1200

McGill College

- AVAILABILITIES -

PRESENTED BY

BUSAC

REAL ESTATE

THE BUILDING

Situated in the heart of Downtown Montreal's bustling business district, 1200 McGill College is a prestigious address offering expansive, column-free floor spaces of 12,650 SF. These bright, open areas benefit from ample natural light and stunning panoramic views.

The property also includes several prominent street-level retailers, featuring essential restaurants and services that play a key role in enhancing downtown’s vibrancy. These diverse amenities provide added convenience for visitors and employees alike, seamlessly blending work and leisure.

As a driving force in urban development, BUSAC Real Estate is dedicated to providing an exceptional client experience. This is demonstrated through an on-site management team, the incorporation of sustainable practices in every aspect of operations, and the use of advanced technology to enhance tenant comfort and efficiency. This commitment to innovation and excellence positions BUSAC Real Estate as a leader in responsible and forward-thinking property management.









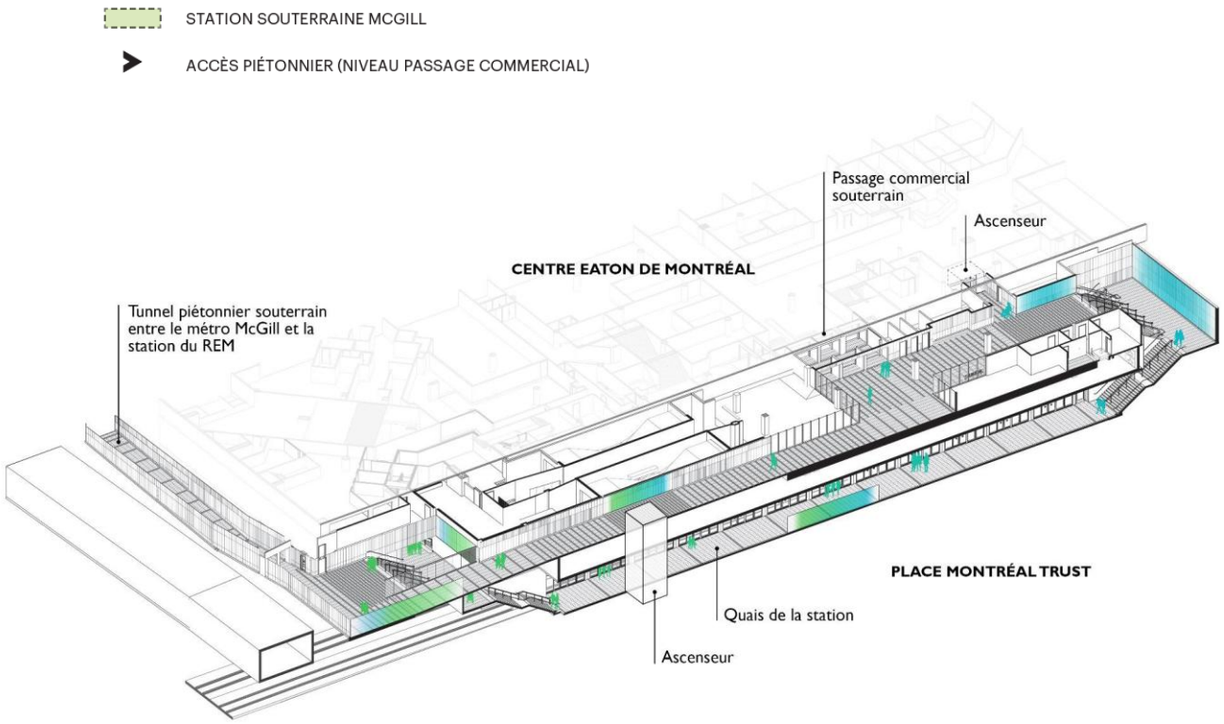
LOCATION AND ACCESSIBILITY

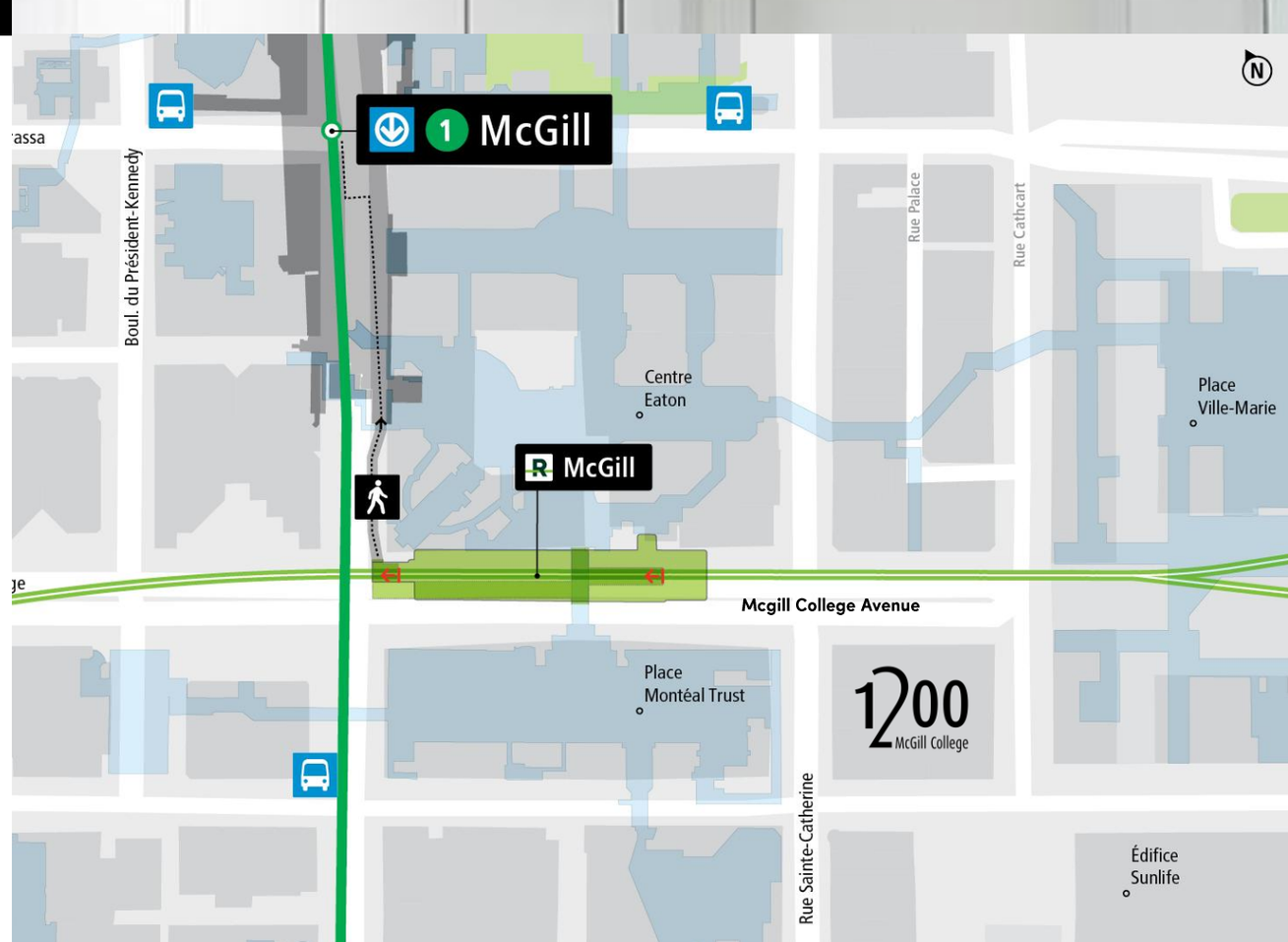
Located in the heart of downtown Montreal, 1200 McGill College enjoys a prime location near major educational institutions like McGill University, as well as key commercial and cultural hubs.

The building is just a short walk from McGill Metro station, directly connected to the city's pedestrian underground network, Central Station, and adjacent to the McGill Intermodal Station of the Réseau express métropolitain (REM). It also offers direct access to the shopping district on Sainte-Catherine Street and a variety of quality restaurants.

Its strategic location makes it an ideal choice for businesses and professionals looking to establish themselves in a vibrant, prestigious setting at the crossroads of commerce and innovation.





