

80 Queen

La Cité



Welcome to La Cité

La Cité is undergoing a staged transformation to upgrade select common areas, public realm features and integrate new retail, green space and building amenities to create a distinctive urban workspace experience that prioritizes human connection alongside the ease of everyday conveniences.

The Neighbourhood

At the intersection of several dynamic neighbourhoods, La Cité is an extension of the downtown's established business community, infused with the artistic, cultural and historical elements of Old Montréal and the vibrancy and youthful energy of Griffintown.

The unique collection of assets at La Cité supports a wide range of businesses. From small to large, established to startup, the concentration of assets in La Cité ensures that users are supported today, and as their needs evolve and change.



Local Amenities

11

Supermarkets &
Convenience Stores

46

Health & Wellness
Services

20

Parks & Green
Spaces

12

Bakeries & Cafes

33

Restaurants

5

Bars & Clubs

31

Boutiques

Connectivity

Bus Stops

12

Bixi Stations

11

Metro Station

1

Car Sharing Station

1

Indoor Allied Parking Spots

777

Street Parking Spots

341

Daily Bus Passings

20,796



Property Highlights

80 Queen features a full-service fitness facility, Forme by Allied, a café, secure bicycle parking and easy access to nearby green space and the Lachine Canal. Enjoy the blend of modern amenities supporting wellbeing and convenience throughout the workday.

Closely located to Griffintown, Old Montréal, and steps away from the future REM station.

CLASSIFICATION Allied Modern

NET RENT Negotiable

ADDITIONAL RENT \$18.59* (2026 est.)

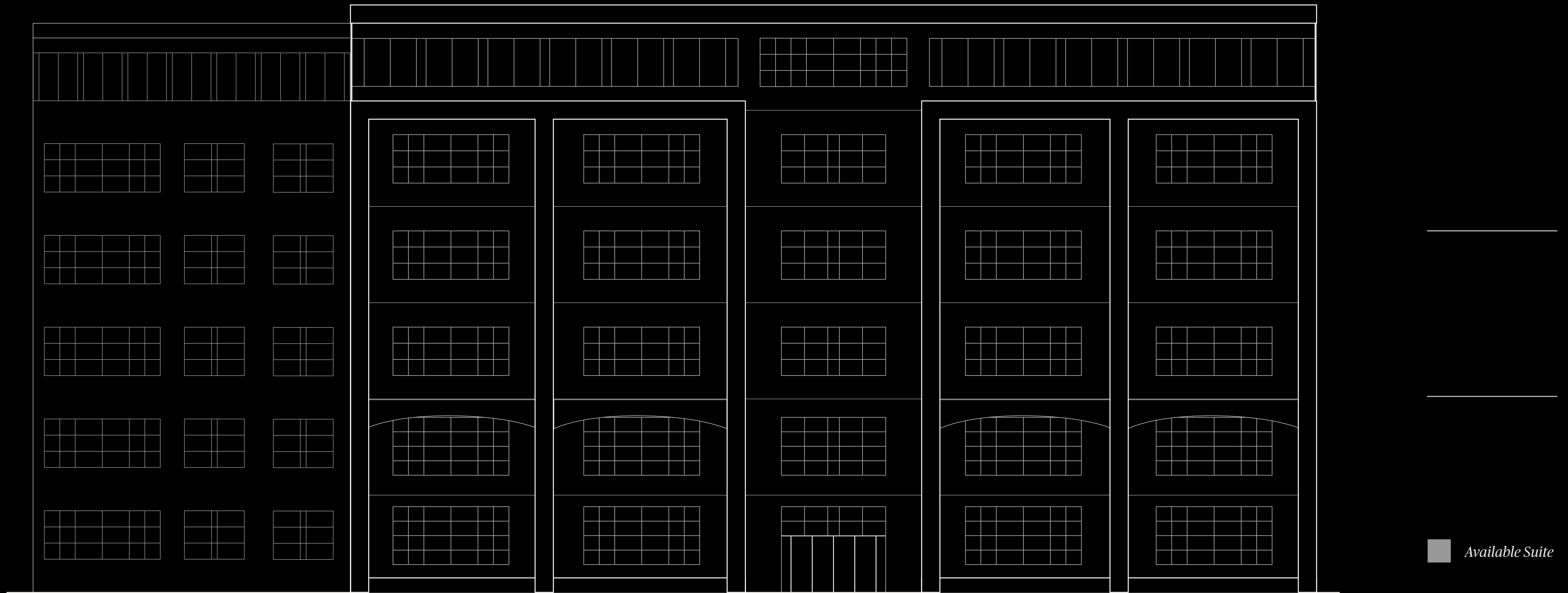
- CONNECTIVITY**
- Future REM line (5 min walk)
 - Square-Victoria-OACI Metro (10 min walk)
 - Bus stop (1 min walk)
 - Bixi station – electric and regular bicycles (1 min walk)

