

www.1501mcgillcollegeave.com

1501 MCGILL COLLEGE AVE.

Prestigious Office Space
in a Prime Location



MCGILL COLLEGE AVENUE: RICH IN HISTORY

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.

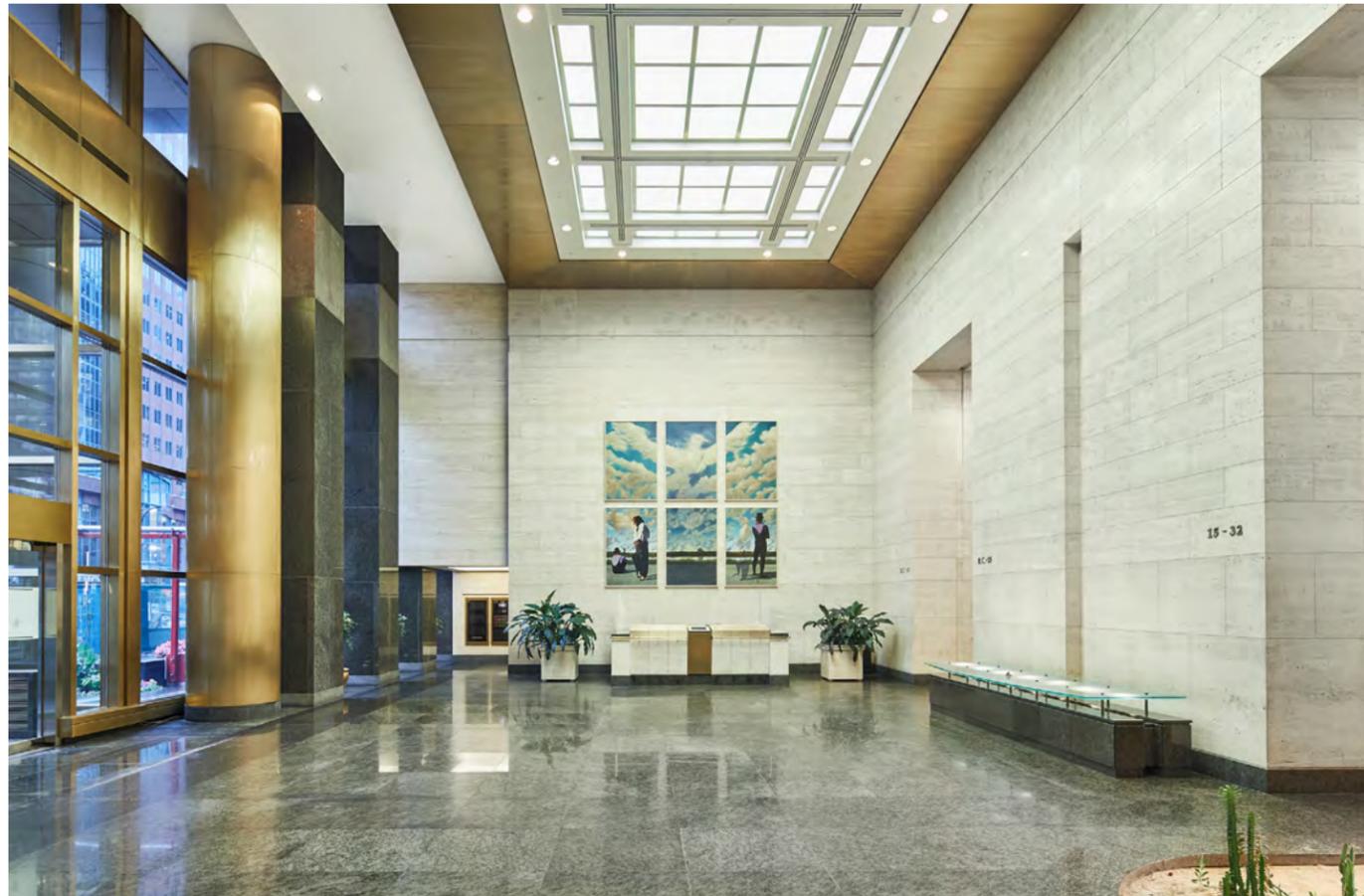
Completed in 1992 by Polaris Realty, Tour McGill is the home of several prestigious tenants. It is considered one of Montreal's tallest buildings and offers incomparable & unobstructed views of the Mount Royal thanks to the City and Heritage defenders.



