www.1253mcgillcollegeave.com

1253 MCGILL COLLEGE AVE.

Built-out Loft Style Office Space
with a Historical Charm

JLL

THE ONLY VINTAGE OFFICE BUILDING ON THE AVENUE

McGill College Avenue is the center of a dynamic economic, commercial and tourism landscape since its creation in 1856. In 1984, the Avenue was the subject of one of the city's first public oppositions against a development concept that would partially obstruct views of Mount Royal and reduce the planned widening of the avenue. The mobilization of Montreal stakeholders to protect the views of its beloved mountain and the Avenue's walkways led to the revision of this project, today known as the Bell Media Tower and Place Montréal Trust. From this spontaneous mobilization, the Advisory Committee on the Urban Design for the McGill College Sector was born and a process encouraging public consultations was implemented.

Completed in 1927 by Polaris Realty, this Neoclassical building was designed by Ross & Macdonalds, a renowned architecture firm. A remarkable address with a European/New-York feel, it is the only vintage office building on the Avenue and occupies an exceptional site in the central business district of Montreal with amenities & services at its doorstep.

DIRECT ACCESS TO THE CITY'S NEW REM LIGHT-RAIL NETWORK

Downtown Core is currently undergoing a major urban transformation with several ongoing redevelopment projects representing billions of dollars creating exceptional added value for tenants of 1253 McGill College Avenue. Particularly, the construction of the new fully automated light-rail network, with one of its stations directly beneath McGill College Avenue accessible via the building's underground access. Faster than ever, this entirely new mass-transit scheduled to be delivered in 2022 will connect the North Shore, South Shore, West Island and the YUL Montréal-Trudeau International Airport with Montreal's central business district through three axes.

[1]REM_Pont_IDS. Retrieved from https://rem.info/en
[2]Row houses on Avenue McGill College, circa 1850-1885, John Henry Walker, McCord Museum, M930.50.8.464
[3]"McGill Campus" ("The McGill News", March 1934, p.) © McGill University Archives, © Héritage Montréal

A PRESTIGIOUS ADDRESS IN THE HEART OF THE CITY

Located on one of the city's most prestigious avenues, 1253 McGill College Avenue offers contemporary loft style spaces with exposed ceiling structure. Through both architecture and interior design, the integrity of the building's historical character has been preserved, providing a well-thought-out business environment in which modern technology blends with the charm of a heritage structure to create an outstanding workplace environment.

In 2006 & 2007, the building underwent a $20 million dollar revitalization to rejuvenate and preserve its exterior and interior components. All common areas were carefully redesigned. The lobby has been restored to its former elegance with high-quality materials such as polished granite and travertine, while washrooms, corridors and elevators have been completely renovated. Known for its immaculate property maintenance, this building offers unique, sophisticated and convenient spaces.

CLASS	A
NUMBER OF FLOORS	10
YEAR BUILT	1927
TOTAL GLA	174,835 sq. ft.
TYPICAL FLOOR PLATE	16,495 rentable sq. ft.
CREDENTIALS	BOMA Silver
LANDLORD	Polaris Realty

ABOUT THE LANDLORD
Polaris Realty (Canada) Limited began operations in 1972. Polaris Realty owns buildings of stature in Montreal, the Greater Toronto Area, with its main focus in Mississauga, and Vancouver. Over the years, Polaris Realty has acquired an enviable reputation as an innovative and highly dependable business partner of the numerous tenants, including Fortune 500 companies, it has been fortunate to serve.

PARKING
The building offers 135 underground parking spaces (ratio of 1/3,000 sq. ft.) reserved for its tenants at the Eaton Center, directly accessible via its underground connection.

Non-reserved at $401.56 per space per month
Reserved at $471.50 per space per month

BICYCLE STORAGE
30 cycle parking spots

CHARGING STATIONS
4 ports

HVAC
Monday to Friday from 6 - 9 PM. Central steam heat system with new individual controls, entirely new cooling and ventilation systems and distribution.

ELEVATORS
4 elevators and 1 freight elevator.

LIGHTING
Energy-efficient direct-indirect diffused lighting.

SECURITY
24-hour on-site security personnel and a guard station in the building lobby. A key card system is in place for after-hours access.

