



# 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.



Flexibility // Luminosity // Comfort

# 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.

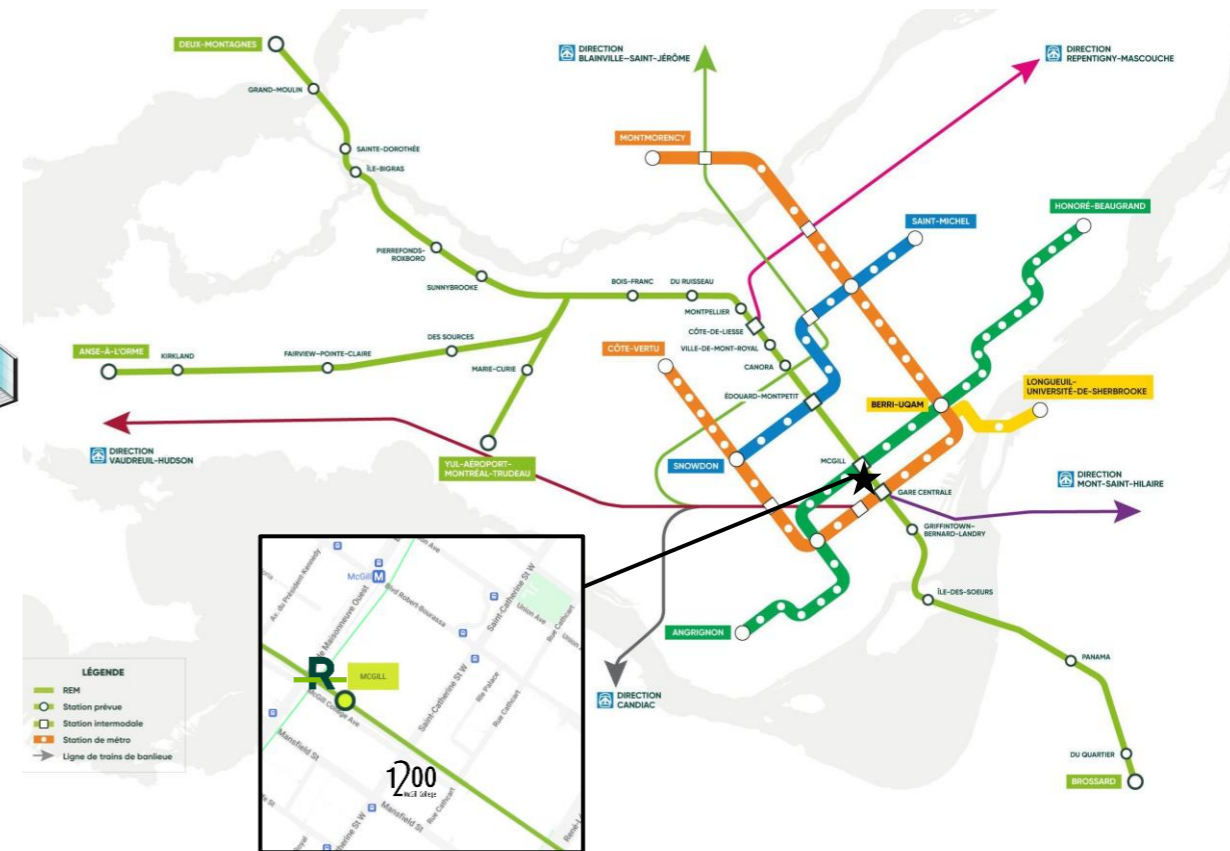
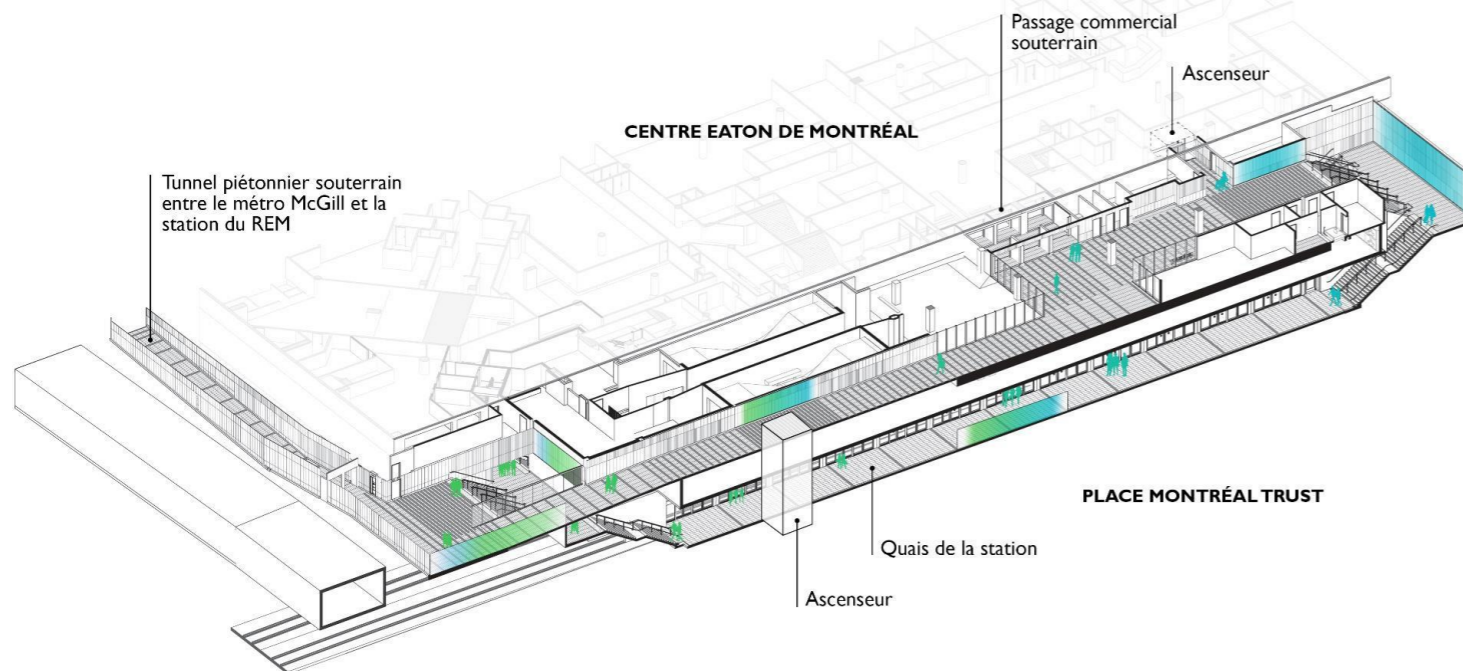
The building is just a five-minute walk from McGill Metro station, directly connected to the city's pedestrian underground network, Central Station, and adjacent to the McGill Intermodal Station of the under-construction Réseau express métropolitain (REM). It also offers direct access to the shopping 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.