FEATURED SUITES	103	104/105	110 [†]	140 [†]	301 ^{**}	360 [†]
	Level 1	Level 1	Level 1	Level 1	Level 3	Level 3
	1,696 SF	3,403 SF	1,492 SF	10,046 SF	9,651 SF	8,053 SF
	401 ^{**}	402 ^{†**}	410 [†]	500 [†]	600 [†]	Suites 401, 402, 410, 500 and 600 are contiguous for 62,407 SF
	Level 4	Level 4	Level 4	Level 5	Level 6	
	12,201 SF	6,744 SF	11,533 SF	15,956 SF	15,973 SF	

*Includes cleaning and utilities **Available July 2026 **Available December 2026 †Located on 87 Prince



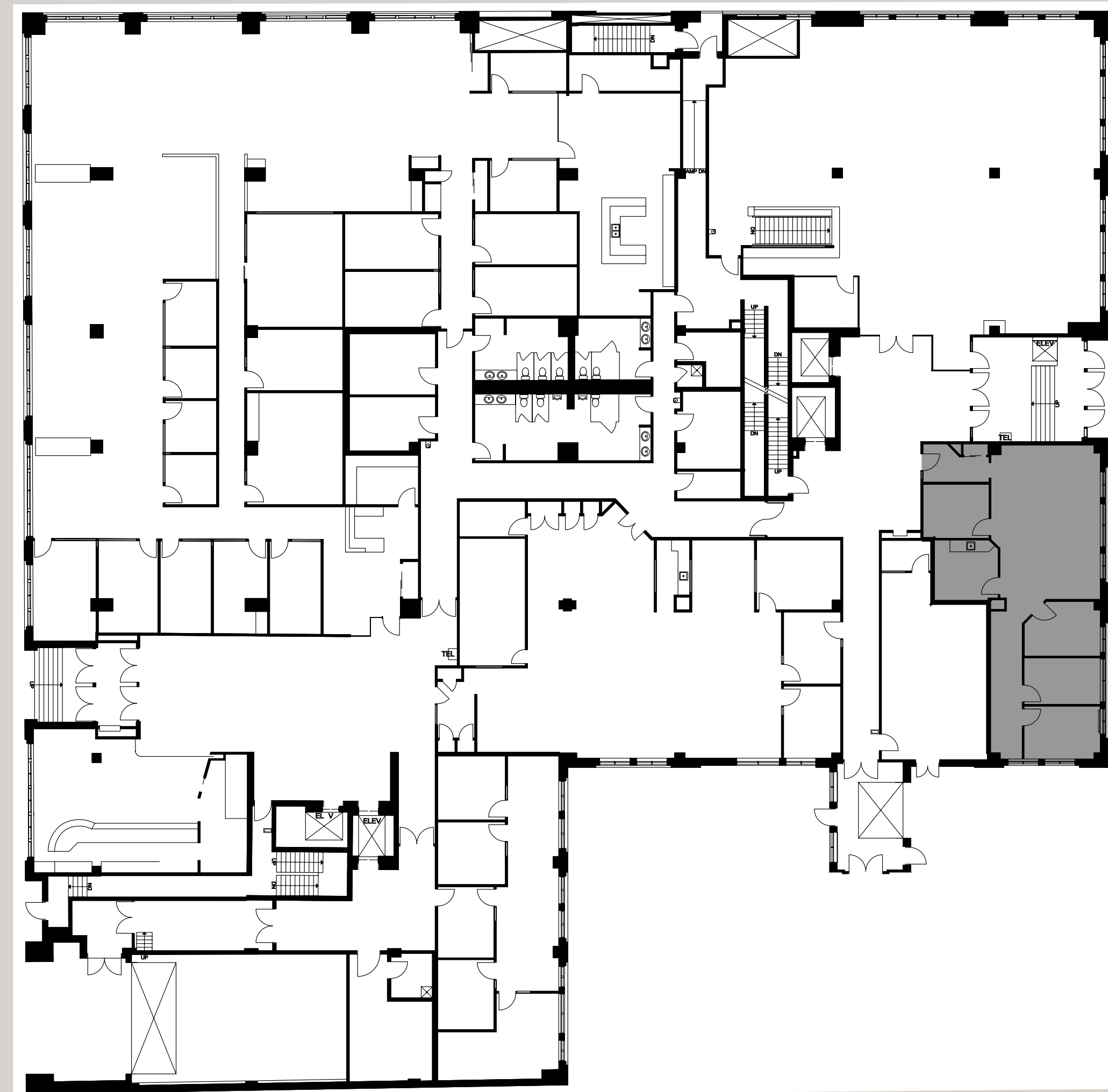
Spaces Available for Lease