*RC
*RC
*RC

PRIME LOFT OFFICE SPACE WITH EXPOSED CEILING

SUITE	AREA (SQ. FT.)	AVAILABILITY	SPACE CONDITION
150	9,863	Immediate	Built-out space
200	16,995	Immediate	Built-out space
300	17,410	Immediate	Built-out space
450	7,653	Immediate	Built-out space
1000	17,317	Immediate	Built-out space

NET RENT & ALLOWANCE

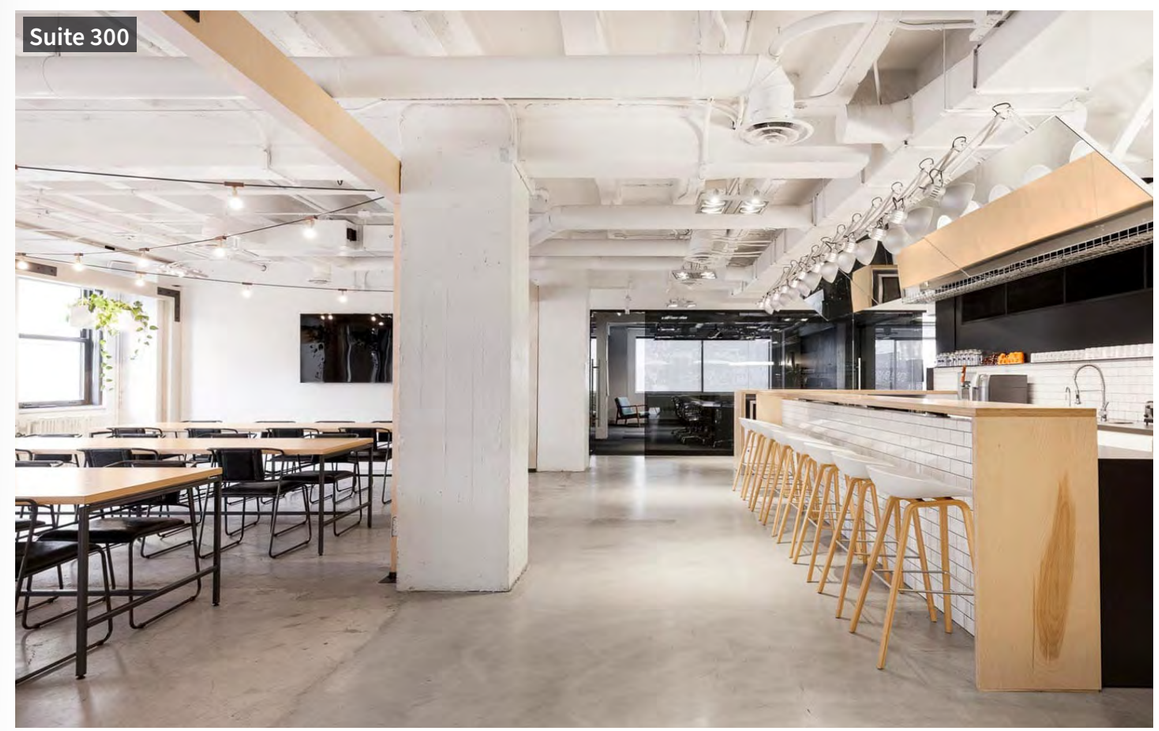
5-year & 10-year net rent and tenant allowance quotes available upon request.

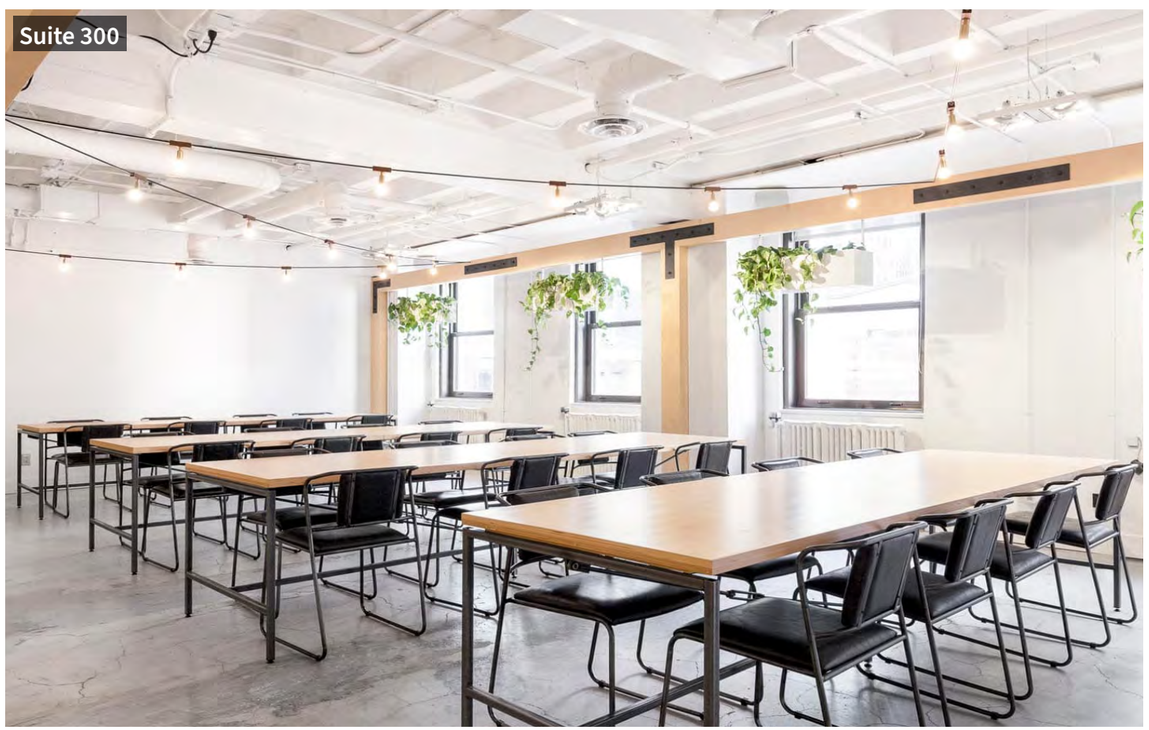
ADDITIONAL RENT (2024)

