

2020

Robert-Bourassa
Montréal, QC

Office Space
FOR LEASE

 **Canderel**

Owned by

IAA Groupe financier
Financial Group

A modern office lobby with a large, metallic, three-dimensional sculpture of the number '2020' mounted on a light-colored stone wall. The sculpture is illuminated from within, casting a warm glow. Below the sculpture, a large, triangular mirror reflects a potted plant. In the foreground, a small, dark, rectangular table holds a vase of white flowers. In the background, a staircase and a glass-walled elevator are visible. The overall atmosphere is clean, modern, and professional.

Welcome to 2020 Robert-Bourassa

2020 Robert-Bourassa is located in one of Downtown's most dynamic areas, offering direct indoor access to public transportation including the metro, REM station and Montreal's underground city.

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 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

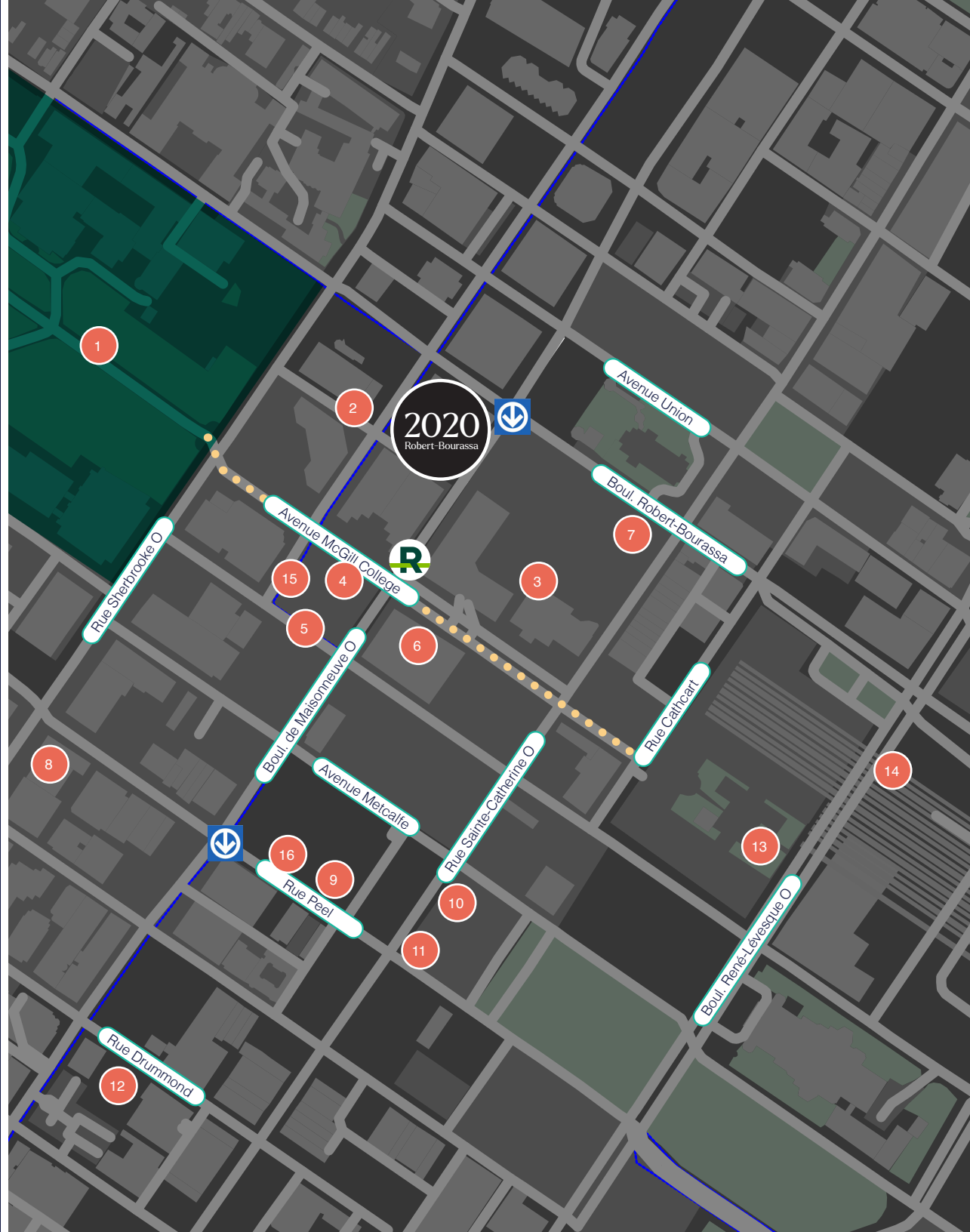
Bike Score
91

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 a short walk from 2020 Robert-Bourassa, 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.