** Building not to scale. Suite position for display only, see floor plan for exact location*

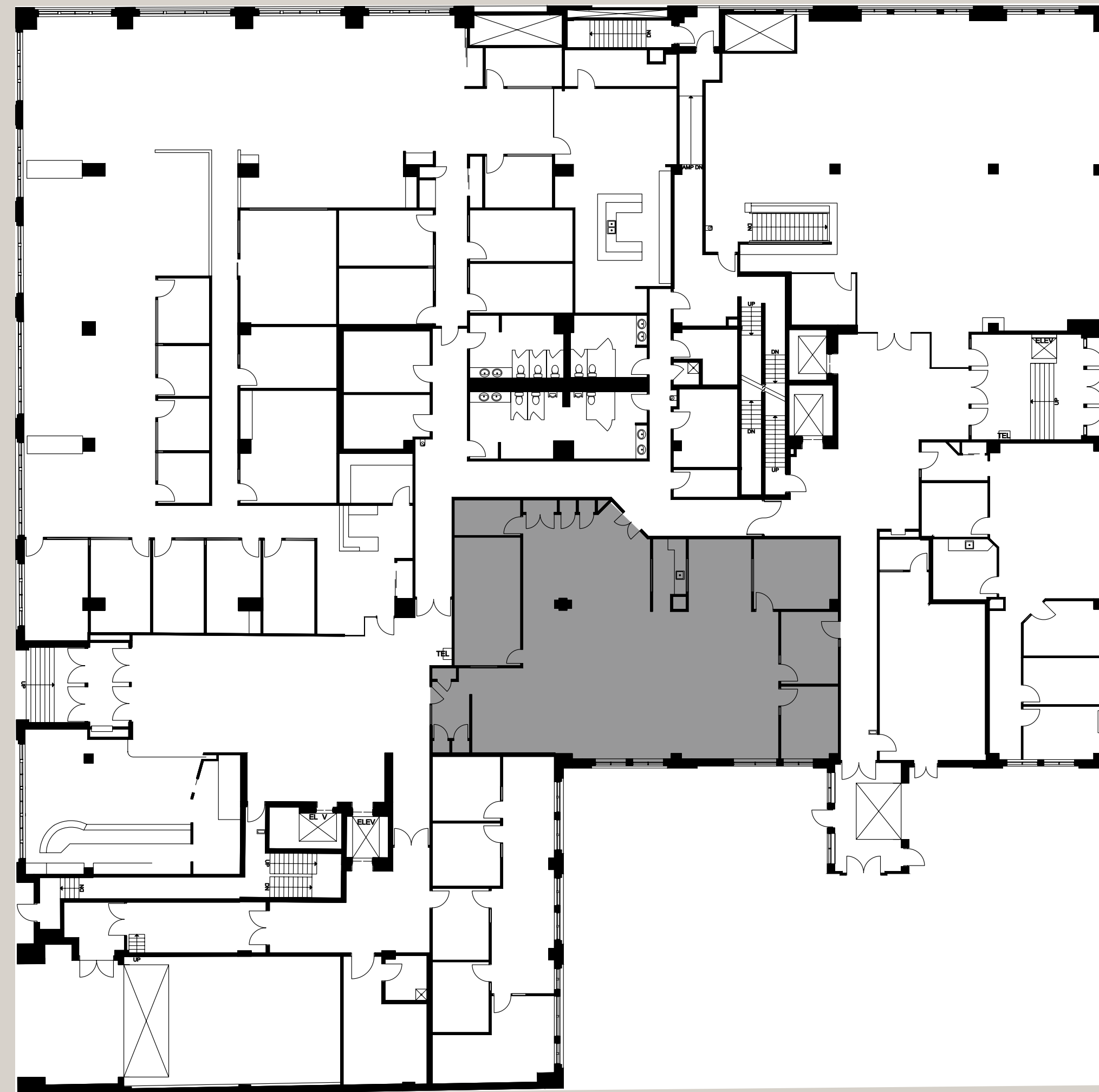
Suite Features

FLOOR 1
SUITE 103
AREA 1,696 SF
AVAILABILITY Immediate



Suite Features

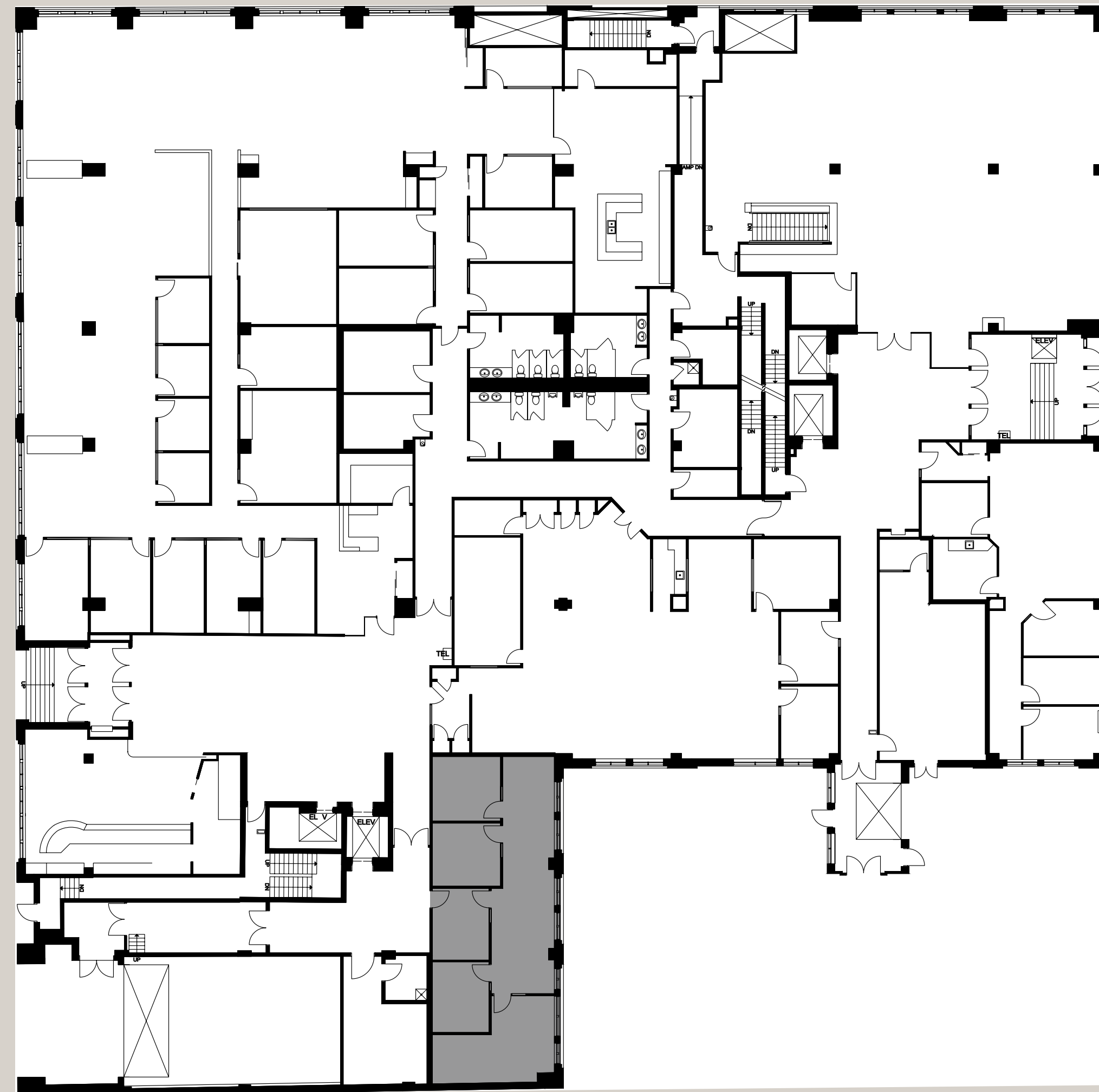
FLOOR 1
SUITE 104/ 105
AREA 3,403 SF
AVAILABILITY Immediate