TAXES	$12.12
OPEX	$12.75
HYDRO	$1.00
TOTAL	$25.87

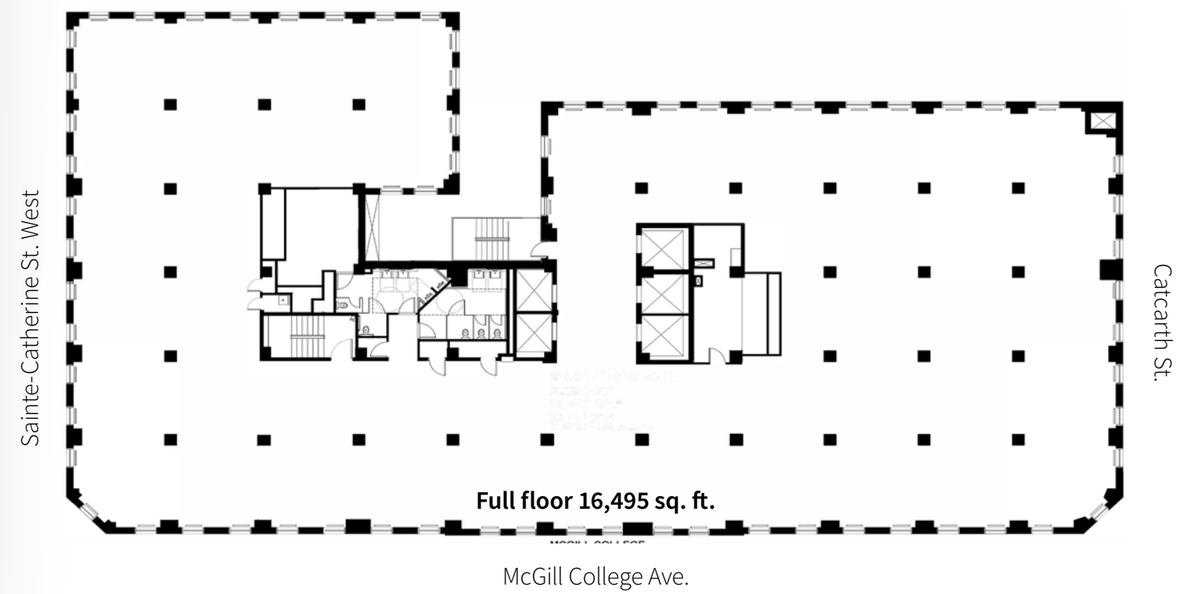
Direct underground access

Suite 300


Suite 300

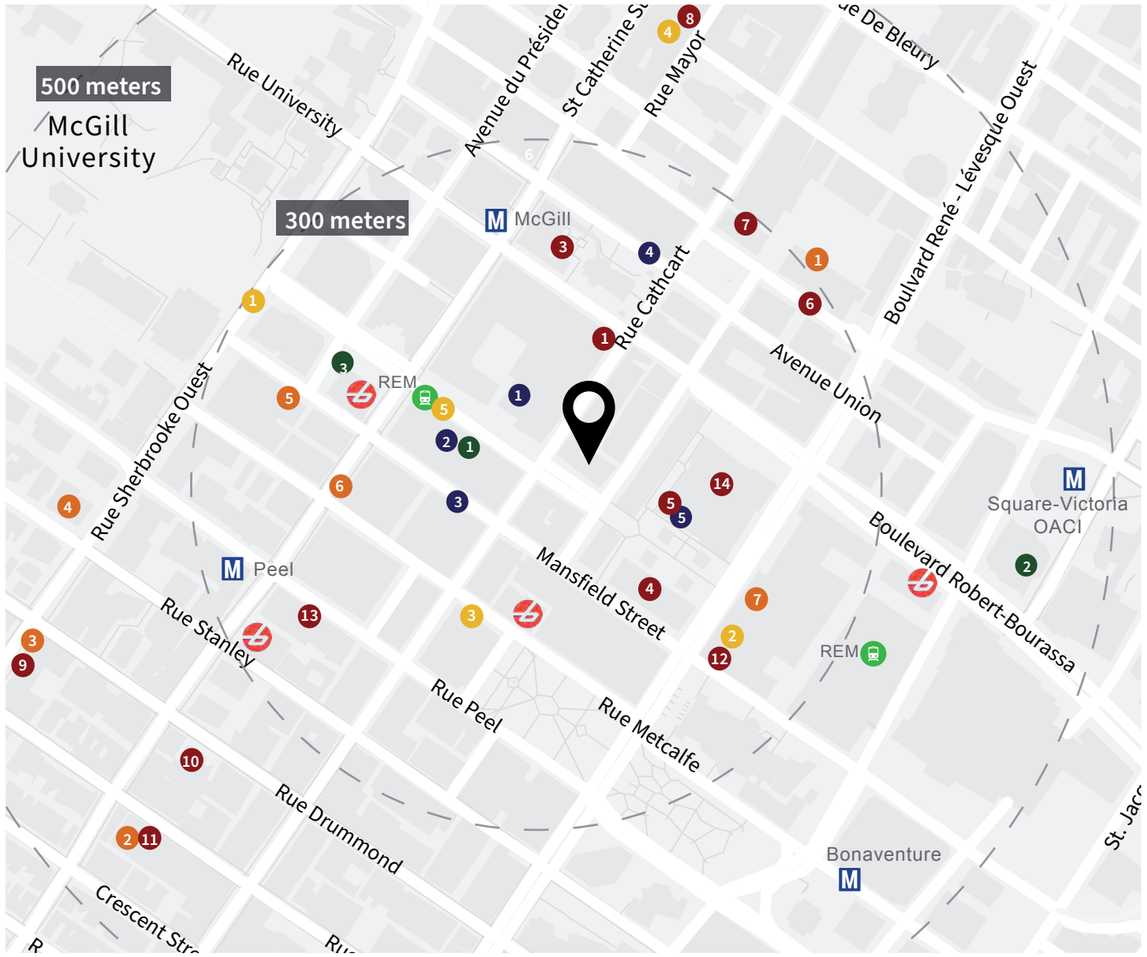


TYPICAL FLOOR PLAN



KEY FEATURES

- New-York style loft interiors with exposed ceilings of 10’
- Contemporary design with ample natural light
- Creative workplace environment
- Potential for building signage at the corner of McGill College Avenue & Sainte-Catherine St. subject to approval by municipal authorities



PLACES OF INTEREST

SHOPPING MALLS
1. Eaton Center
2. Place Montreal Trust
3. Carrefour Industrielle Alliance
4. Promenades Cathédrale
5. Galerie PVM

FITNESS CENTERS
1. Nautlius Plus
2. Éconofitness
3. B.Cycle

HOTELS
1. Square-Philips
2. Four Seasons
3. Ritz-Carlton
4. Sofitel
5. Le Germain
6. Le St-Martin
7. Fairmont The Queen Elizabeth

COFFEE SHOPS
1. Café Humble Lion
2. Kréma
3. Café Myriade
4. Café Parvis
5. Starbucks

RESTAURANTS
1. Time-Out Market
2. Ferreira Café
3. Osteria MKT
4. The Keg Steakhouse
5. Cathcart
6. Jatoba
7. Pizza Il Focolaio
8. Bar Furco
9. Maison Boulud
10. Bar George
11. Marcus
12. Rosélys
13. Ibérica
14. Les Enfants Terribles

OUTSTANDING UNDERGROUND CONNECTIVITY & ACCESSIBILITY

Located on the corner of Sainte-Catherine Street, 1253 McGill College Avenue benefits from extensive services & amenities. The building is connected to the underground pedestrian network and provides direct access to several public transportation stations.

METRO
McGill (260 meters)
Peel (350 meters)

COMMUTER TRAIN
Gare Centrale (500 meters)

LIGHT RAIL NETWORK
McGill Station (<100 meters)

BUS LINES
15, 150, 168, 61, 410 Express & 430 Express

BIXI STATIONS
3 stations within +/- 150 meters

WALK SCORE
100

TRANSIT SCORE
100

BIKE SCORE
89

Architectural render of the new REM interiors

[1]REM_Station_intereur. Retrieved from https://rem.info/en

FOR MORE INFORMATION, PLEASE CONTACT:

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