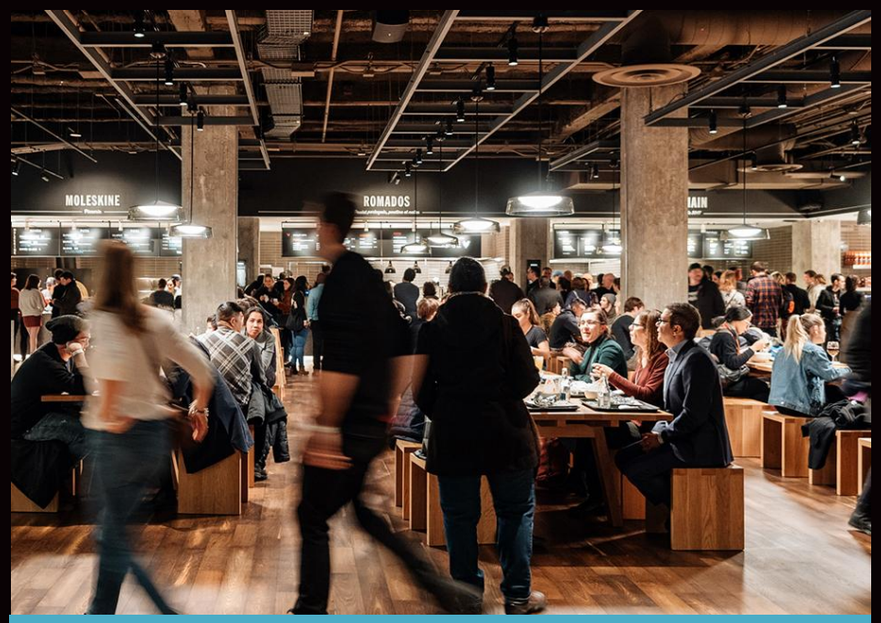


PLACE OSCAR-PETERSON

The downtown area surrounding McGill College is vibrant with activity, fueled by the redesign of Sainte-Catherine Street West, the launch of the REM light rail network, and significant private investments—including the transformation of Place Ville-Marie and its esplanade, as well as the renovation of the Eaton Centre.



Place Oscar-Peterson



Time Out Market at the Eaton Centre
A hotspot for foodies and culture lovers alike, bringing the city's top restaurants, bars and cultural experiences under one roof.



Emblematic Ring
A grand art installation to revamp Montreal's downtown core.



