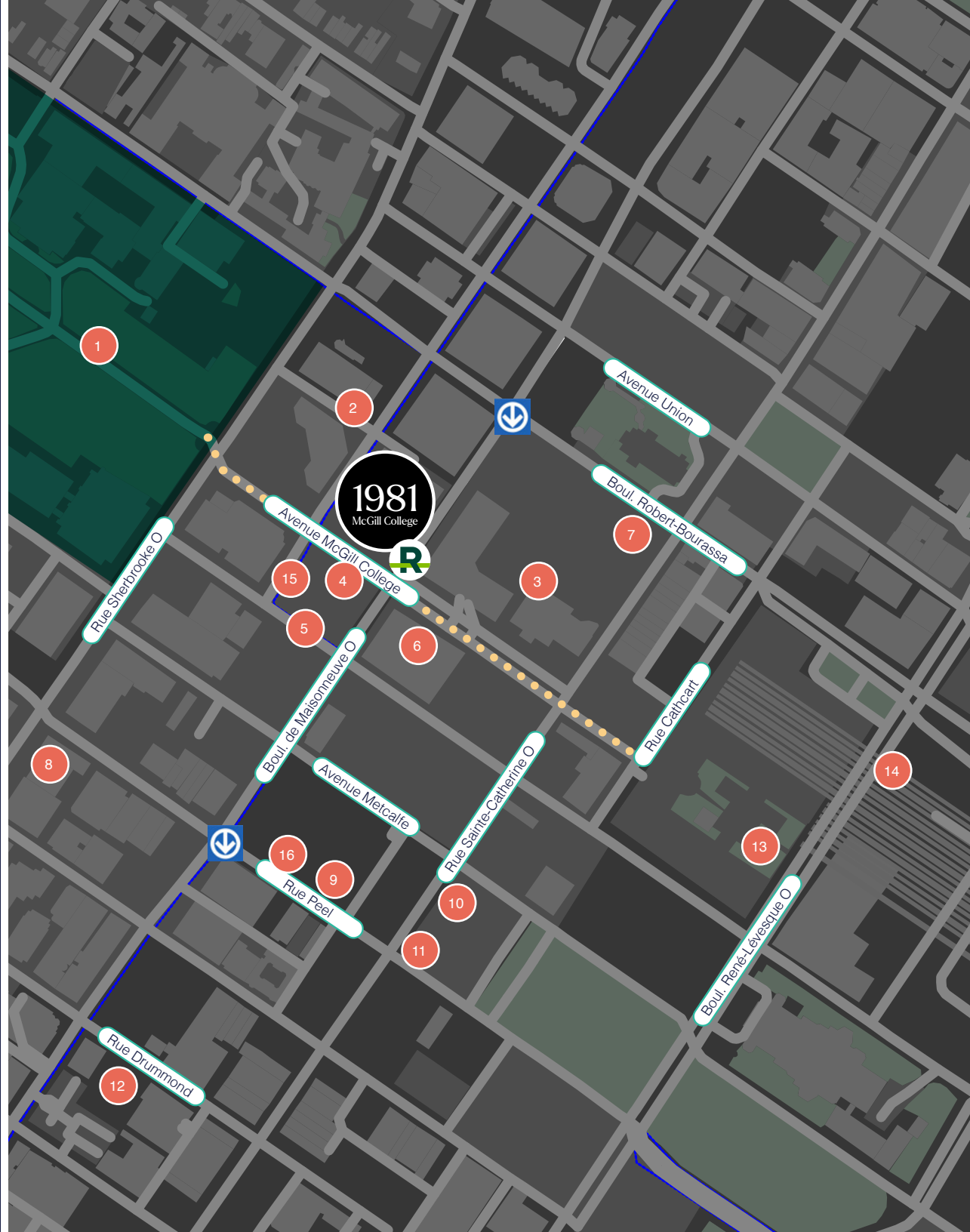
Bike Score
91

Transit Score
99

Connectivity

-  McGill College Station
-  Peel Station
-  Central Station
-  REM Station

... McGill pedestrian walkway

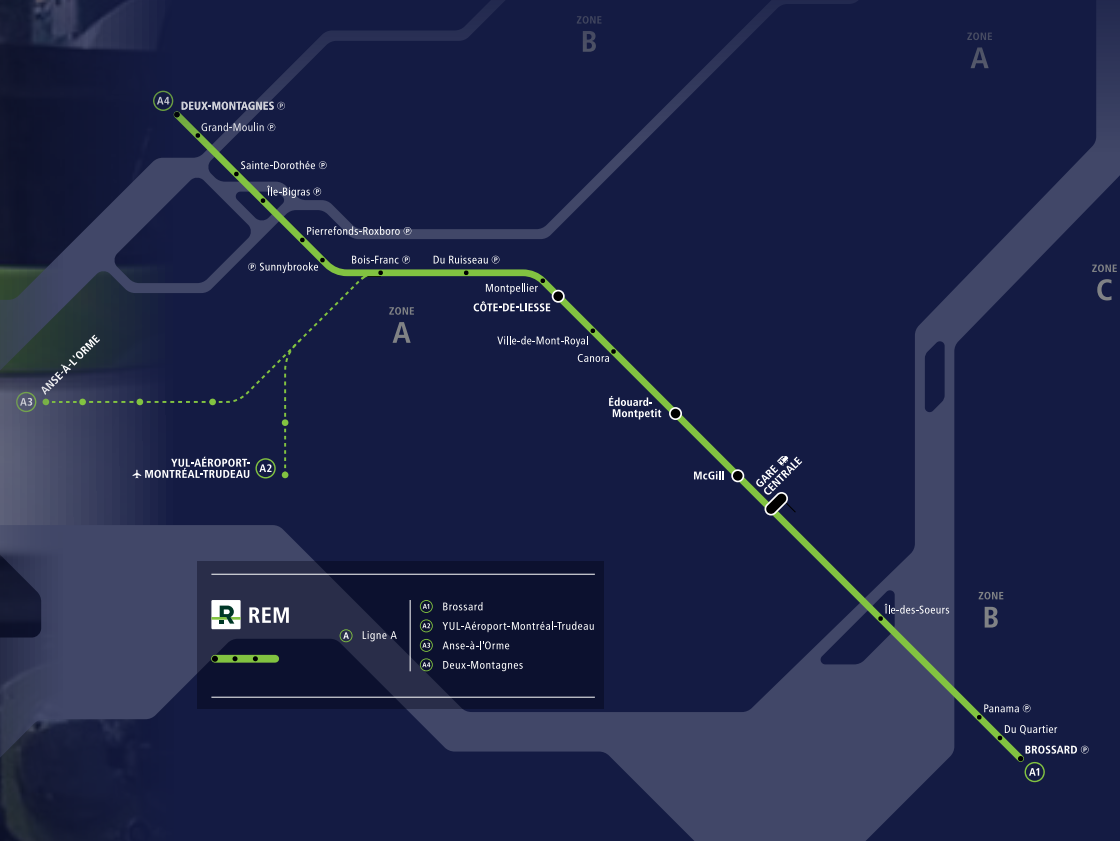




REM – Redefining Urban Convenience

The Réseau express métropolitain (REM) offers a modern and efficient transit solution for professionals and visitors alike. With its strategic position, the McGill REM station is just steps away from 1981 McGill College, ensuring effortless connectivity to the city's vibrant core. This prime access point provides unparalleled convenience for those seeking a dynamic urban environment with seamless transportation options.

- 2-minute walk to the McGill REM Station
- Quick connections across Greater Montreal
- Direct access to Montreal's RÉSO underground
- 100% electric transport, reducing the carbon footprint





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



Avenue McGill College

An avenue reinvented



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, the McGill metro station, and the McGill REM 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



Secure bike storage



End of trip facilities



Outdoor patio



Parking ratio:
1:3,000 sf



Direct connectivity
to public transportation



Wellness facility



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.

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.

How can we shift work culture and bring people back to the office?