- Short 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



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

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, the McGill metro station and the McGill REM 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



Parking ratio: 1:3,000 sf



End of trip facilities



Outdoor patio

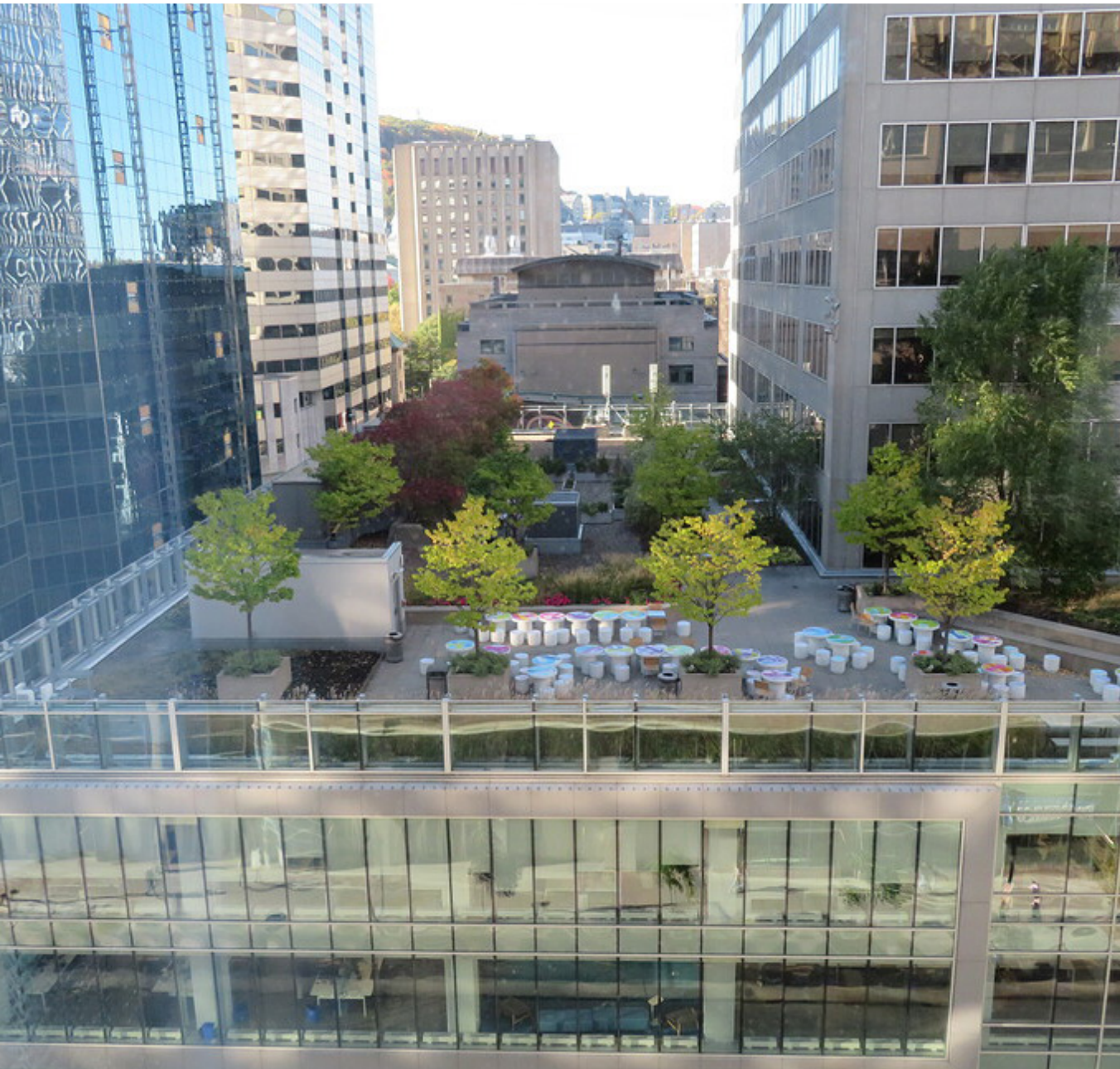


Direct connectivity to public transportation



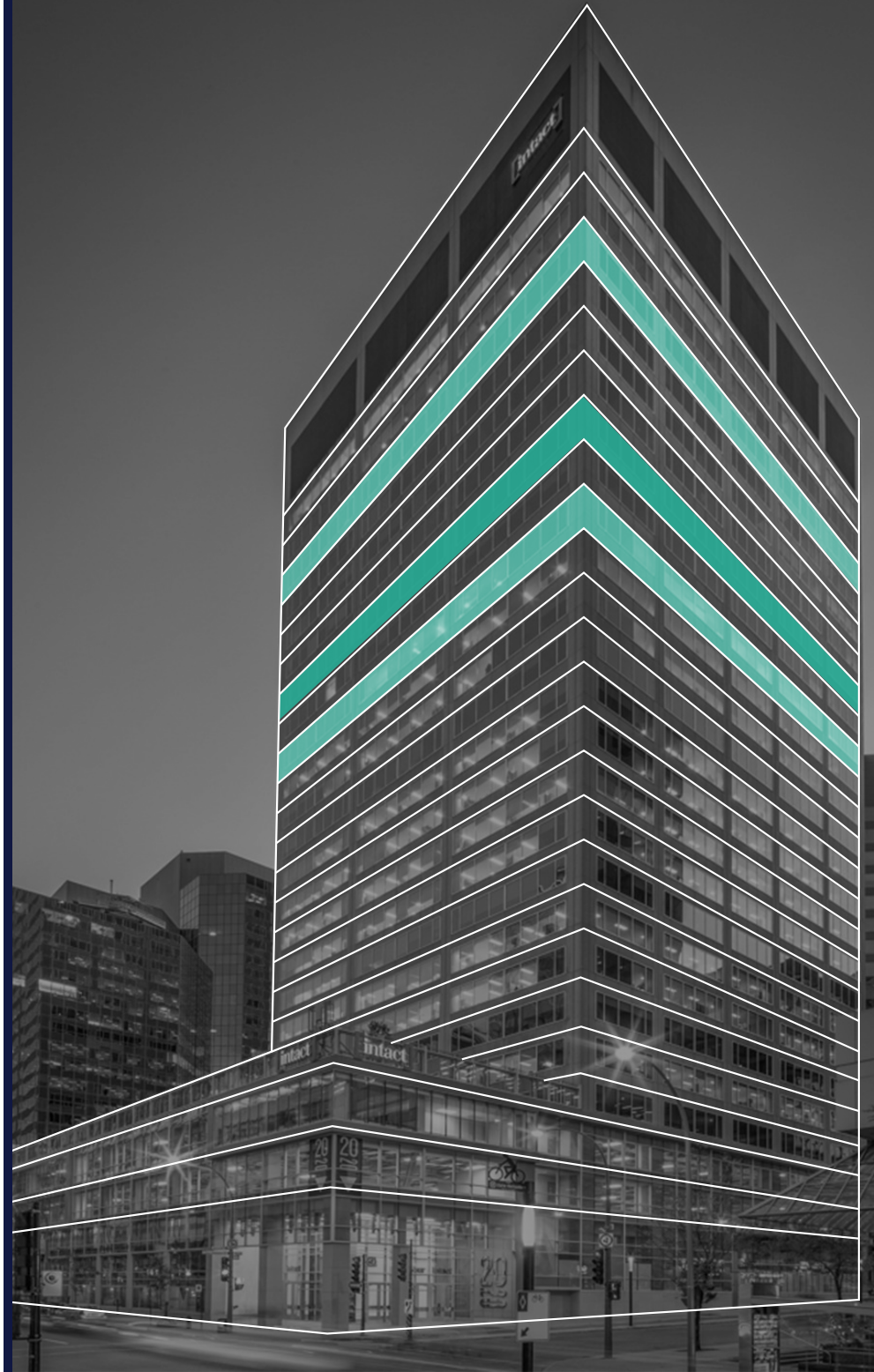
Outdoor Space

The rooftop patio at 2020 Robert-Bourassa offers an expansive urban retreat exclusively for tenants — a vibrant gathering place where teams come together, recharge, and make the most of Montreal's outdoor seasons.

