

800 RENÉ-LÉVESQUE BLVD. WEST

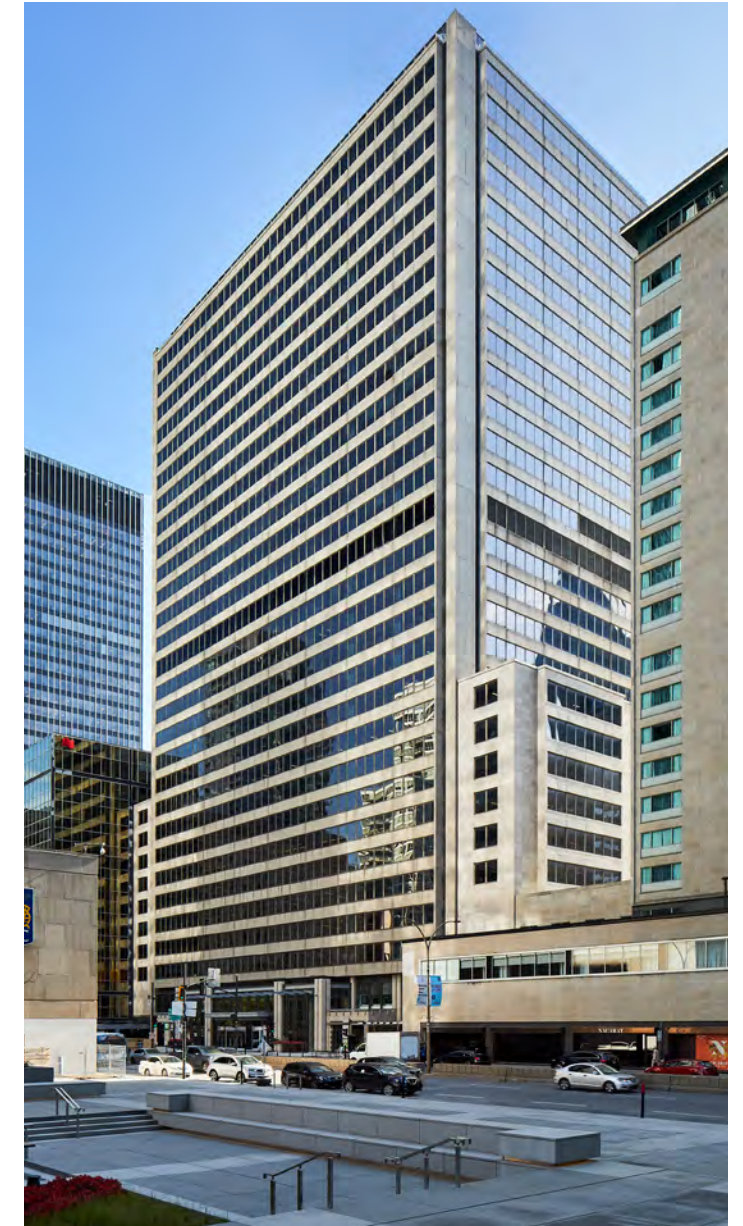
A Central, Cost-Efficient
Business Environment



MONTREAL'S MOST DESIRABLE OFFICE LOCATION SINCE 1966

800 René-Lévesque blvd. West, also known as Terminal Tower, was the last phase of CN's developments in the area, after the Queen Elizabeth Hotel, Central Station and the CN Building, completed in 1966. This building was constructed over rails leading to Central Station and was the last gap filled in the major Dorchester-University complex. Formerly known as the International Centre of the World, this building has always been considered Montreal's most desirable office location for corporations serving international clients and is home to several leading Canadian corporations.