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 1501 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.

¹REM_Pont_IDS. Retrieved from <https://rem.info/en>
²Row 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, Tour McGill offers outstanding views of the city and abundant natural lighting, by virtue of its glass curtain walls. A landmark on the Montreal nightscape, its illuminated, iconic pyramidal roof is visible throughout the whole central business district.

Greeting you with a spacious 3-storey lobby, high-quality marble and brass finishes, this building offers sophisticated postmodern design & architectural features.

| | |
|----------------------------|-------------------------|
| CLASS | A |
| NUMBER OF FLOORS | 32 |
| YEAR BUILT | 1991 |
| TOTAL GLA | 406,296 sq. ft. |
| TYPICAL FLOOR PLATE | 15,865 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 the building's elevator.

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 HVAC system comprised of 3 chillers, 3 cooling towers, 2 large built up air handling systems, and associated condenser and chilled water pumps.

HEATING

Electrically heated with perimeter baseboard heaters.

ELEVATORS

2 elevator banks with a total of 12 high-tech elevators including 1 freight elevator. Floor 15 is the crossover floor.

LIGHTING

A combination of fluorescent fixtures with T8 lamps in existing built-out. New base building have LED fixtures.

EMERGENCY POWER SYSTEM

Diesel-powered emergency generator provides emergency power throughout the building
Upon availability, power up to 200 KW can be provided for tenant emergency requirements.

FIRE ALARM SYSTEM

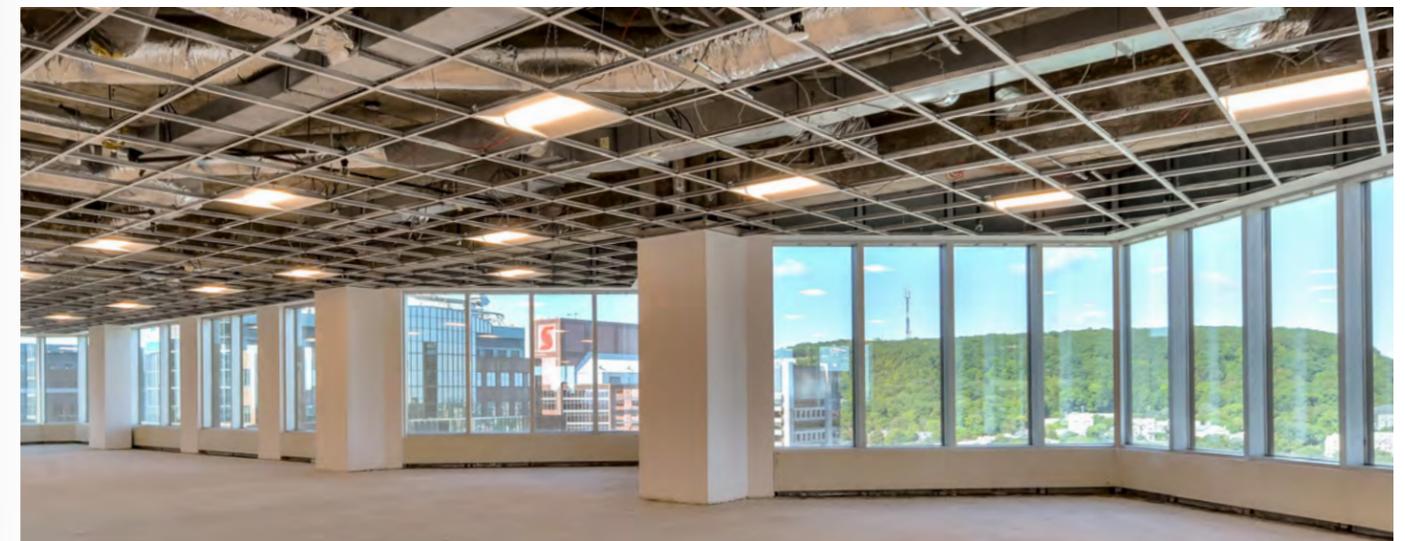
Two-stage firm alarm system combined with emergency voice communication.

