

Office Spaces  
For Lease

# MAISON MANUVIE

900 DE MAISONNEUVE W.

 LaSalle®

 Manulife





# 900 DE MAISONNEUVE W.

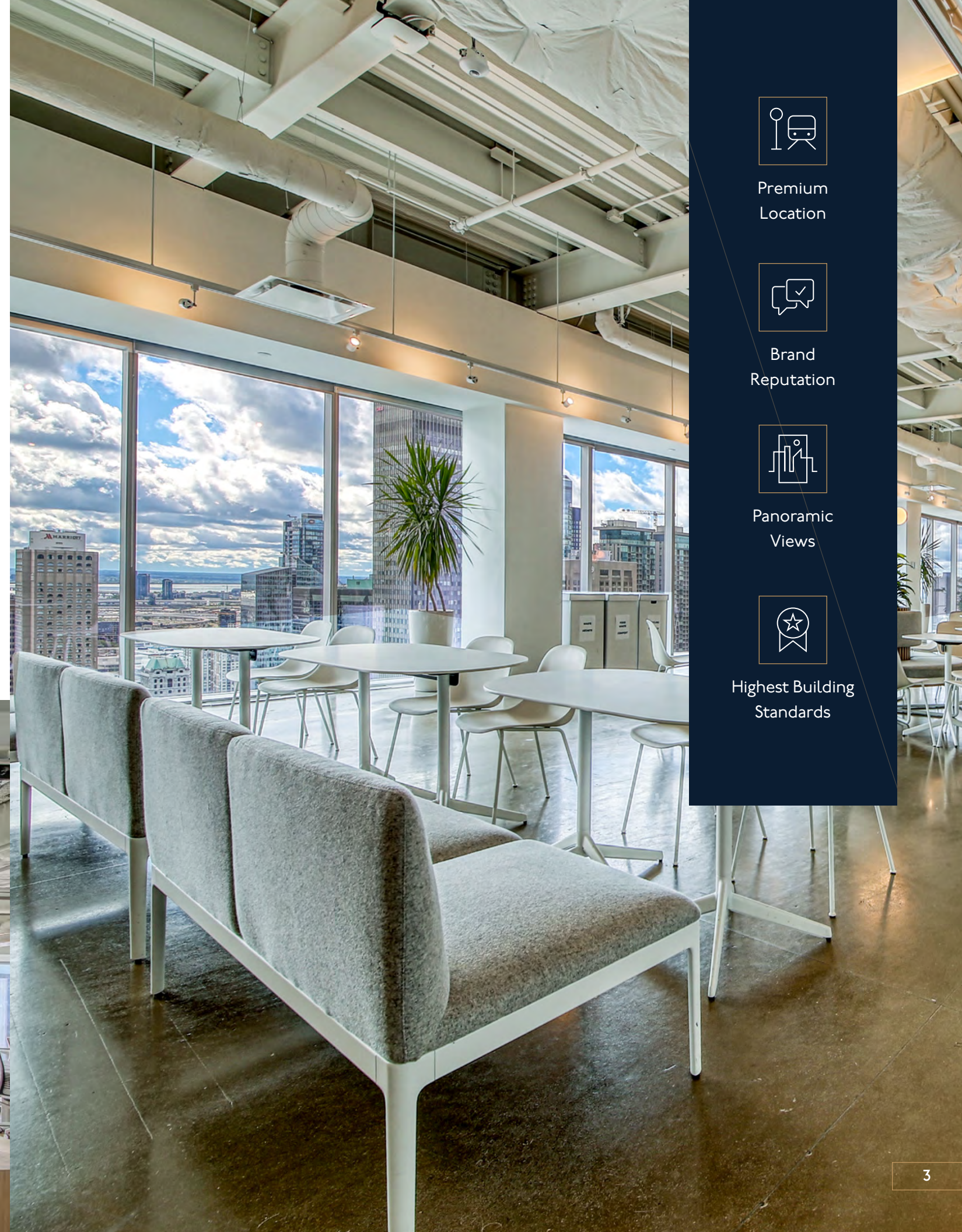
## Prime Opportunity For Lease

Located in the heart of the downtown core, 900 de Maisonneuve West is a landmark in the Montreal skyline that stands out for its modern architecture, prime location, and exclusive views. A world-class award-winning office tower that symbolizes innovation, sophistication, and efficiency in the business world.