■ Available Suite

Suite Features

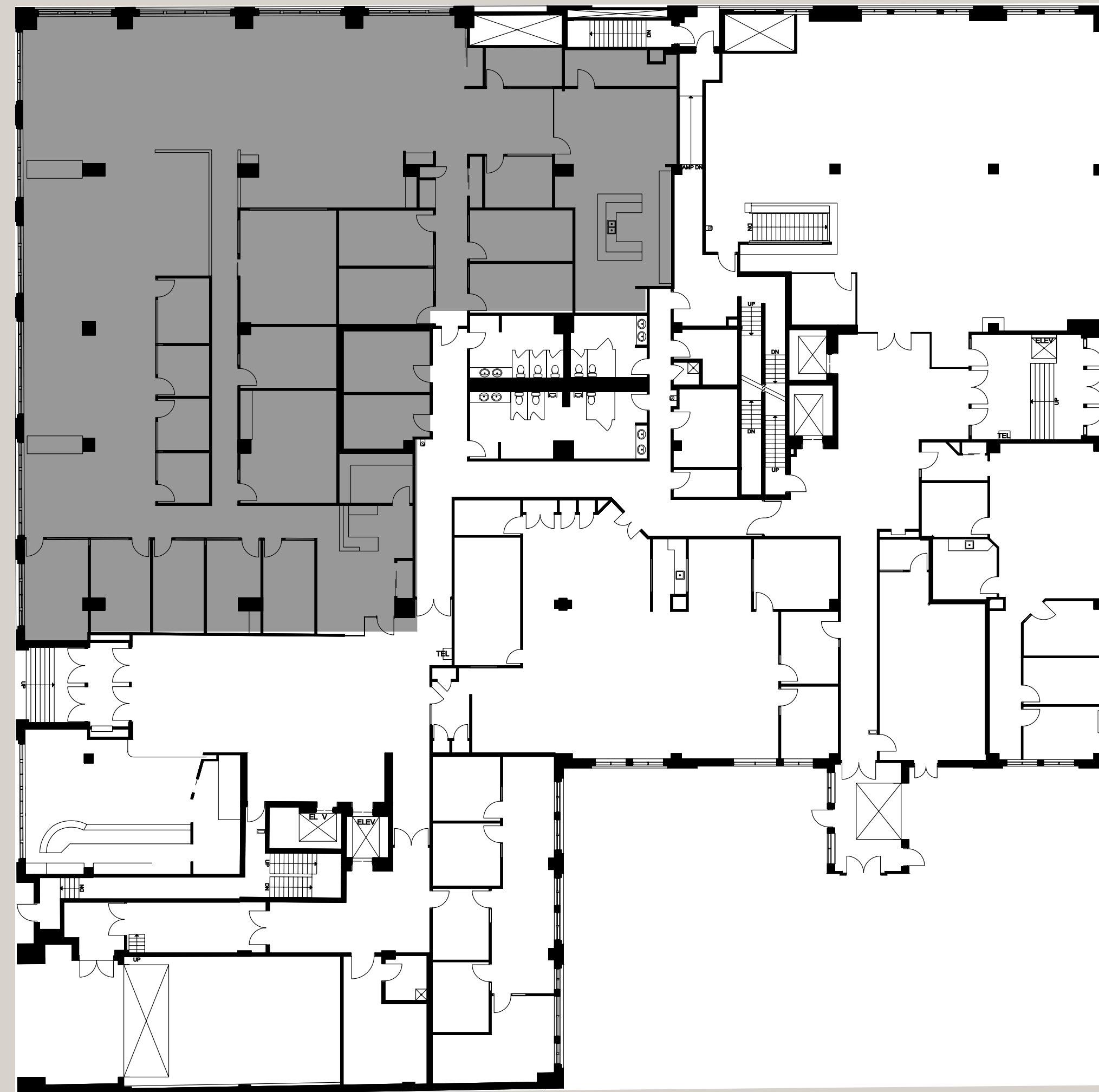
FLOOR 1
SUITE 110
AREA 1,492 SF
AVAILABILITY Immediate



