

1200 McGill College

1200, MCGILL COLLEGE AVENUE
MONTREAL, QUEBEC, CANADA

1200 McGill College, located in Montreal's downtown Business District, offers a productivity-focused environment with a uniquely metropolitan ambiance. The 24-storey building is parceled into 240,000 square feet of office space and 73,000 square feet of retail space. 1200 McGill College boasts a wide range of first-class amenities, commanding views of the Saint-Lawrence River and majestic Mount Royal.

Tenants of 1200 McGill College enjoy a wealth of advantages in this prestigious downtown sector. The building is proudly recognized for its environmental practices in property management.

BUSAC
REAL ESTATE

LOCATION AND ACCESS

The building is located on renowned McGill College Avenue between Sainte-Catherine and Cathcart Streets.

At the crossroads of major highways, a five-minute walk from the McGill metro station, in the very heart of the city's underground pedestrian network, Central Station, and adjacent to the McGill Intermodal Station for the Réseau express métropolitain (REM).

SHOPPING AND ENTERTAINMENT

Tenants of 1200 McGill College enjoy a wealth of advantages in this distinguished downtown sector: shopping, dining and entertainment, cinemas, museums, and theatres.

PLACE OSCAR-PETERSON

As part of the McGill College Avenue redevelopment, this new public square will feature public art, immersive installations, and welcoming gathering spaces, celebrating the city's rich cultural and artistic spirit.

SECURITY

On-site security, night and day, 365 days a year.

INDOOR PARKING

The building features a large, 4-storey indoor parking facility reserved primarily for office tower occupants with access from Cathcart Street.

A 100-bicycle parking facility with access via the loading dock area on Mansfield Street.

VERTICAL TRANSPORTATION

Six elevators service the office tower and one elevator services the indoor parking facility.

DELIVERY / SHIPPING

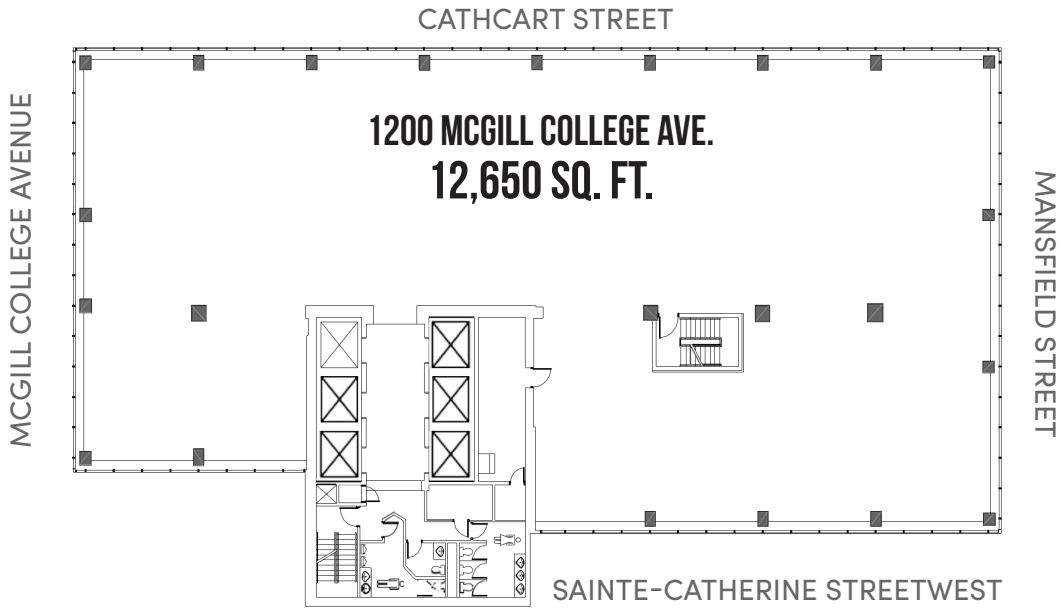
Loading dock with freight elevator service all floors with access from Mansfield Street.

ACCESSIBILITY

The building is adapted throughout for individuals with reduced mobility.

ELECTRICAL SUPPLY

The building has two separate 25 kV electrical service entrances and two backup generators producing a total of 550 kW.



LEASABLE AREA

The 24-storey building is parcelled into 240,000 square feet of office space distributed over 19 floors, with more than 73,000 square feet of retail space. The average leasable space per office floor is approximately 12,650 square feet.

ELECTROMECHANICAL SYSTEM

Each floor is equipped with an air conditioning system and peripheral heating and air conditioning devices, entirely controlled by an automated system. The building's electromechanical system meets the standards established by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE).

CERTIFICATION

1200 McGill College is certified BOMA BEST® Bronze, a leading environmental certification program by BOMA Canada.

BOMA BEST
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ON-SITE MANAGEMENT





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