BUILDING FEATURES

Premium tenant experience

Flexible floor plates

Large windows providing abundant natural light

Commanding views of the Saint-Lawrence River and majestic Mount Royal

Building proudly certified BOMA BEST Bronze

Indoor parking facility reserved primarily for office tower occupants

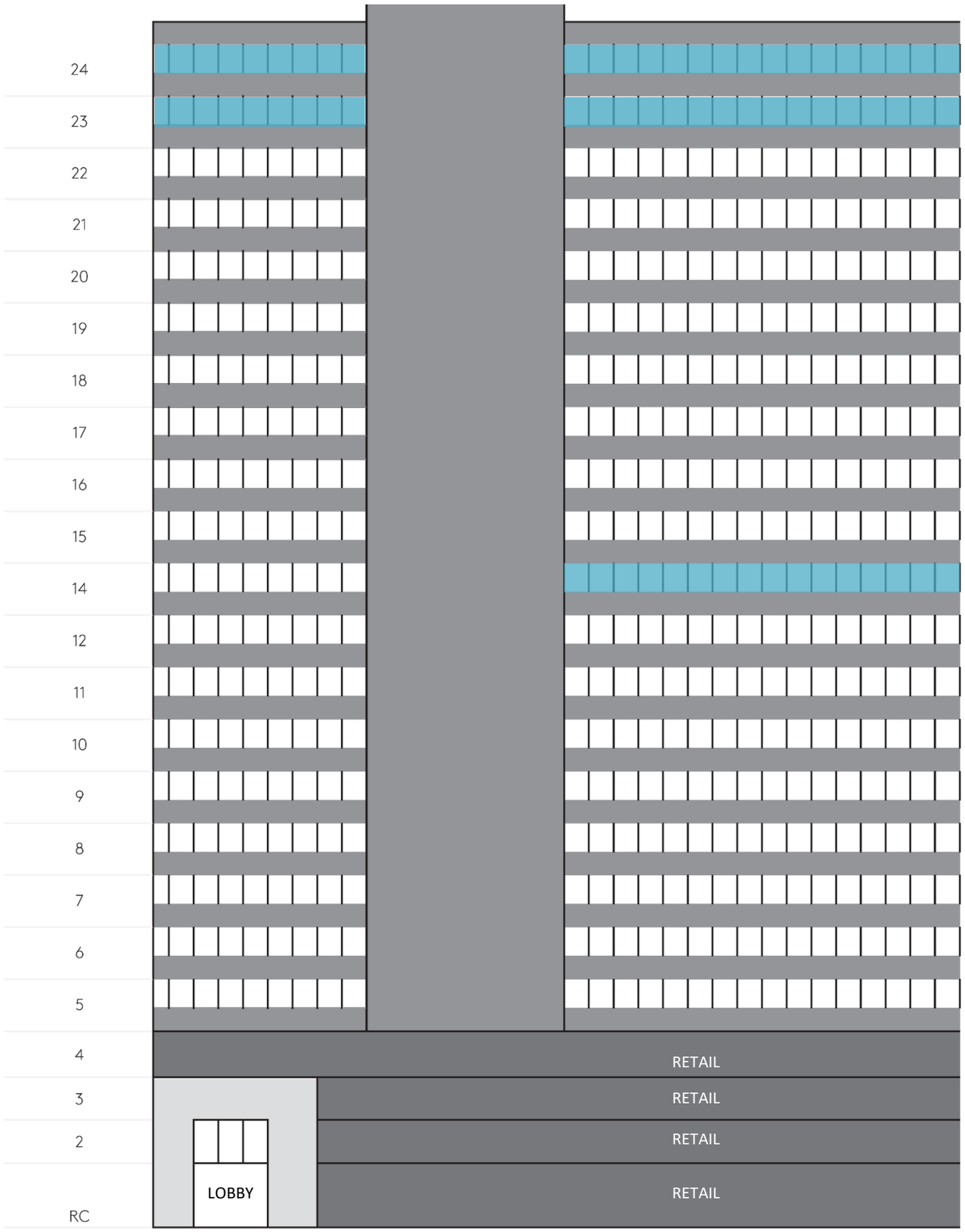
Large bicycle parking facility

On site management





1200 McGill College



MAIN ENTRANCE ON MCGILL COLLEGE AVENUE

VIEW FROM SAINTE-CATHERINE STREET

AVAILABLE SPACES

23RD & 24TH FLOORS

25,092 SF (contiguous)

12,548 SF + 12,544 SF

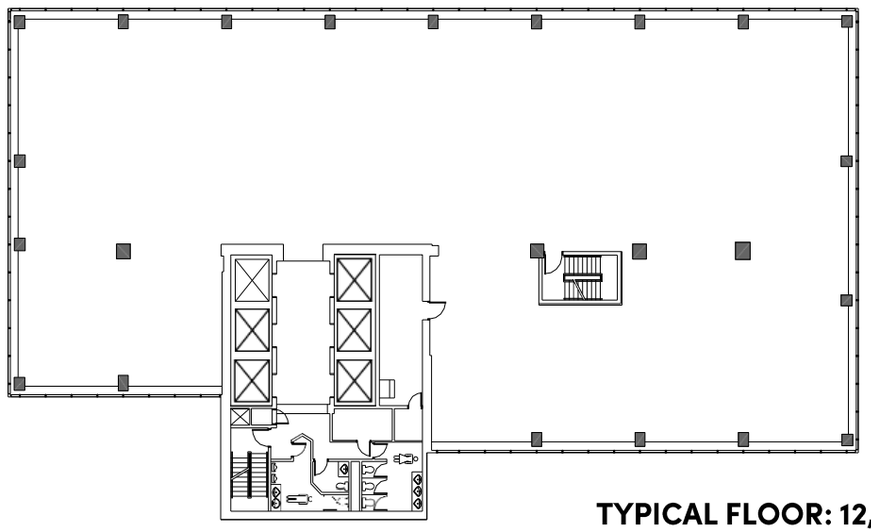
Contiguous floors with internal staircase and private elevator . To be leased together.

