

ALLIED

# Centre de Commerce Mondial de Montréal

747 SQUARE-VICTORIA  
MONTRÉAL, QUÉBEC










# A Piece of History For Lease

Inaugurated in 1992 to accommodate a new generation of downtown office users, CCMM exemplifies urban renewal & architectural preservation.

The complex is a community of 17 historical buildings which were built between 1840 and 1960. Many of the original stone walls and facades from these heritage properties can still be found in the building today. On public display in the complex, passers-by can view a remnant of the Berlin Wall that was given to the city in 1992.

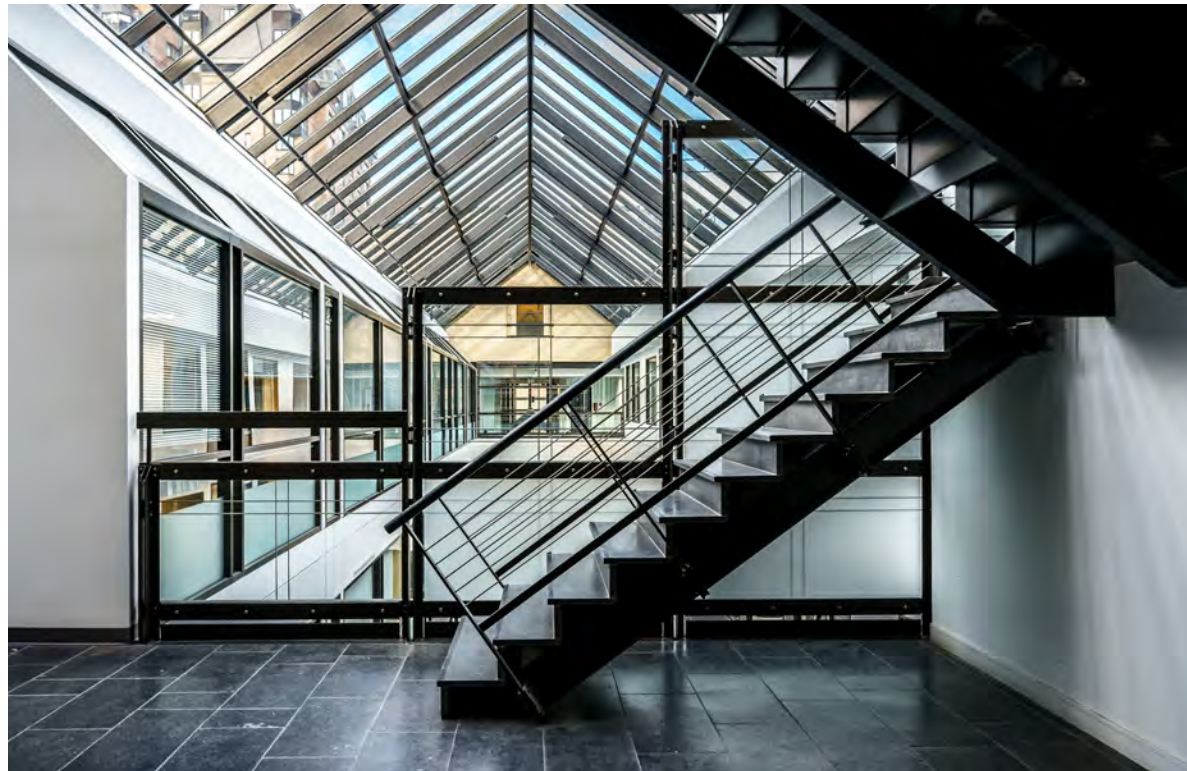
Beyond office space, CCMM is a mixed-use complex that offers dynamic retail amenities and is connected to the underground network. These unique spaces are filled with natural light and bordered by historical elements such as the city's original defence wall (Fortification Lane).

## Property Features

-  Meaningful History & Design
-  Connectivity (physical & technological)
-  Distinctive Environment
-  Diverse Gathering Spaces
-  Conveniently Situated







“The cities we build have to be sustainable and conducive to human wellness, diversity and creativity. Put differently, it means they have to elevate and inspire the humanity in all of us.”

**MICHAEL EMORY**  
President and Chief Executive Officer





# Centre de Commerce Mondial de Montréal

Class:	A
Number of Floors:	10 Floors — 2 Towers
Year Built:	1992
Total GLA:	519,574 s.f.
Typical Floorplate:	34,000 s.f.
Net Rent & Allowance:	5-year and 10-year net rent and tenant allowance quotes available upon request
Additional Rent (Est. 2023):	OPEX: \$14.05 Taxes: \$11.03 Hydro: \$1.68 Cleaning: \$1.53 TOTAL: \$28.29 per s.f.
Cleaning:	Daily cleaning included in Additional Rent
Landlord:	Allied Properties REIT
HVAC:	6am - 7pm
Elevators:	8 Passenger Elevators & 2 Freight elevators
Ceiling Height:	11'9" minimum
Parking Ratio:	1:1,750 s.f.