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.

EFFICIENT, COLUMN FREE FLOOR PLATES

| SUITE | SUPERFICIE (PI. CA.) | DISPONIBILITÉ | CONDITION DE L'ESPACE | |
|-----------------|----------------------|---|----------------------------|---------------|
| 400 | 7,576 | Immediate | Built-out space | |
| 515 | 989 | Immediate | Built-out space | LEASED |
| 520 | 1,923 | Immediate | Built-out space | LEASED |
| 525 | 1,923 | Immediate | Built-out space | |
| 600 | 10,886 | Immediate | Built-out space | LEASED |
| 760 | 7,363 | Immediate | Built-out space | LEASED |
| 800 | 16,783 | Immediate | Built-out space | |
| 1100 | 15,421 | Immediate | Built-out space | |
| 1400 | 11,520 | Available as of Sept. 1, 2026 | Built-out space | |
| 1450 | 3,005 | Available as of October 1, 2023 | Built-out space | LEASED |
| 1530 | 6,188 | Immediate | Built-out space | |
| 1625 | 3,690 | Immediate | Built-out space | LEASED |
| 1640 | 5,026 | Available as of February 1, 2023 | Built-out space | LEASED |
| 2280 | 2,331 | Immediate | Base-Building condition | |
| 2300 | 14,650 | Immediate | Base-Building condition | |
| 2400 | 14,716 | Immediate | Built-out space | LEASED |



NET RENT & ALLOWANCE

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

ADDITIONAL RENT (2025)