Réseau express métropolitain (REM), future McGill Station



-  STATION SOUTERRAINE MCGILL
-  ACCÈS PIÉTONNIER (NIVEAU PASSAGE COMMERCIAL)



# PLACE DE L'AVENUE MCGILL COLLEGE

The downtown area around McGill College is abuzz with excitement with the redesign of Sainte-Catherine Street West, the arrival of the Réseau express métropolitain (REM) light rail network, as well as major private investments, notably the revitalization of Place Ville-Marie and its esplanade and the renovation of the Eaton Centre.



Place de l'Avenue McGill College



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

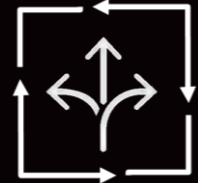
A grand art installation to revamp Montreal's downtown core.



# BUILDING FEATURES



Wide range of first-class amenities



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 Silver



Indoor parking facility reserved primarily for office tower occupants



Large bicycle parking facility



On site management

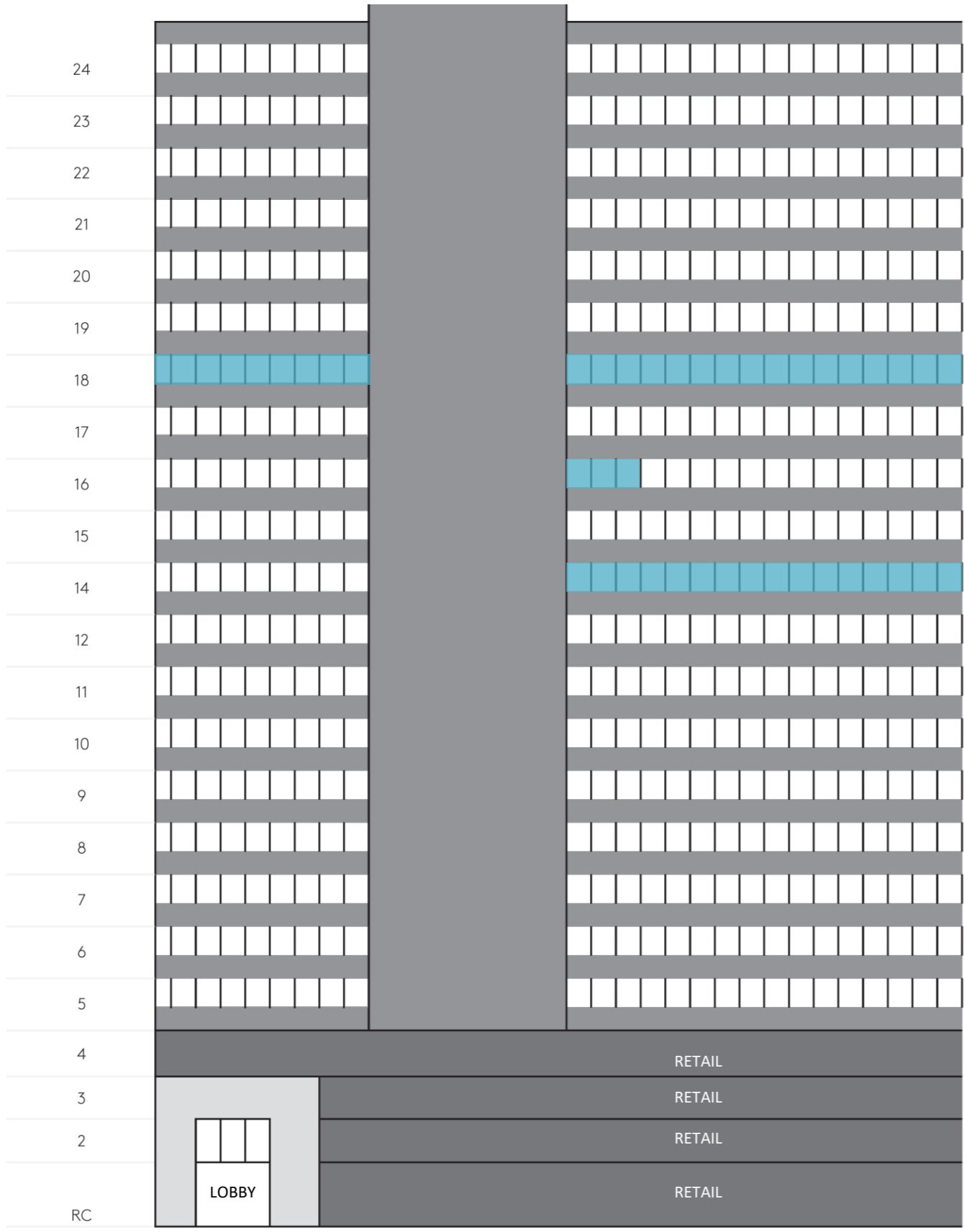


# WE TAKE THINGS IN HAND

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BUSAC Real Estate systematically optimizes its operational practices to best safeguard the health of occupants while ensuring their safety and wellbeing today and into the future.