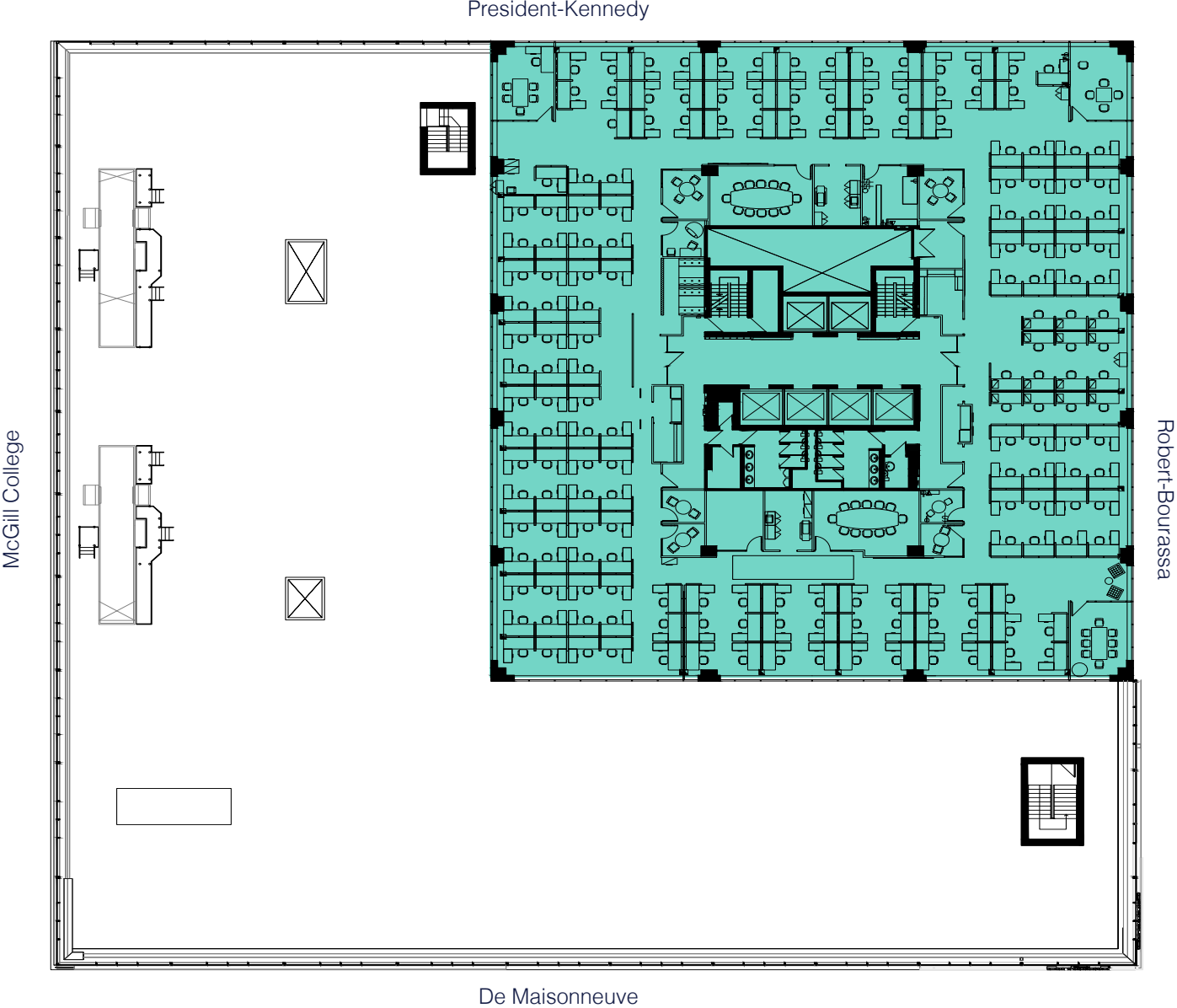


Property Summary

Address	2020 Robert-Bourassa
Availabilities	Suite 1700: 17,214 sf Suite 1920: 7,019 sf Suite 2300: 2,150 sf
Additional Rent	OPEX 2026 estimates: \$17.07 psf Taxes 2026 estimates: \$8.42 psf Electricity: \$1.10 psf Total: \$26.59
Parking	Ratio: 1 per 3,000sf Price: \$362.10/month + taxes
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.