Its modern design, impressive glass facades, serve to maximize natural light, ventilation, and energy efficiency. The column-free floor plate provides an effective design, creating an inspiring workplace that fosters creativity, productivity, and collaboration.

In addition to practical features, 900 offers luxurious amenities including conference rooms, lounge area, patio, bike storage, locker room with towel service, advanced security systems to cutting-edge technology, providing a high level of comfort and convenience for tenants and their guests.

However, what truly sets 900 apart is the level of service and attention to detail provided by its management team. From maintenance to security and concierge, the staff goes above and beyond to ensure that tenants have everything they need to elevate their brand, attracts top talents, and position their business for success in the competitive market.



Premium  
Location



Brand  
Reputation



Panoramic  
Views



Highest Building  
Standards



# SETTING THE STANDARD

## Unmatched Quality in Construction

### BUILDING SPECIFICATIONS

- ♦ AAA, 2017 construction
- ♦ 27 Storeys
- ♦ Total GLA:  
485,782 sq. ft.
- ♦ Typical Floor Size:  
24,947 sq. ft.
- ♦ Elevators:  
2 elevator banks, 12 elevators,  
1 freight elevator
- ♦ Fibre Optic
- ♦ HVAC Hours: weekdays  
7 a.m. to 7 p.m.

### SUSTAINABILITY

- ♦ LEED GOLD Construction
- ♦ LEED EBOM Platinum
- ♦ Net Zero Certified
- ♦ WELL & WIRED Certified
- ♦ ESG Development Programs

### AMENITIES

- ♦ Connected to  
Underground Network
- ♦ Metro Access: Peel & McGill
- ♦ Future REM station
- ♦ Building Security: 24 hr/7 days

### PARKING

- ♦ 344 Total Stalls
- ♦ Ratio: 1 stall per 1,300 sq. ft.
- ♦ Parking Costs:
  - ♦ Unreserved: \$355
  - ♦ Reserved: \$480
- ♦ Vehicle Charging Station
- ♦ 128 Bike Parking Spaces