Reimagined
Lobby



5-Star
Concierge



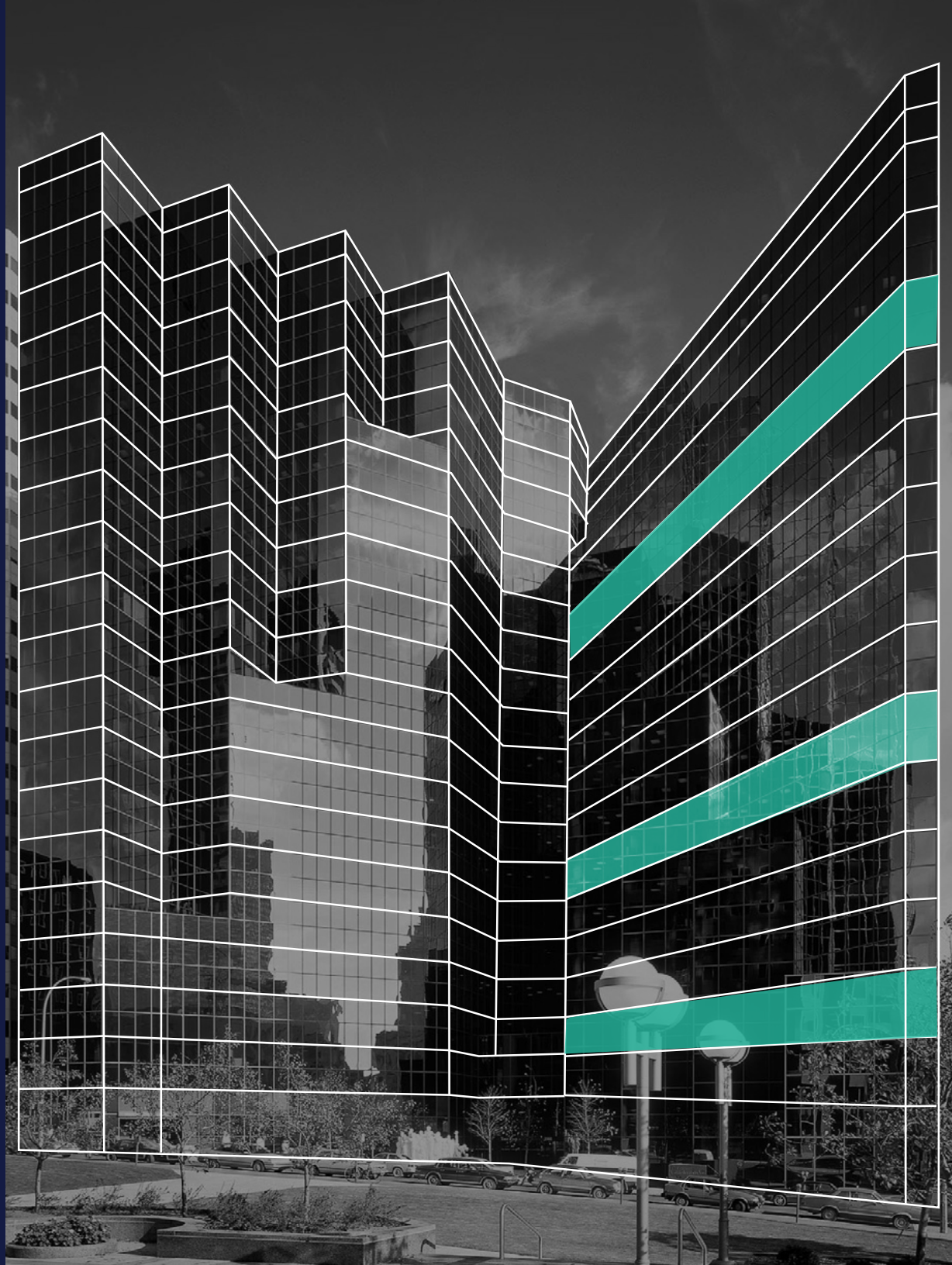
Activities &
Clubs



Reimagined
Growth

Property Summary

Address	1981 McGill College
Availabilities	7th Floor
Total Area	3rd floor: 18,716 sf (built-out and furnished) 7th floor: 17,126 sf (in base building) 13th floor: 36,577 sf (available Q4 2027)
Additional Rent	OPEX 2026 estimates: \$18.55 psf Taxes 2026 estimates: \$9.93 psf Hydro: \$1.11 psf Total: \$29.59 psf
Parking	Ratio: 1 per 3,000sf Price: \$362.10/month
Services / Amenities	Coffee shop, bike parking, lockers, showers, gym, underground parking, air and windshield fluid stations free of charge.
Public Transport	Direct connection to the underground network, metro station and REM station.