MAIN ENTRANCE ON MCGILL COLLEGE AVENUE


VIEW FROM SAINTE-CATHERINE STREET

## Availabilities


5,351 SF on the 14<sup>th</sup> floor

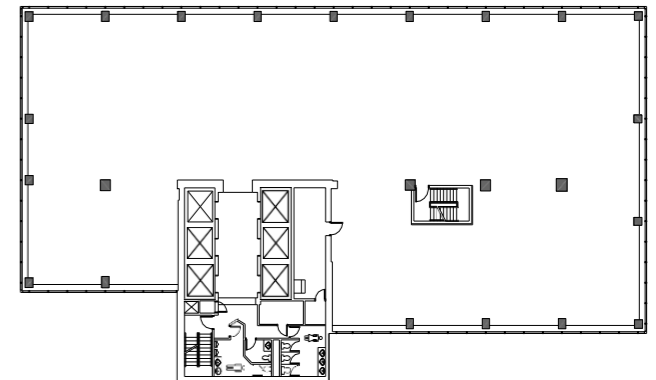
 Availability – Immediate

1,140 SF on the 16<sup>th</sup> floor

 Availability - Immediate

12,625 SF on the 18<sup>th</sup> floor

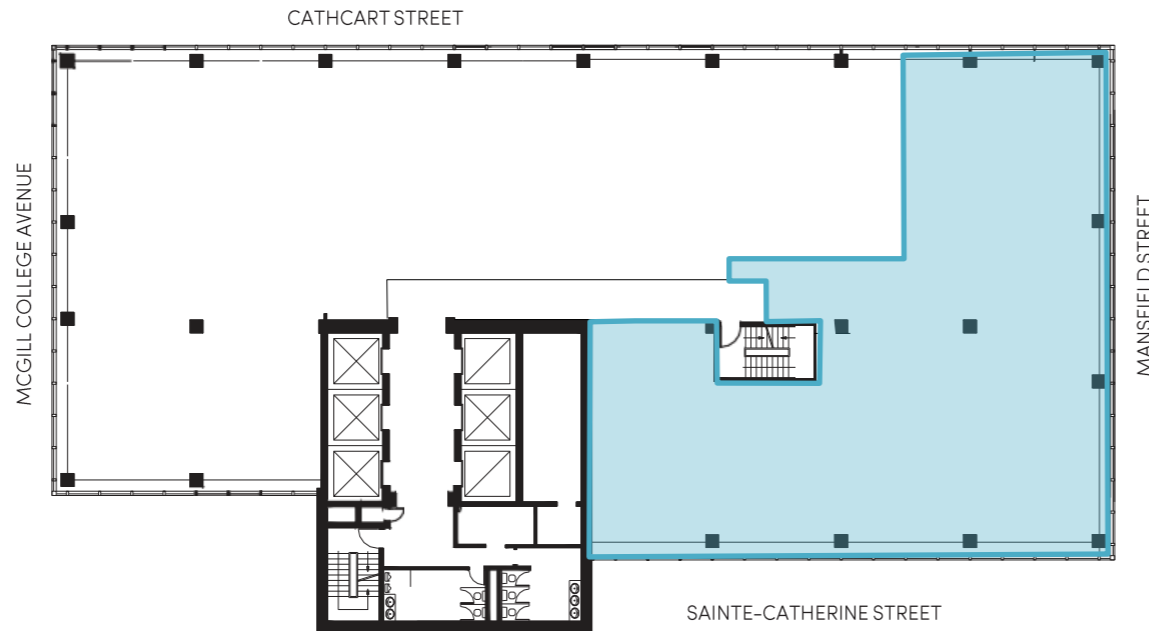
 Availability - Immediate



TYPICAL FLOOR  
12,650 SF

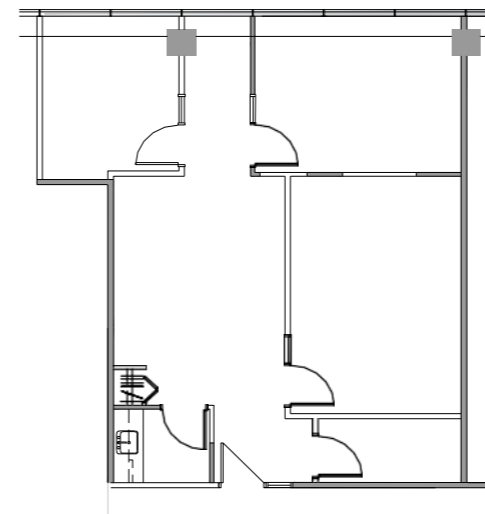
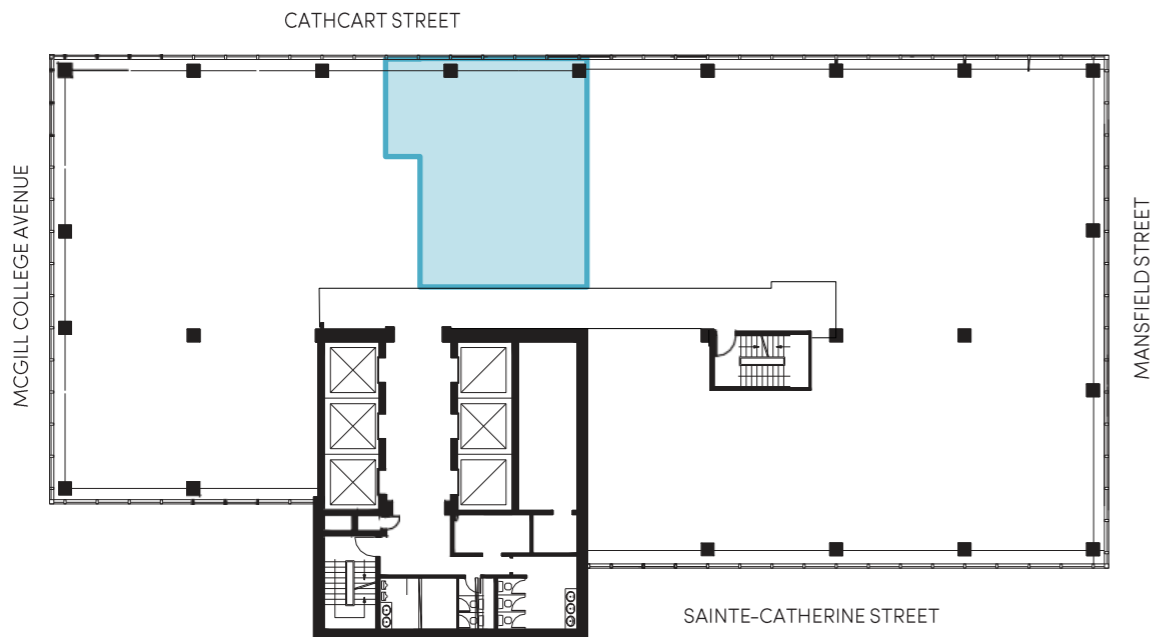
## 14<sup>TH</sup> FLOOR – 5,351 SF