3D TOUR LINK →



128 Bike Parking  
Spaces Available



Convenient on-site  
Showers & Towels



State-of-the-art  
Conference Centre



Tenant's Lounge  
& Outdoor Terrace



On-site  
Restaurant

TENANT AMENITIES



# CONNECTIVITY

Nearby Transit & Shopping



UNPARALLELED CONVENIENCE



100

WALKSCORE™



100

TRANSITSCORE™



89

BIKESCORE™



# AVAILABILITIES

Spaces from 6,667 up to 31,614 SF

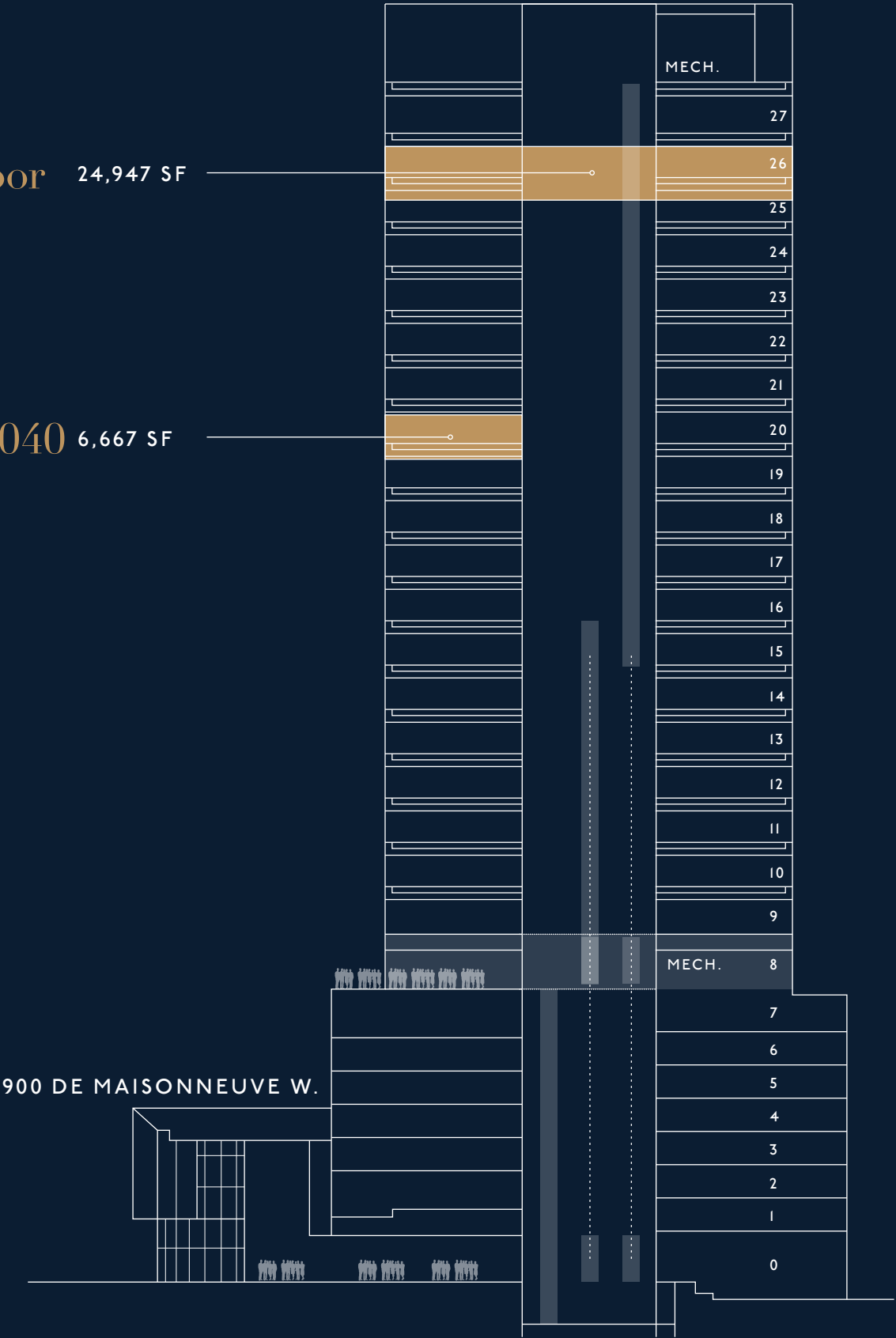
|                 |  |        |
|-----------------|--|--------|
| Floors & Suites | 26 <sup>th</sup> floor - 24,947 SF - Plug & Play | Leased |
|                 | 27 <sup>th</sup> floor - 24,947 SF - Plug & Play |        |
|                 | Suite 2040 - 6,667 SF - Base building            |        |
| <hr/>           |  |        |
| Availability    | Immediate  |        |
| <hr/>           |  |        |
| Net Rent        | Negotiable, Contact Broker                       |        |
| <hr/>           |  |        |
| Additional Rent | \$31.73 (daily cleaning included)                |        |
|                 | Hydro metered                                    |        |



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26<sup>th</sup> Floor 24,947 SF