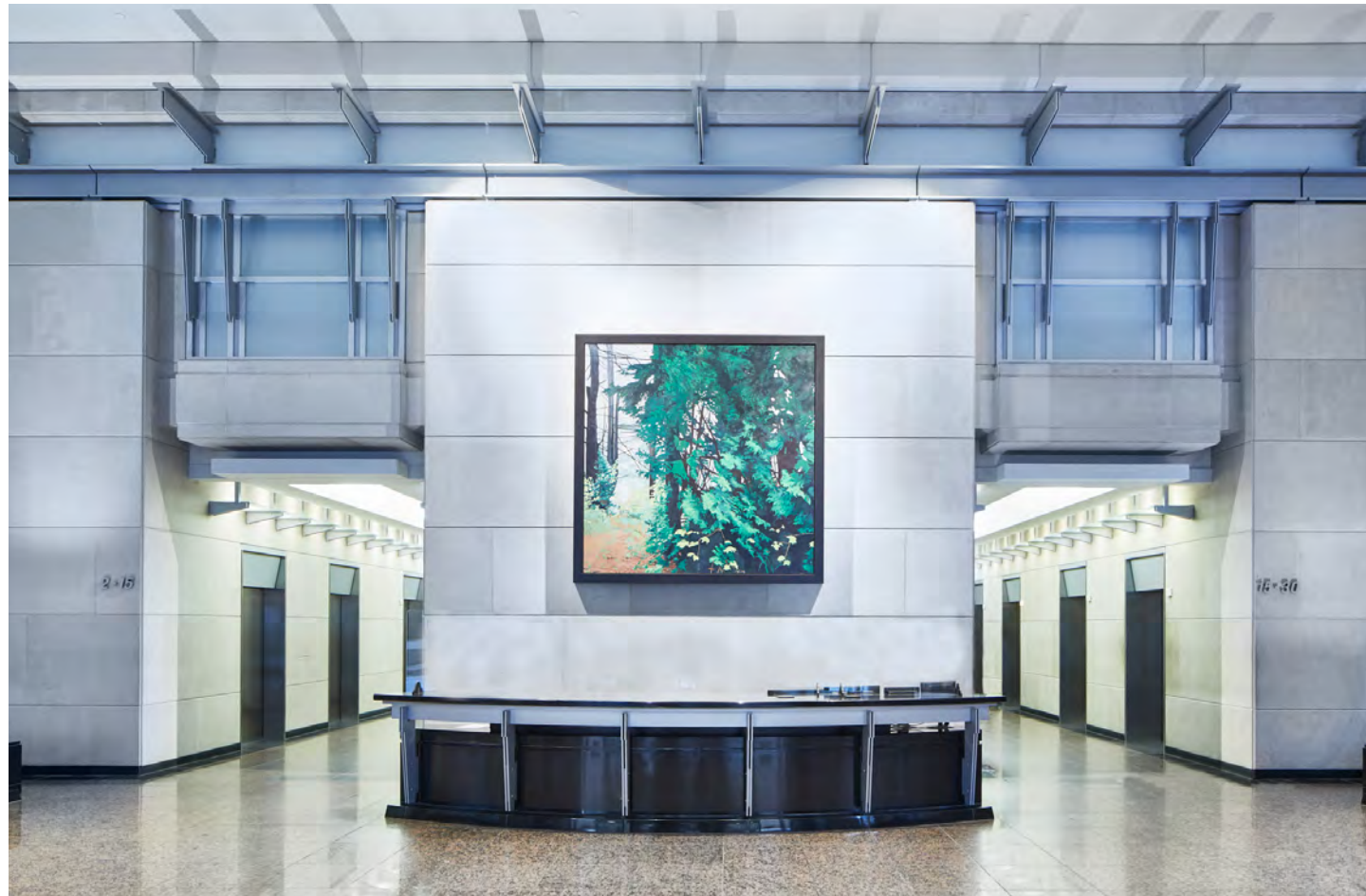
A well-known Montreal landmark, 800 René-Lévesque blvd. West links many office buildings, the exhibition facilities of Place Bonaventure and several large shopping centers. Its strategic location allows exceptional access to the several services & amenities.



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 800 René-Lévesque blvd. W. Particularly, the construction of the new fully automated light-rail network, with one of its stations at the CN Central Station directly accessible via the building's underground connection. 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.

¹REM_Pont_IDS. Retrieved from <https://rem.info/en>



A CENTRAL, COST-EFFICIENT BUSINESS ENVIRONMENT

Located South of René-Lévesque blvd, this building offers outstanding unobstructed southern views. Built with a pre-cast and glass façade, this 30-storey skyscraper was built in the modernism/international-style architecture.

This building underwent a remarkable revitalization: a redesigned plaza, a new spacious marble-walled lobby and a state-of-the-art elevator system.