Suite 1700
17,214 sf

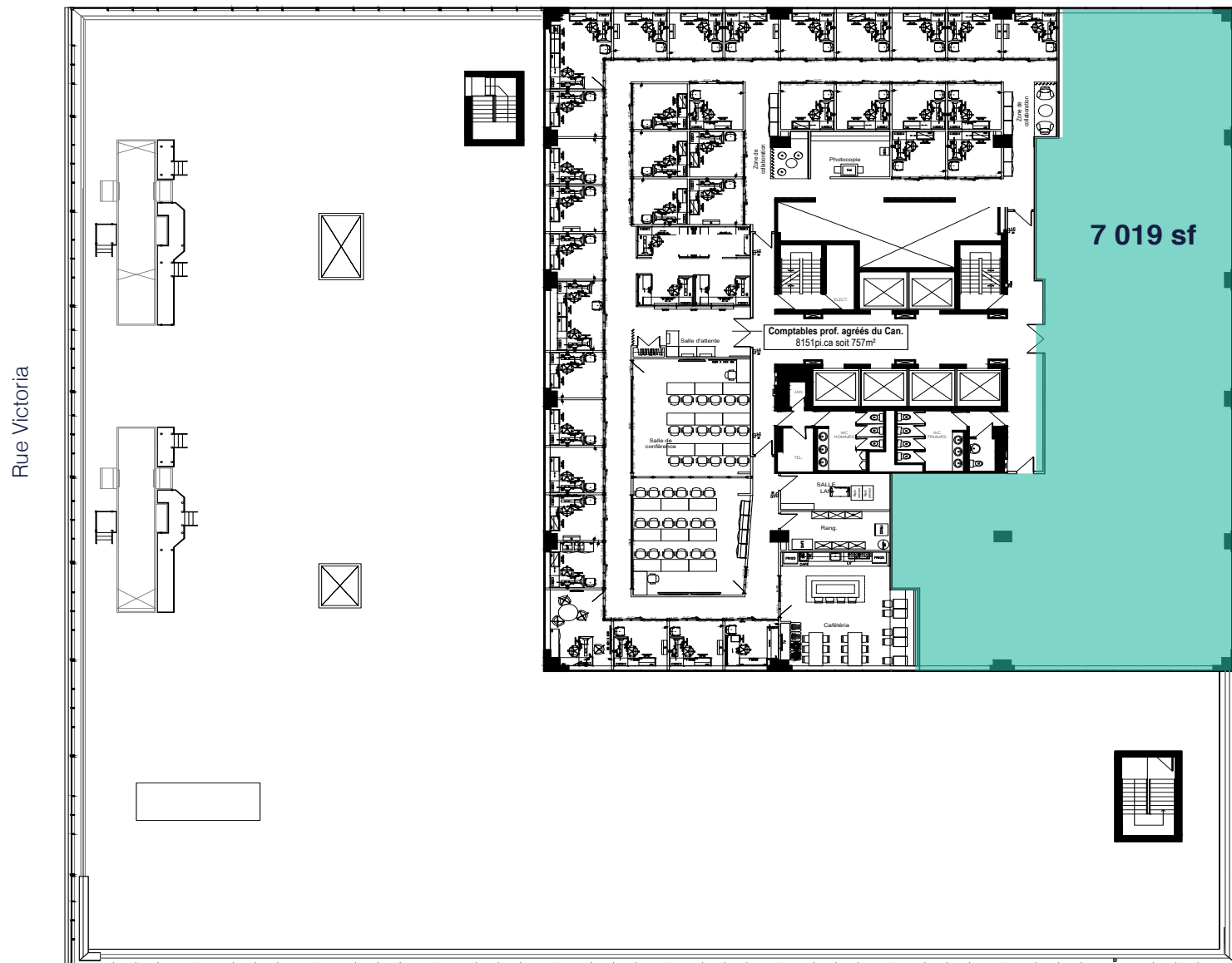


2020
Robert-Bourassa

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Robert-Bourassa

De Maisonneuve



Suite 2300

2,150 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

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Montréal, QC

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