■ Available Suite

Suite Features

FLOOR 1
SUITE 140
AREA 10,046 SF
AVAILABILITY Immediate



■ Available Suite

Suite Features

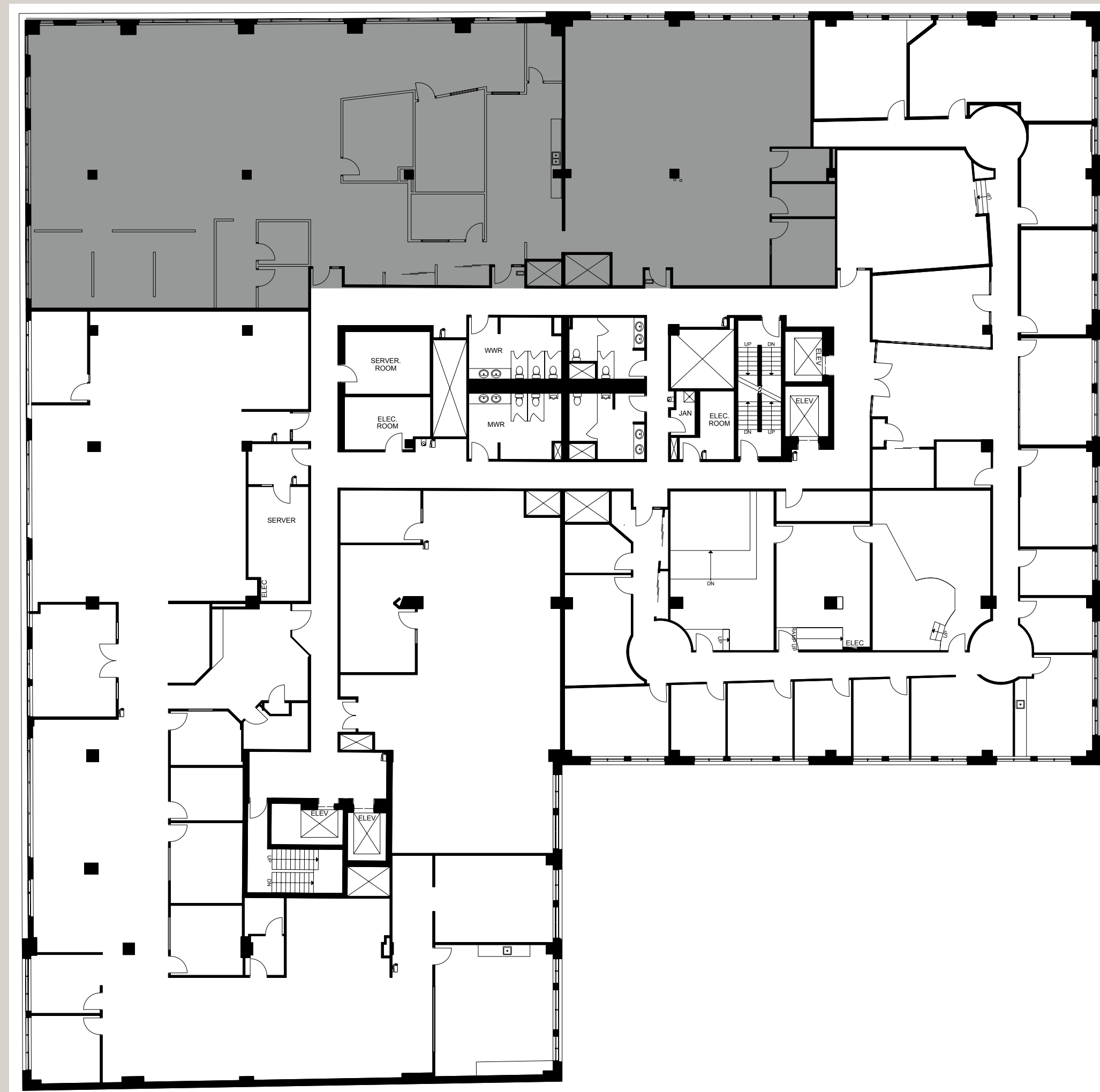
FLOOR 3
SUITE 301
AREA 9,651 SF
AVAILABILITY July 2026