| | |
|--------------|---------|
| TAXES | \$13.93 |
| OPEX | \$15.59 |
| HYDRO | \$1.30 |
| TOTAL | \$30.82 |

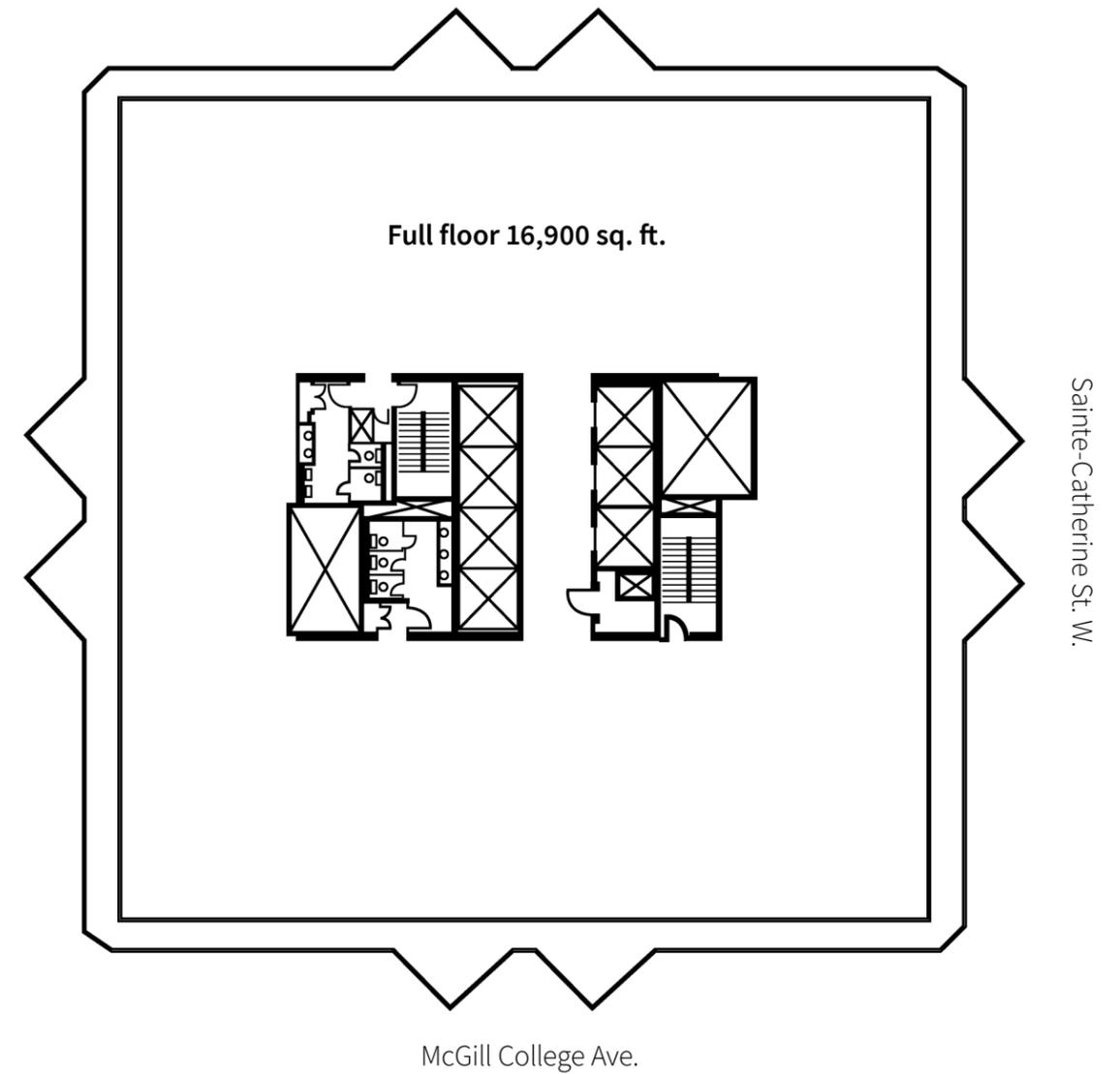
Suite 1450



Suite 1450

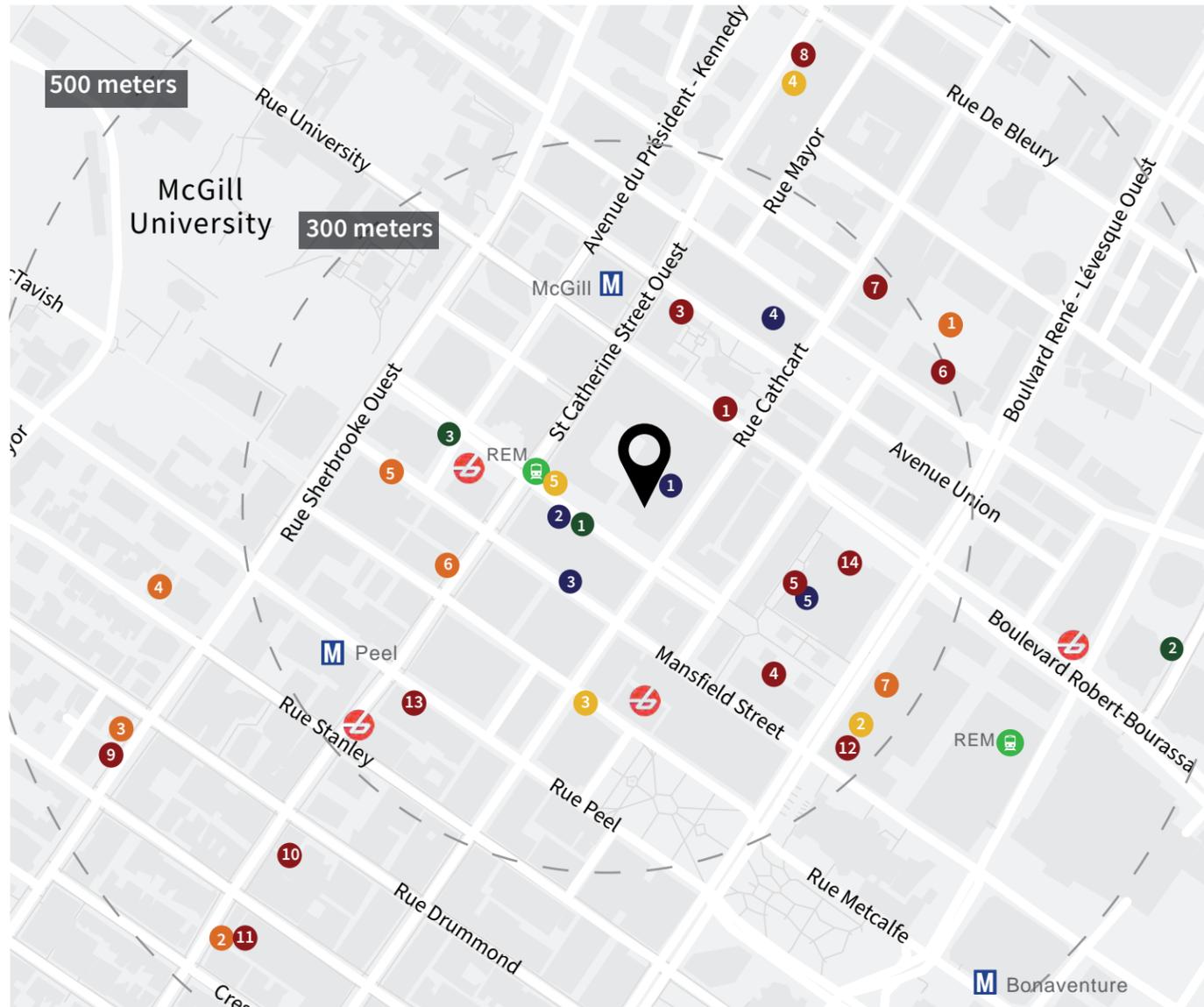


TYPICAL FLOOR PLAN



KEY FEATURES

- Efficient floor plates
- Column free interiors with 9' ceilings
- Floor to ceiling windows with abundant natural lighting
- Panoramic views of the city & Mount Royal
- Direct underground access to the pedestrian network & Eaton Center



OUTSTANDING UNDERGROUND CONNECTIVITY & ACCESSIBILITY

Located steps away from Sainte-Catherine St., Tour McGill 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 (190 meters)
Peel (290 meters)

WALK SCORE

100

COMMUTER TRAIN

Gare Centrale (650 meters)

TRANSIT SCORE

100

LIGHT RAIL NETWORK (REM)

McGill Station (<100 meters)

BIKE SCORE

98

BUS LINES

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

BIXI STATIONS

3 stations within +/- 150 meters

PLACES OF INTEREST

SHOPPING MALLS

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

HOTELS

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

FITNESS CENTERS

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

RESTAURANTS

1. Time-Out Market
2. Ferreira Café
3. Osteria MKT
4. The Keg Steakhouse
5. Cathcart
6. Kréma
7. Café Myriade
8. Café Parvis
9. Starbucks
10. Jatoba
11. Pizza Il Focolaio
12. Bar Furco
13. Maison Boulud
14. Bar George
15. Marcus
16. Rosélylys
17. Ibérica
18. Les Enfants Terribles

COFFEE SHOPS

1. Café Humble Lion



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

FOR MORE INFORMATION, PLEASE CONTACT:

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