CLASS	A
NUMBER OF FLOORS	30
YEAR BUILT	1967
TOTAL GLA	606,891 sq. ft.
TYPICAL FLOOR PLATE	21,000 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 300 parking spaces (ratio of 1/2,000 sq. ft.) reserved for its tenants at Gare Centrale, directly accessible via the building's dual escalators.

Non-reserved at \$350.00 per space per month
 Reserved at \$474.00 per space per month (first floor)
 Reserved at \$443.00 per space per month (other floors)

CHARGING STATIONS

4 ports

HVAC

Monday to Friday from 6 - 9 PM. Cooled by two 1,100 ton chillers.

LIGHTING

Fluorescent lighting

COMMUNICATIONS

Advanced fibre-optic and copper backbone infrastructure

ELEVATORS

2 elevator banks each having 6 elevators, as well as 1 freight elevator. Floor 15 is the crossover floor.

FIRE ALARM SYSTEM

High sensitivity smoke and heat detectors, sprinklers.

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.

PRIME OFFICE SPACE WITH AMPLE NATURAL LIGHT

SUITE	AREA (SQ. FT.)	AVAILABILITY	SPACE CONDITION	
450	9,062	Immediate	Built-out space	
700	25,019	Immediate	Built-out space	
900	23,682	Immediate	In base-building condition	
1725	2,283	Immediate	Built-out space	
1733	1,610	Immediate	Built-out space	
1920	11,440	Immediate	In base-building condition	
2130	7,238	Immediate	In base-building condition	
2320	5,001	Immediate	In base-building condition	LEASED
2510	4,835	Immediate	In base-building condition	LEASED
2400	8,475	Immediate	Built-out space	
2740	5,013	Available as of Sept 1, 2024	In base-building condition	
2900	21,227	Available as of January 1, 2025	In base-building condition	
3000	15,856	Available as of January 1, 2025	In base-building condition	

NET RENT & ALLOWANCE

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

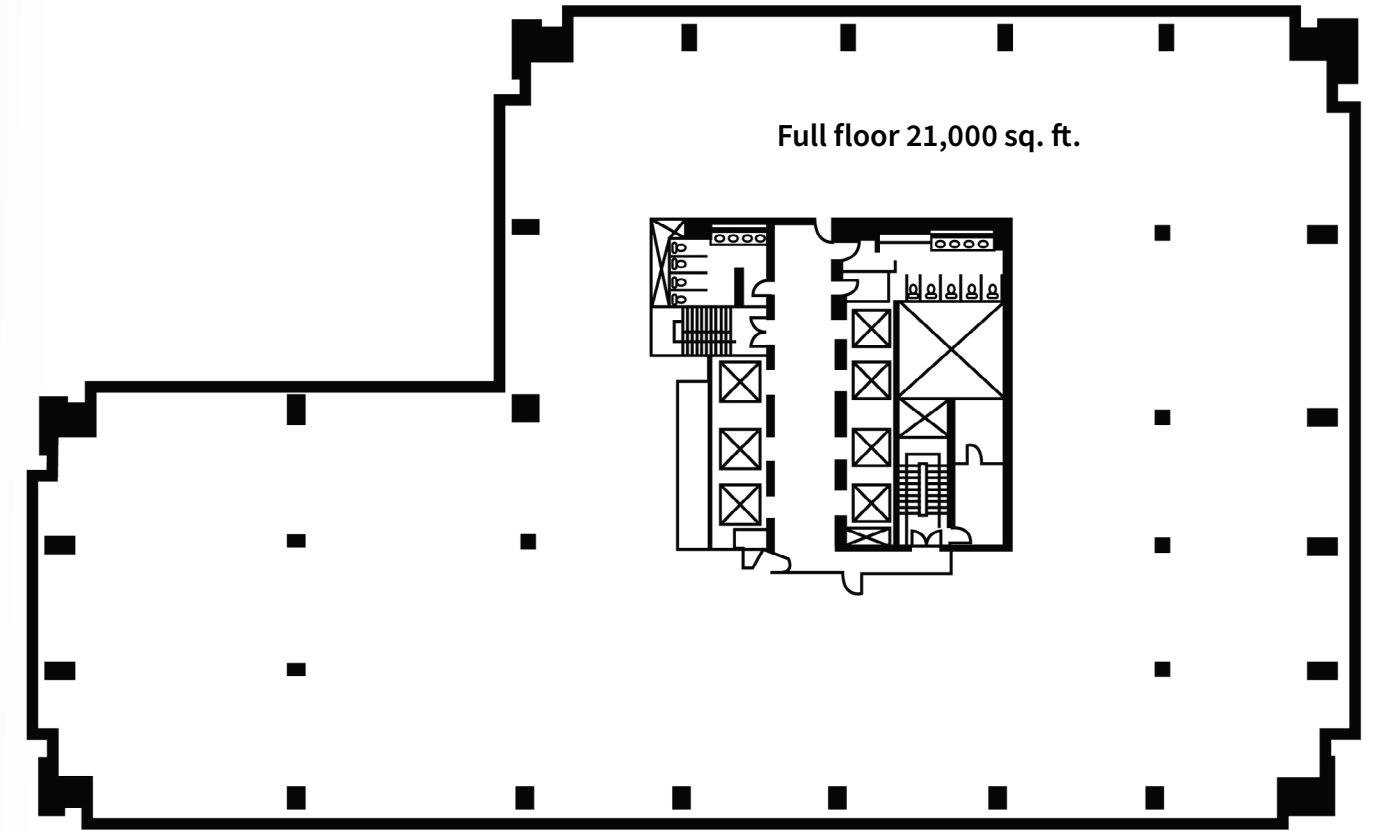
ADDITIONAL RENT (2023)