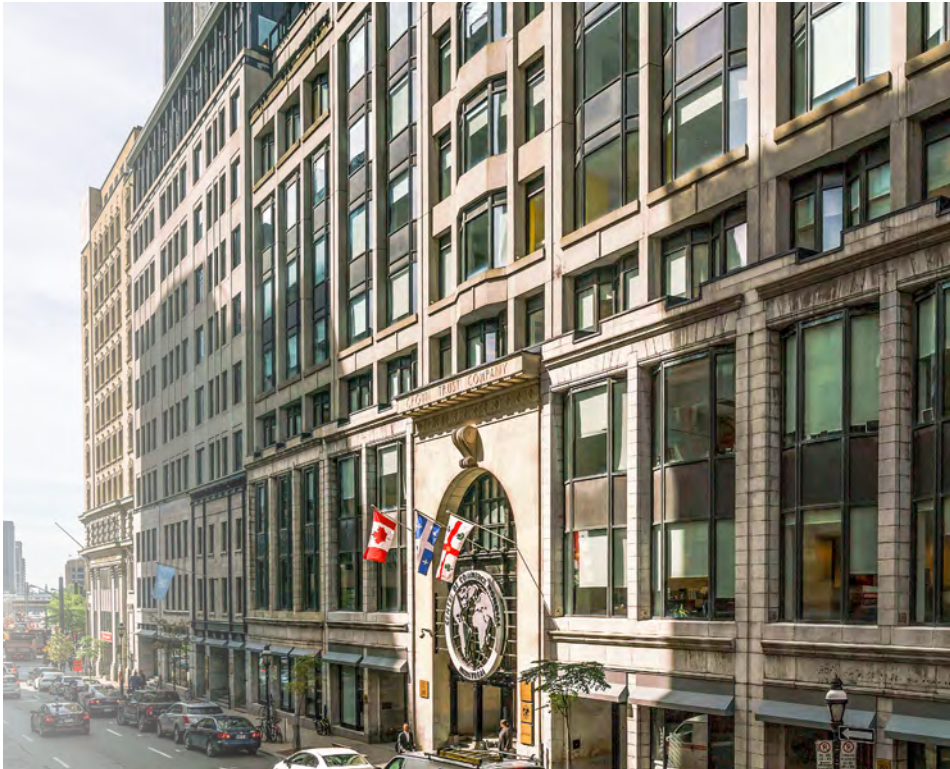
# Current Availabilities

## South Tower

Suite	Size	Type	Availability	
120	1,363 s.f.	Office	Immediately	
145	4,738 s.f.	Office	Immediately	
<del>247</del>	<del>2,975 s.f.</del>	<del>Office</del>	<del>Immediately</del>	<b>LEASED</b>
<del>250</del>	<del>1,940 s.f.</del>	<del>Office</del>	<del>Immediately</del>	<b>LEASED</b>
<del>252</del>	<del>1,478 s.f.</del>	<del>Office</del>	<del>Immediately</del>	<b>LEASED</b>
258	2,158 s.f.	Office	Immediately	
500	34,228 s.f.	Office	April 2024	
650	1,536 s.f.	Office	Immediately	
<del>700</del>	<del>33,833 s.f.</del>	<del>Office</del>	<del>March 2023</del>	<b>LEASED</b>
<del>930</del>	<del>1,716 s.f.</del>	<del>Office</del>	<del>Immediately</del>	<b>LEASED</b>