Availability
October 1, 2027

14TH FLOOR

5,351 SF

Availability
Immediate



TYPICAL FLOOR: 12,650 SF

BOMA BEST
SUSTAINABLE • BRONZE

25,092 SF CONTIGUOUS

AVAILABILITY – OCTOBER 1, 2027

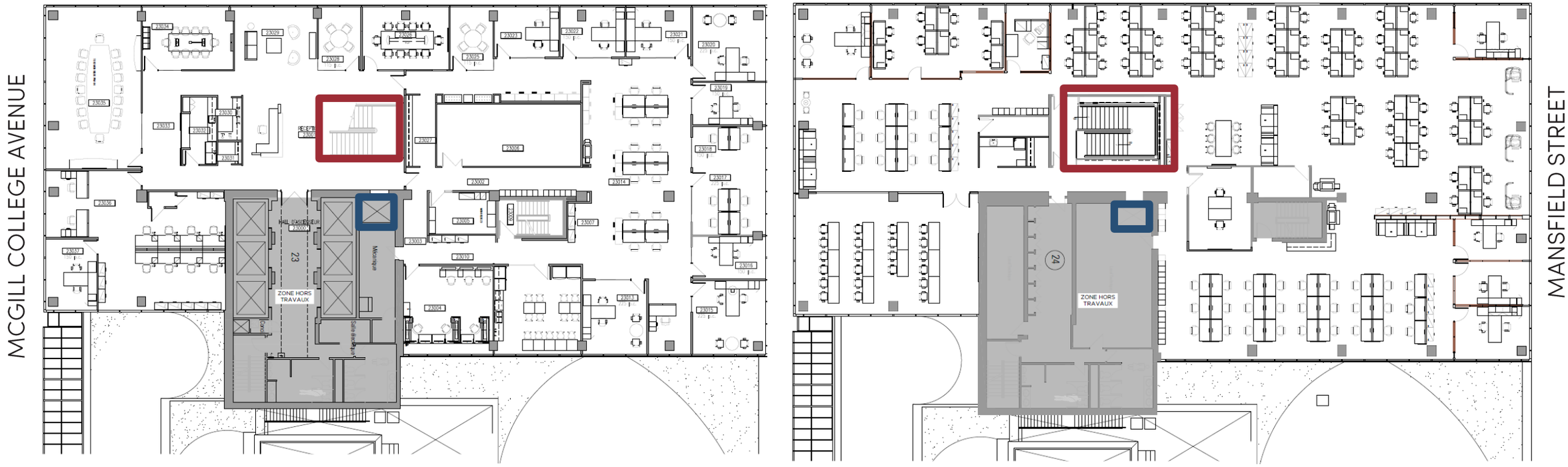
1200 McGill College

INTERNAL STAIRCASE AND PRIVATE ELEVATOR
CONNECTING THE 23RD AND 24TH FLOORS

23RD FLOOR – 12,548 SF

24TH FLOOR – 12,544 SF

CATHCART STREET