TAXES	\$7.66
OPEX	\$14.10
HYDRO	Metered
TOTAL	\$22.76





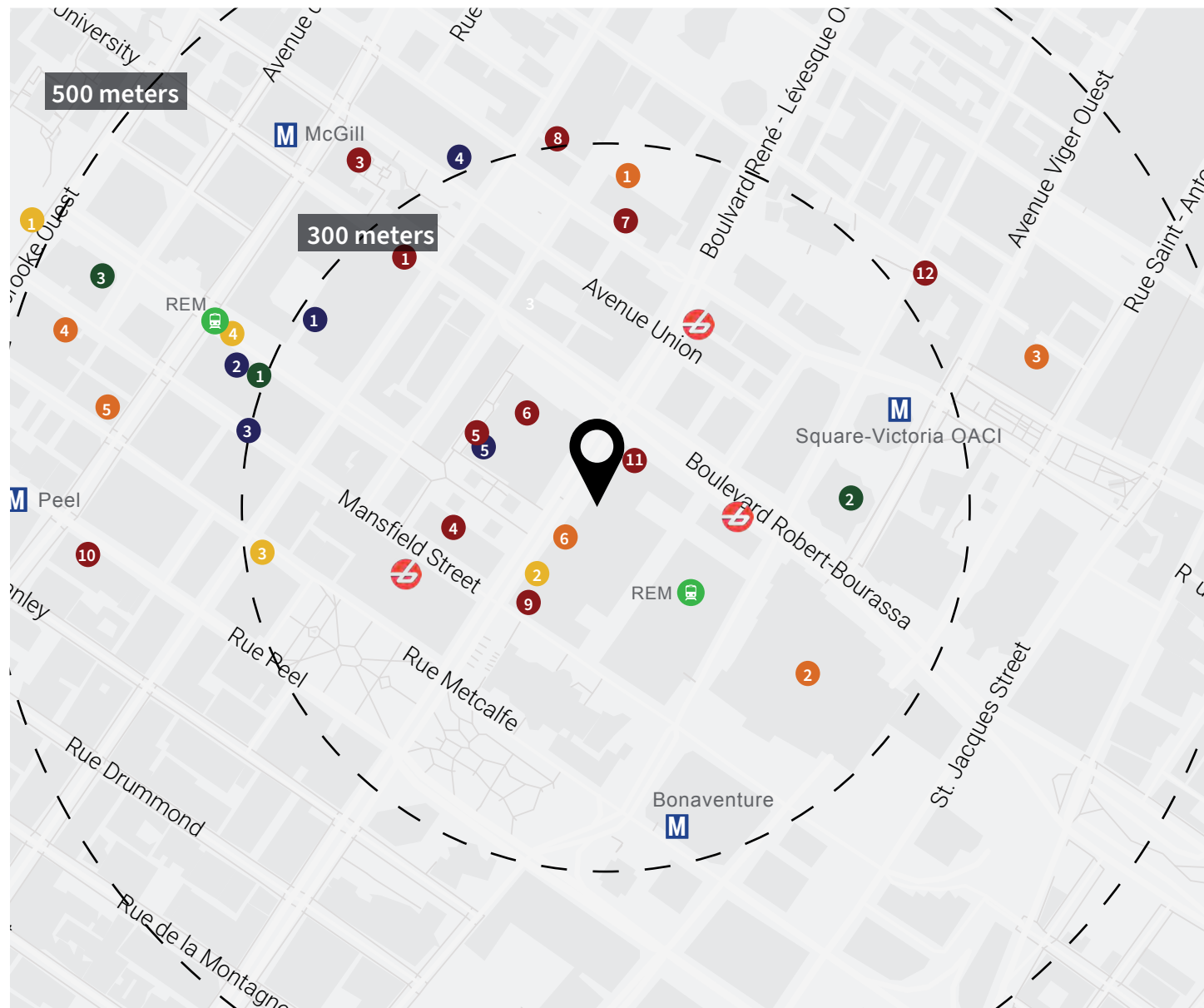
TYPICAL FLOOR PLAN



René-Lévesque blvd. West

KEY FEATURES

- Prime location with underground pedestrian access
- Unobstructed views of the city
- Efficient floor plates
- Energy-efficient wall to wall windows
- Potential for top of building signage subject to approval by municipal authorities



OUTSTANDING UNDERGROUND CONNECTIVITY & ACCESSIBILITY

Located at the intersection of René-Lévesque blvd. W. and Robert-Bourassa blvd., this building benefits from the extensive services & amenities of nearby buildings. It is connected to the underground pedestrian network and provides direct access to several public transportation stations.

METRO

- Bonaventure (400 meters)
- McGill (500 meters)
- Square-Victoria OACI (650 meters)

COMMUTER TRAIN

- Gare Centrale (<100 meters)

LIGHT RAIL NETWORK

- Gare Centrale Station (<100 meters)

BUS LINES

- 15, 150, 168, 61, 410 Express & 430 Express

BIXI STATIONS

- 3 stations within +/- 150 meters

WALK SCORE

97

TRANSIT SCORE

100

BIKE SCORE

85

PLACES OF INTEREST

SHOPPING MALLS

- Eaton Center
- Place Montreal Trust