## North Tower

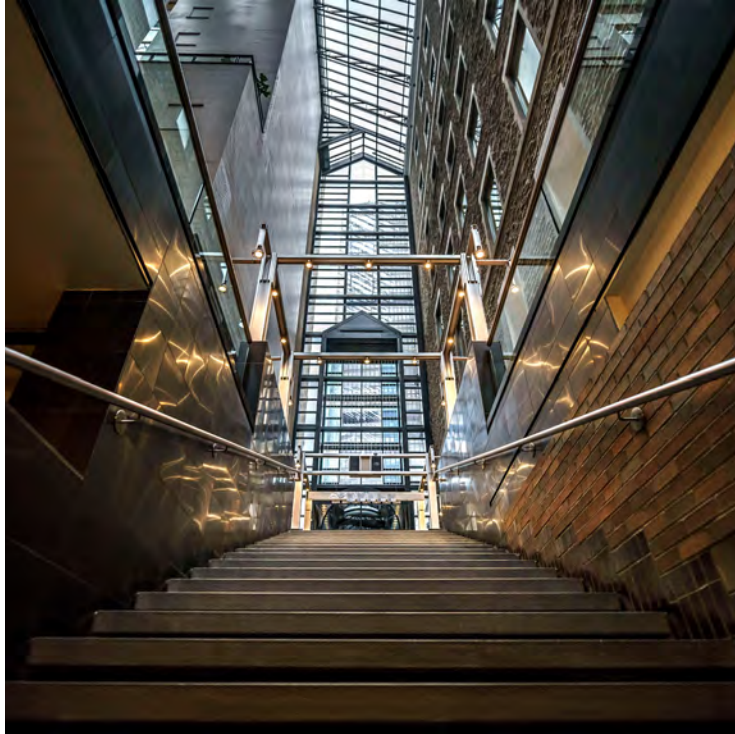
Suite	Size	Type	Availability	
1100	4,785 s.f.	Office	Immediately	
2100	6,007 s.f.	Office	October 2024	
<del>2020</del>	<del>1,220 s.f.</del>	<del>Office</del>	<del>Immediately</del>	<b>LEASED</b>
3300	6,406 s.f.	Office	Immediately	
7500	3,938 s.f.	Office	Immediately	
<del>7800</del>	<del>1,416 s.f.</del>	<del>Office</del>	<del>May 2023</del>	<b>LEASED</b>
8000	34,103 s.f.	Office	Immediately	





# Amenities

## THE UNDERGROUND CITY



The building is connected to the RESO, the underground pedestrian network that links office towers, hotels, shopping centres, residential and commercial complexes, convention halls, universities and performing arts venues — over a 12 square kilometre area, with more than 120 exterior access points.

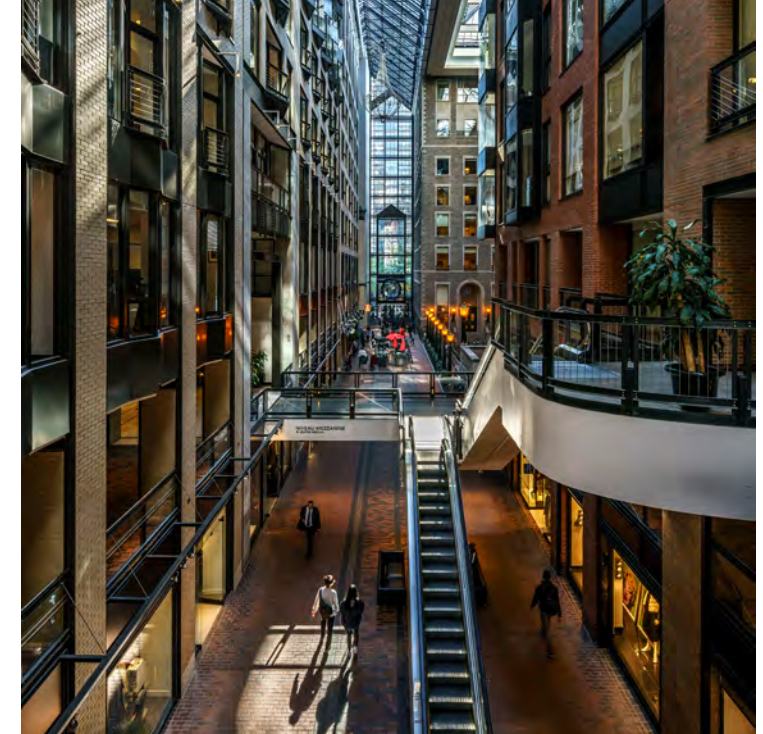
## HOTELS ON-SITE



Two great hotels on-site that can provide additional first-class services.

- InterContinental Montreal

## RUELLE



Located in the heart of CCMM, the Ruelle is a covered pathway that offers countless amenities and services.