AVAILABILITY – IMMEDIATE



## 16<sup>TH</sup> FLOOR – 1,140 SF

AVAILABILITY - IMMEDIATE

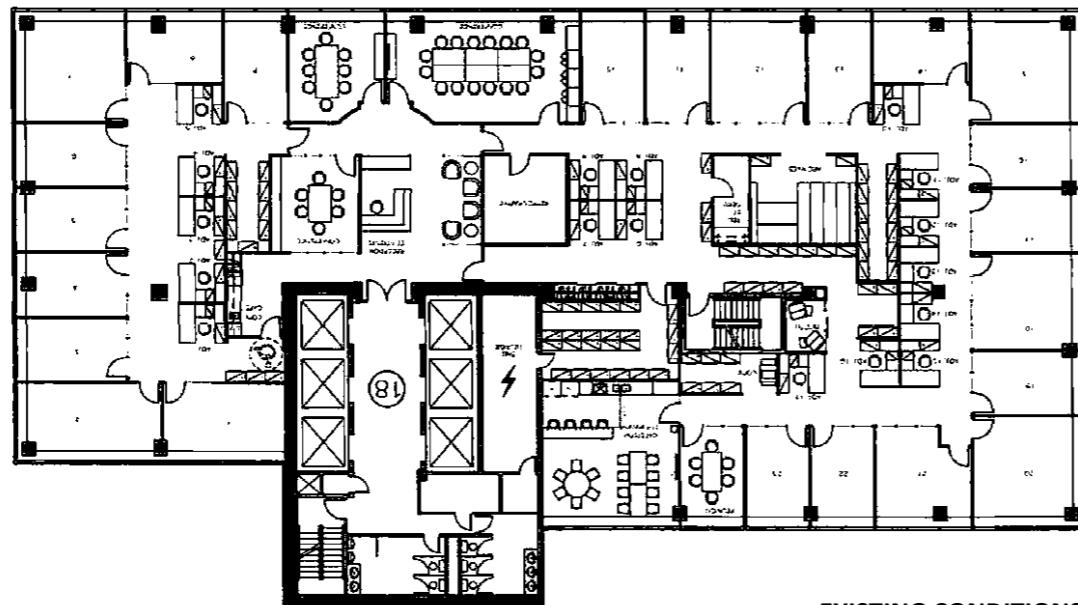
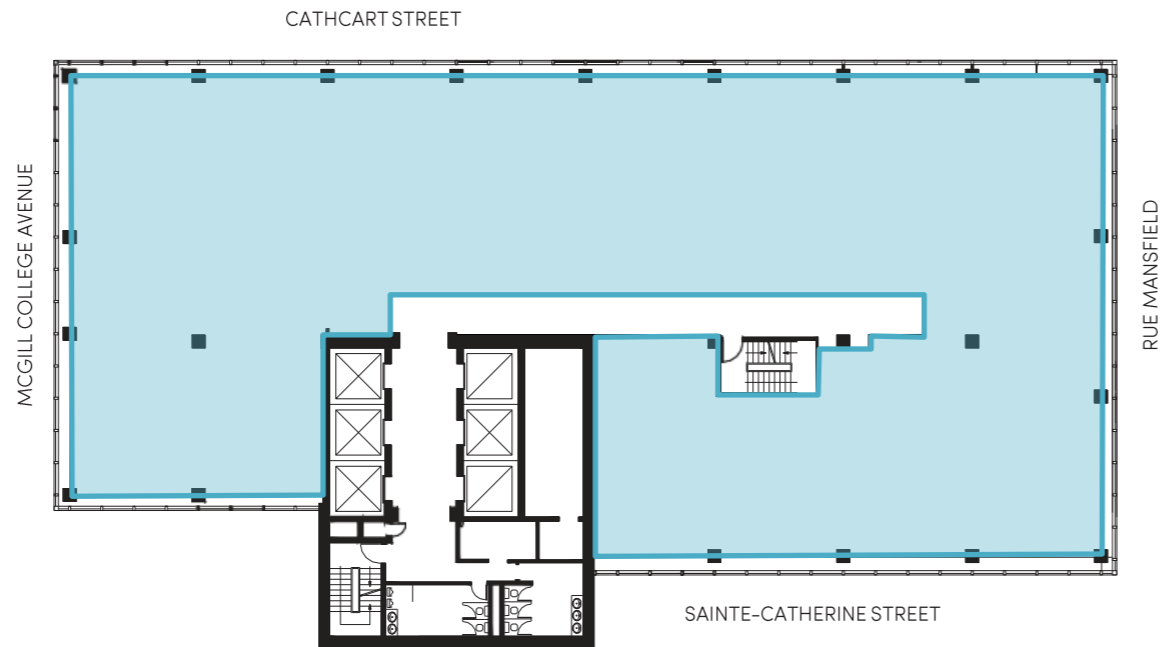


EXISTING CONDITIONS



## 18<sup>th</sup> FLOOR – 12,625 SF

AVAILABILITY - IMMEDIATE



EXISTING CONDITIONS

ALL CONDITIONS ARE APPROXIMATE



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For more information, please contact:

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