SAINTE-CATHERINE STREET

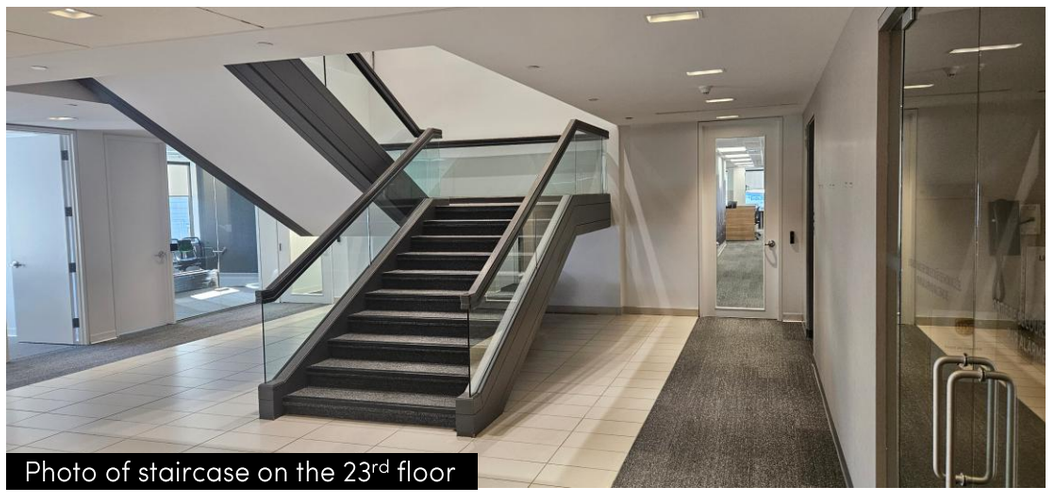


Photo of staircase on the 23rd floor

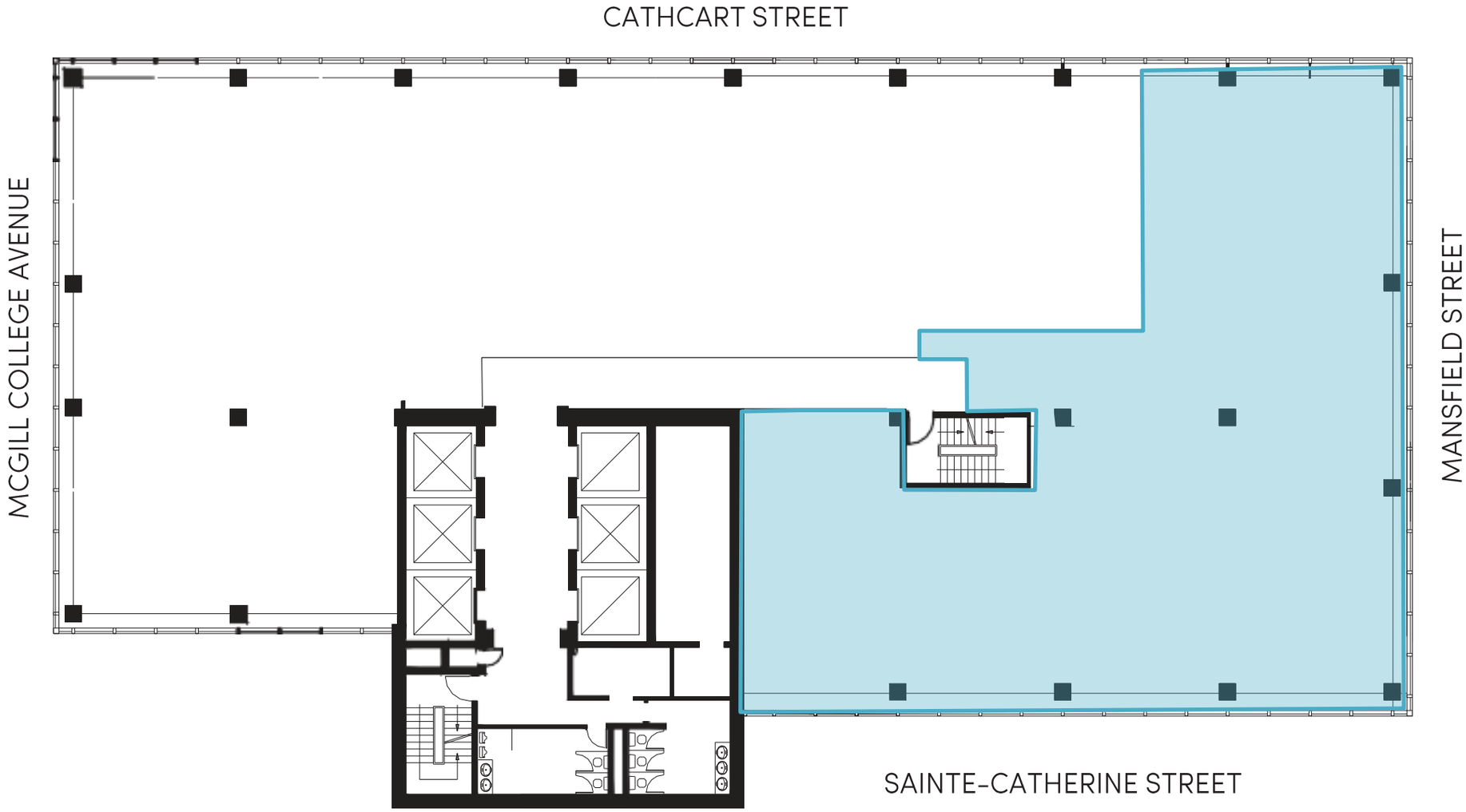
INTERNAL STAIRCASE

PRIVATE ELEVATOR

14TH FLOOR - 5,351 SF

AVAILABILITY - IMMEDIATE

1200 McGill College



ALL CONDITIONS ARE APPROXIMATE

1200 McGill College

For more information, please contact:

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