- Carrefour Industrielle Alliance
- Promenades Cathédrale
- Galerie PVM

FITNESS CENTERS

- Nautlius Plus
- Éconofitness
- B.Cycle

HOTELS

- Square-Philips
- Hotel Bonaventure
- W Hotel
- Le Germain
- Le St-Martin
- Fairmont The Queen Elizabeth

COFFEE SHOPS

- Café Humble Lion
- Kréma

- Café Myriade
- Starbucks

RESTAURANTS

- Time-Out Market
- Ferreira Café
- Osteria MKT
- The Keg Steakhouse
- Cathcart
- Les Enfants Terribles
- Jatoba

- Pizza Il Focolaio
- Rosély's
- Ibérica
- Vargas
- Fiorellino



¹REM_Station_interieur. Retrieved from <https://rem.info/en>

FOR MORE INFORMATION, PLEASE CONTACT:

MARIE LAURENCE

Vice President, Commercial Real Estate Broker
JLL Landlord representation
+1 514 927 7657
marie.laurence@jll.com

MICHEL (MICHAEL) BELINA*

Senior Vice President, Real Estate Broker
JLL Landlord representation
+1 514 886 3010
michael.belina@jll.com

*Real Estate Broker acting with the business corporation Services
Immobiliers Michel Belina Inc.

1501 McGill College Avenue

Montreal (Quebec) H3A 3M8
www.1501mcgillcollegeave.com

**Jones Lang LaSalle Real Estate Services (Real Estate Agency)**

1 Place Ville Marie, #3838
Montreal (Quebec) H3B 4M6
www.jll.ca

