



POLARIS REALTY

## Montréal: 1501 McGill College



Located on the city's most distinguished and visible downtown business avenue, this modern building blends handsomely with the neighbouring heritage architecture. A landmark on the Montréal nightscape, its illuminated, pyramidal roof is visible throughout the whole central business district.

Minutes from the vast public transportation system, **Tour McGill College** is in the heart of a vibrant, world-class city and yet is sheltered from the downtown traffic.



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### **Architectural / Engineering / Construction**

- 3-storey lobby
- 32 floors
- Approximately 7,690 RSF to 15,865 RSF per floor plate
- Polished, Atlantic Granite facade
- Column-free interiors and 9' ceilings
- Continuous windows along all walls
- Concrete and steel frame superstructure
- 30" x 30" acoustic ceiling tiles
- Reflection technology on all windows promote interior climate control
- 12-cabin, high-tech elevator system utilizes artificial intelligence

### **Power / Lighting**

- 30" x 30" cross tube fluorescent fixtures, located every 50 RSF

### **Communications**

- The roof is designed to receive satellite dish installations
- Pre-wired fibre-optic cables

### **HVAC**

- Generates 20% - 100% fresh air per cycle
- Individual thermostat control of electric baseboard heaters
- Air conditioning is provided in common work areas and all private offices

### **Life Safety / Security**

- 24-hour on-site security staff
- Sprinklers
- High-sensitivity smoke and heat detectors
- Fire hoses; extinguishers
- A public address system
- Elevator fire service
- Video monitoring of strategic areas
- Pass card-only access to building and elevators after-hours

### **Parking**

- 135 parking spaces located on site.
- Directly connected to the underground pedestrian network and Montreal Eaton Centre.

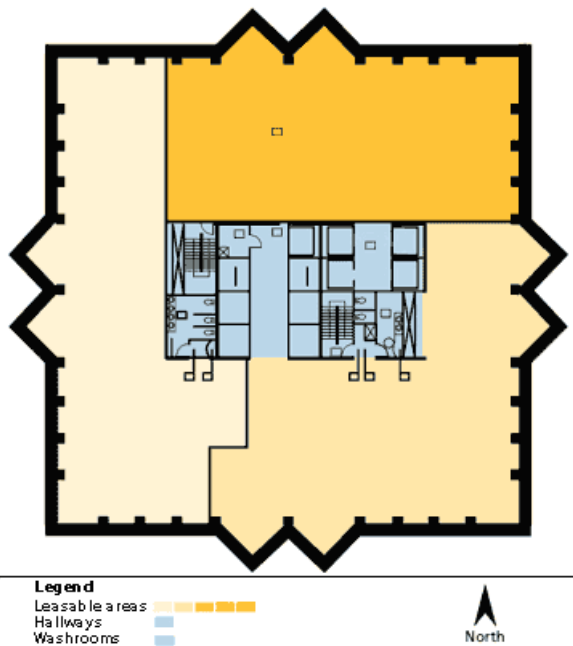


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## Floorplan



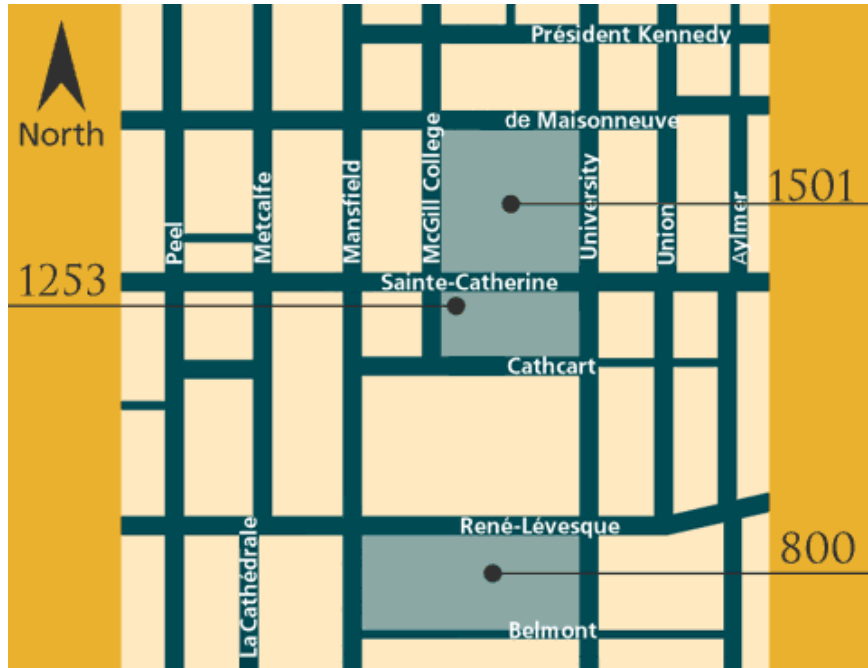
## Leasing Floorplan





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## Montreal Properties Map



- 1253 McGill College Avenue, Montreal, Quebec, H3B 2Y5
- **1501 McGill College Avenue, Montreal, Quebec, H3A 3M8**
- 800 Rene-Levesque Blvd. West, Montreal, Quebec, H3B 1X9

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**André Cassis**

**Director, Marketing and Leasing**

Direct 514-861-5102  
Main 514-861-5501  
Fax 514-861-3744  
Email [acassis@polarisrealty.com](mailto:acassis@polarisrealty.com)  
Web [www.polarisrealty.com](http://www.polarisrealty.com)