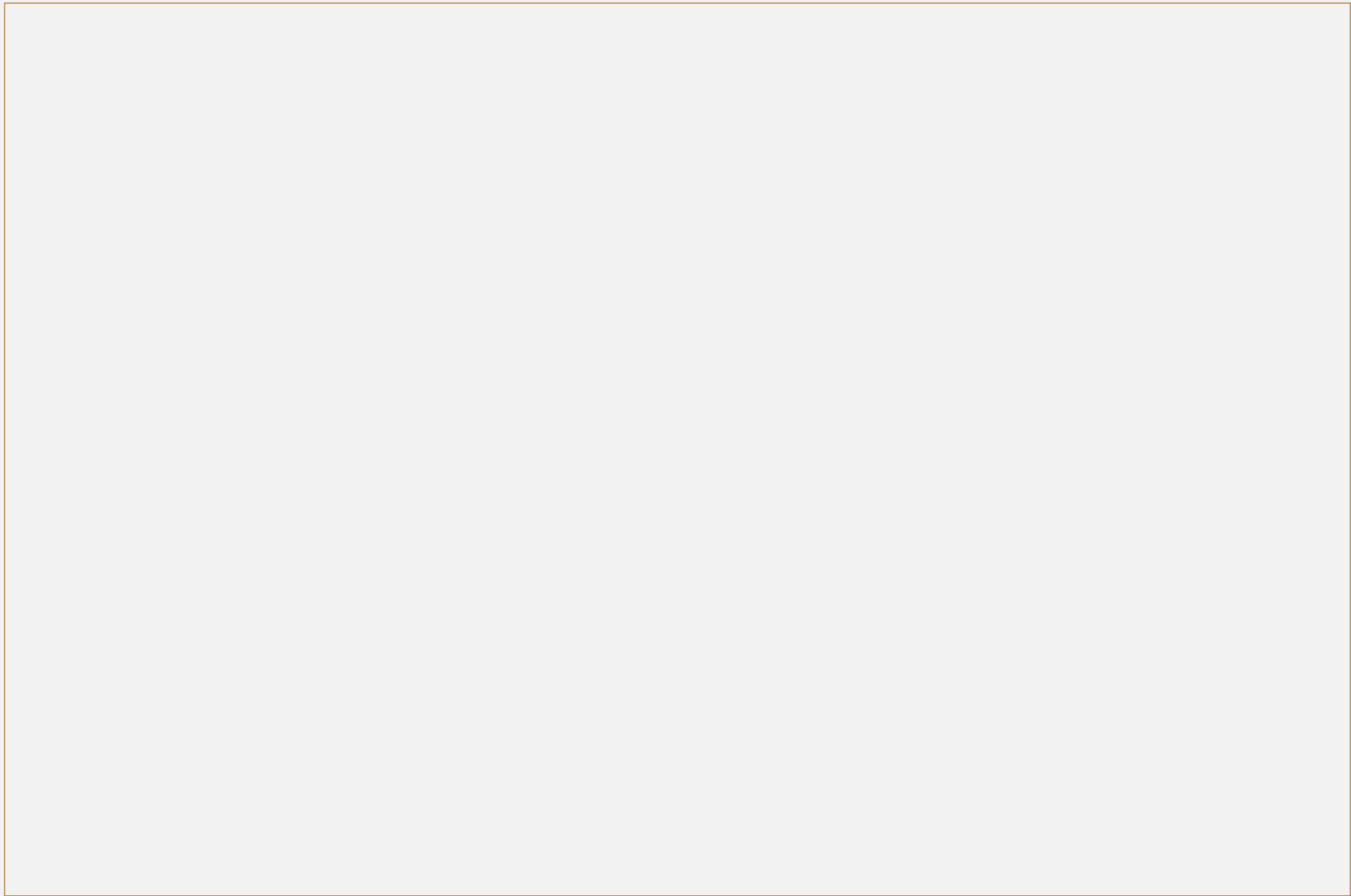
Suite 2040 6,667 SF





# FLOOR PLANS

 Hover over buttons to see floor plans





# Office Spaces For Lease

## MAISON MANUVIE

900 DE MAISONNEUVE W.

### Contact our Team

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