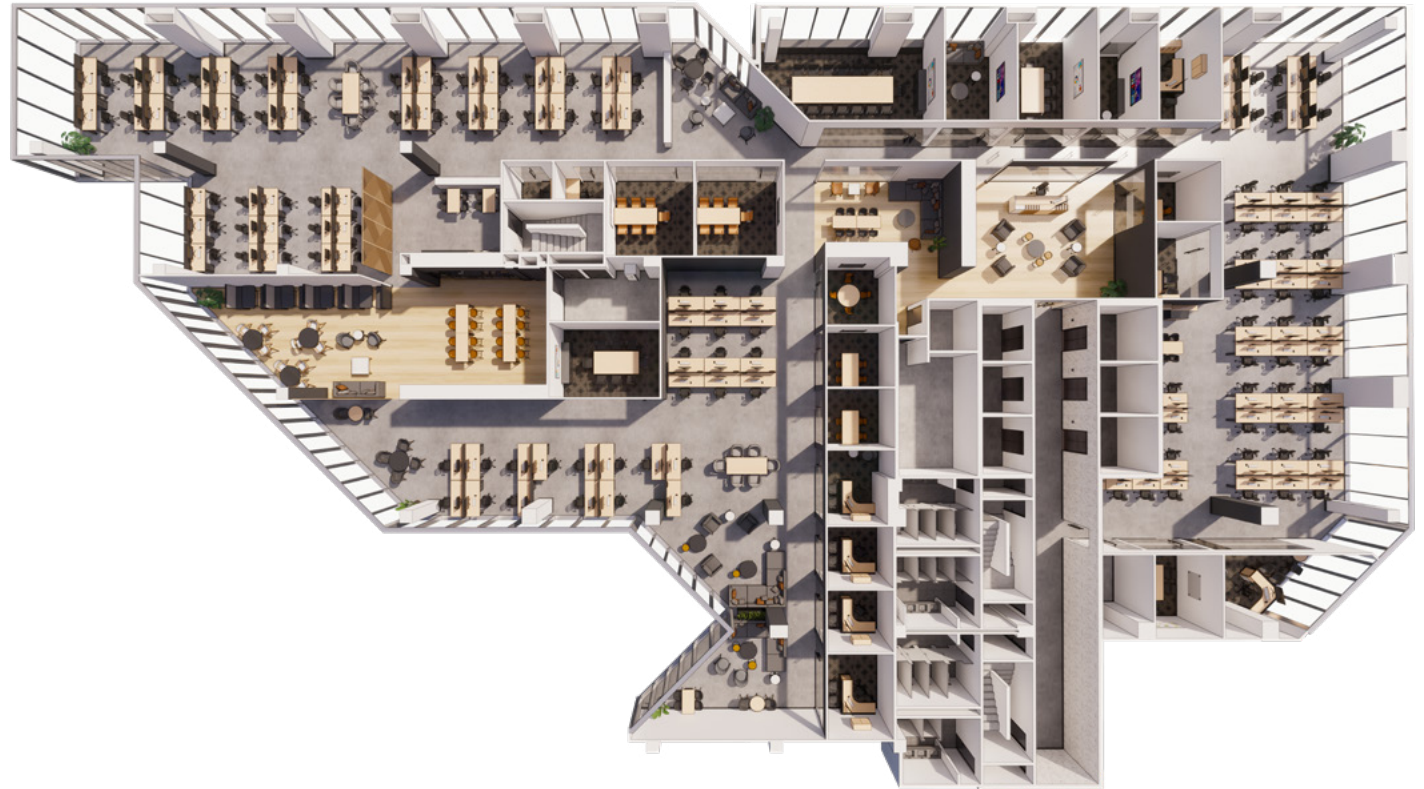


Wellness Facility

1981
McGill College



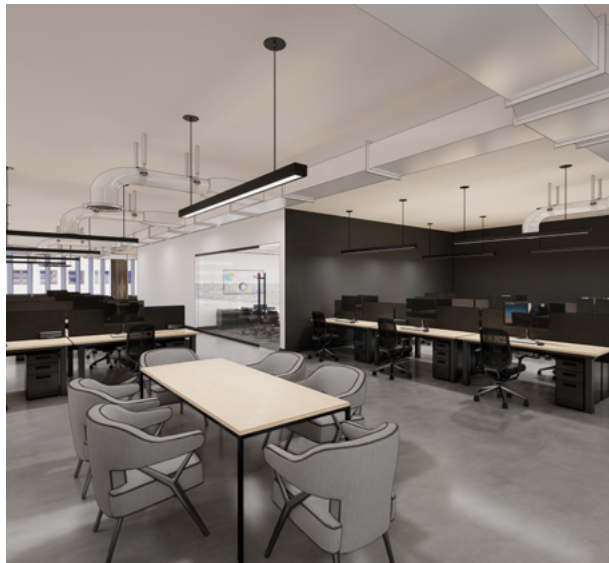
Half Floor Floorplate



1981
McGill College

Renderings

1981
McGill College



3rd Floor

18,716 sf