- Restaurants & Cafés
- Boutiques
- Bank
- Dry Cleaner



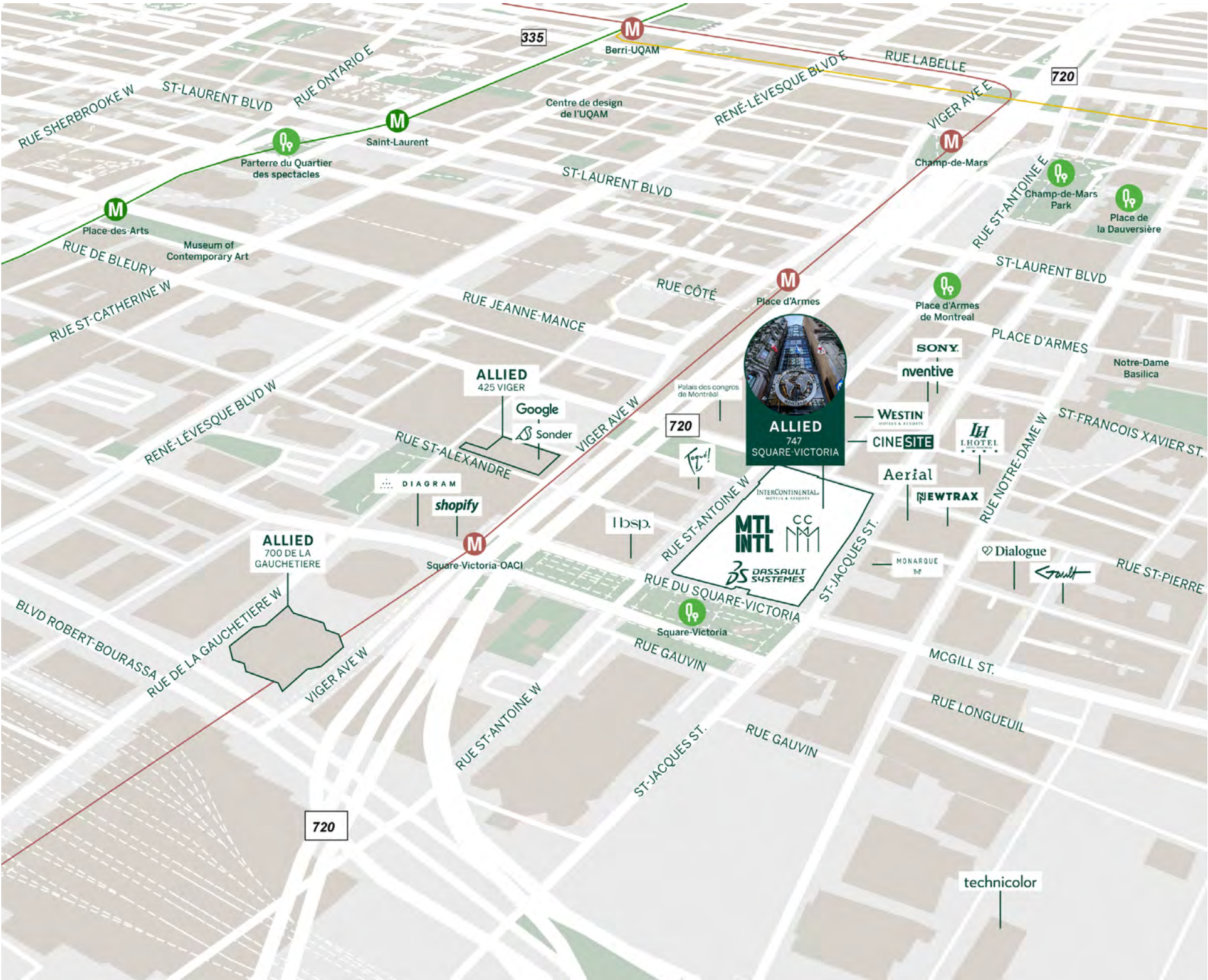
# Neighbourhood Map

Conveniently located in the Montreal International District, between Old Montreal and the Downtown Core. The complex spans an entire city block and is located on Square-Victoria on the corner of St-Antoine St. W, St-Jacques St. and St-Pierre St.

- Access directly to the **Square-Victoria metro station** and the Montreal underground network (**RÉSO**) within the building
- In close proximity to **Central Station** and the **South Shore Bus Terminal**
- Serviced by public transit services such as **STM** (buses, orange line, green line), **EXO**, **RTL**, **EXO** and close to the future **REM Central Station** train
- Near highways such as **Bonaventure** and **Ville-Marie**
- Walking distance to **restaurants, cafés, shops** and **green spaces**
- Nearby Montreal's cultural centers and museums such as **Centre Phi**, **DHC Art**, **Montreal Contemporary Art Museum**, **Pointe-à-Callière Museum of Archeology** and other historic landmarks

## Onsite Services (Inside the Property)

- |                                                                                                         |                                                                                                  |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  Restaurants & Cafés |  Boutiques    |
|  Bank                |  Dry-cleaning |







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