President-Kennedy

McGill College

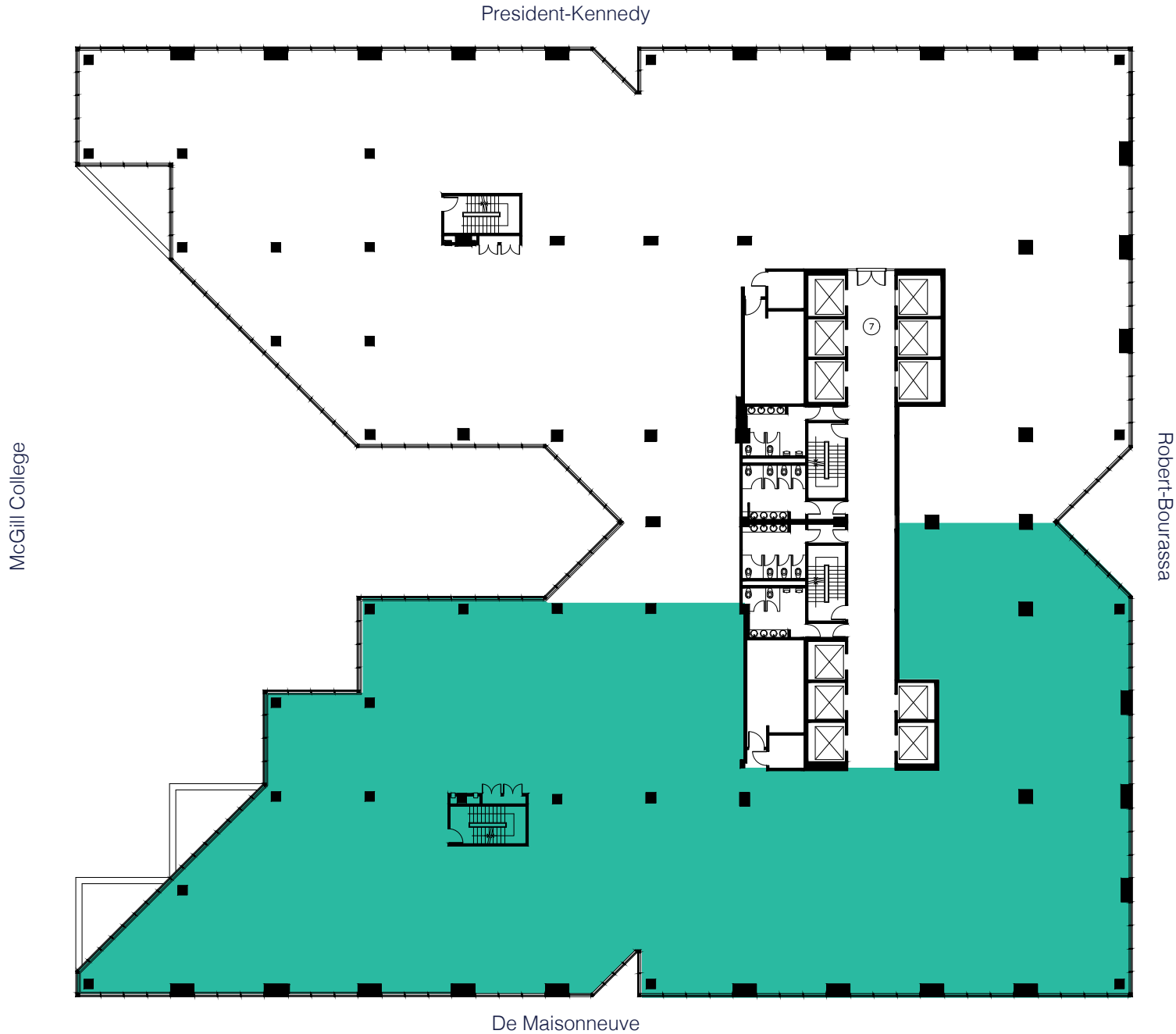
Robert-Bourassa



1981
McGill College

De Maisonneuve

7th Floor
17,126 sf



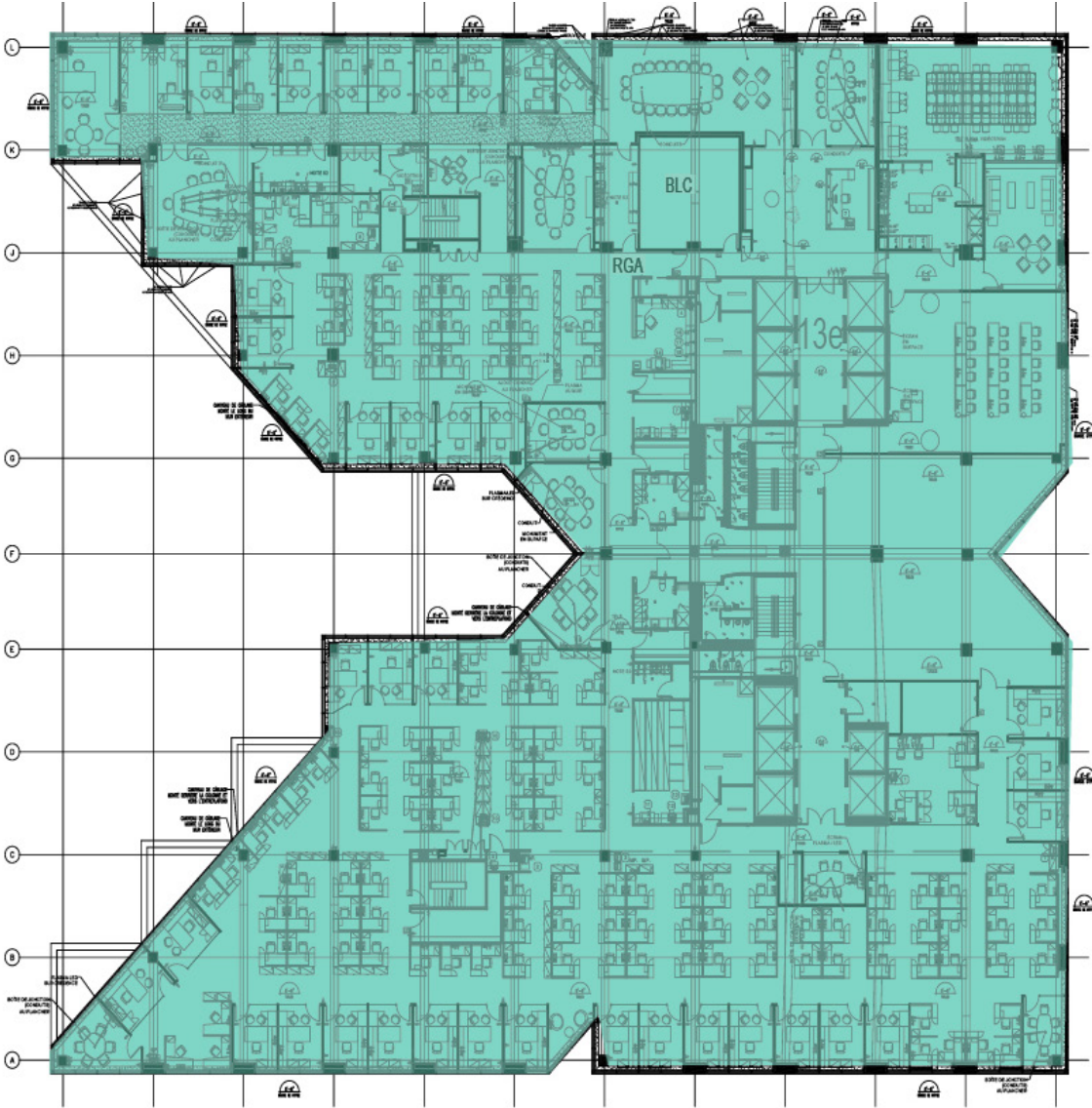
1981
McGill College

13th Floor
36,577 sf

President-Kennedy

McGill College

Robert-Bourassa



1981
McGill College

De Maisonneuve

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.



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 **Canderel**