■ Available Suite

Suite Features

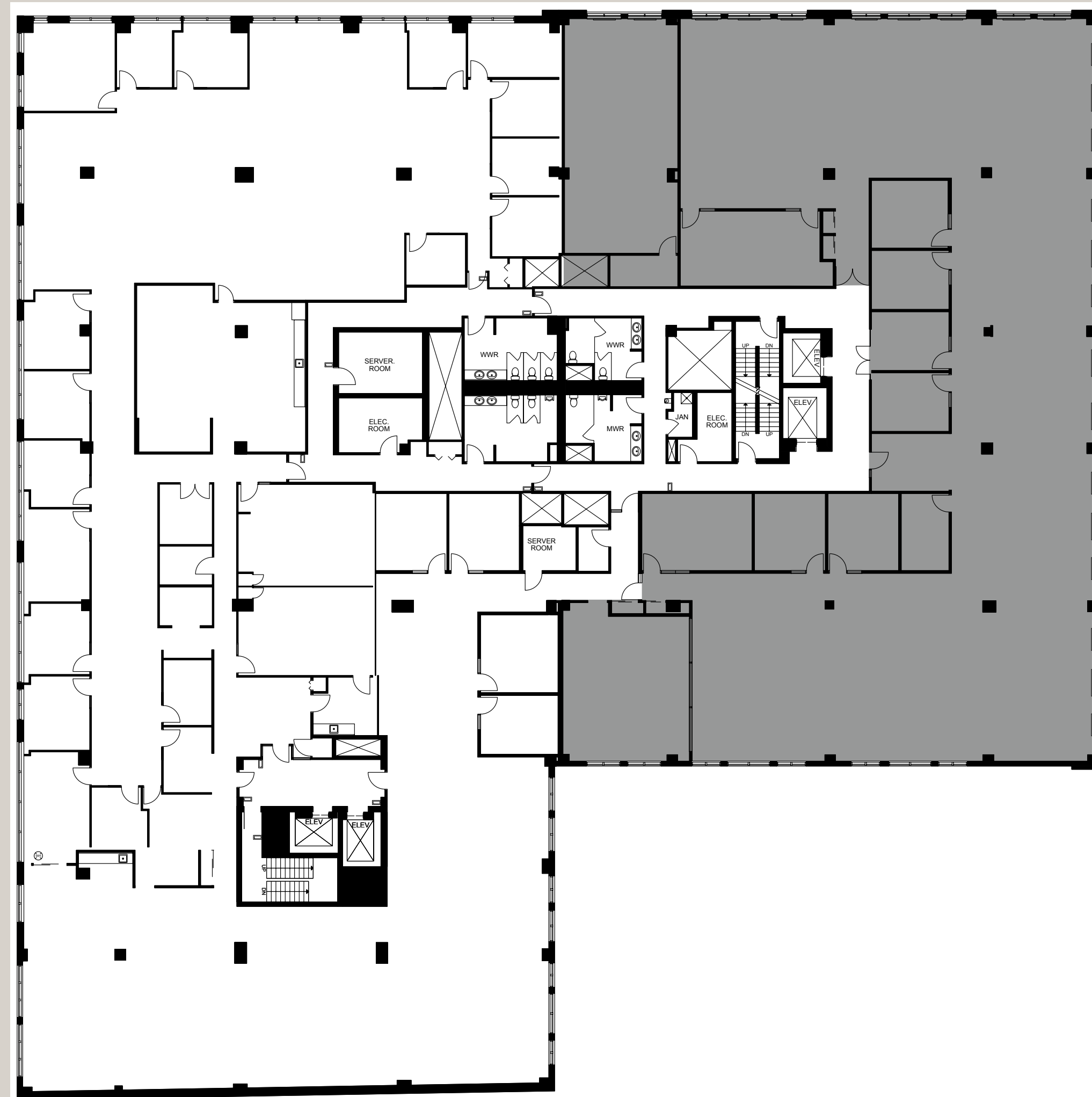
FLOOR 3
SUITE 360
AREA 8,053 SF
AVAILABILITY Immediate



■ Available Suite

Suite Features

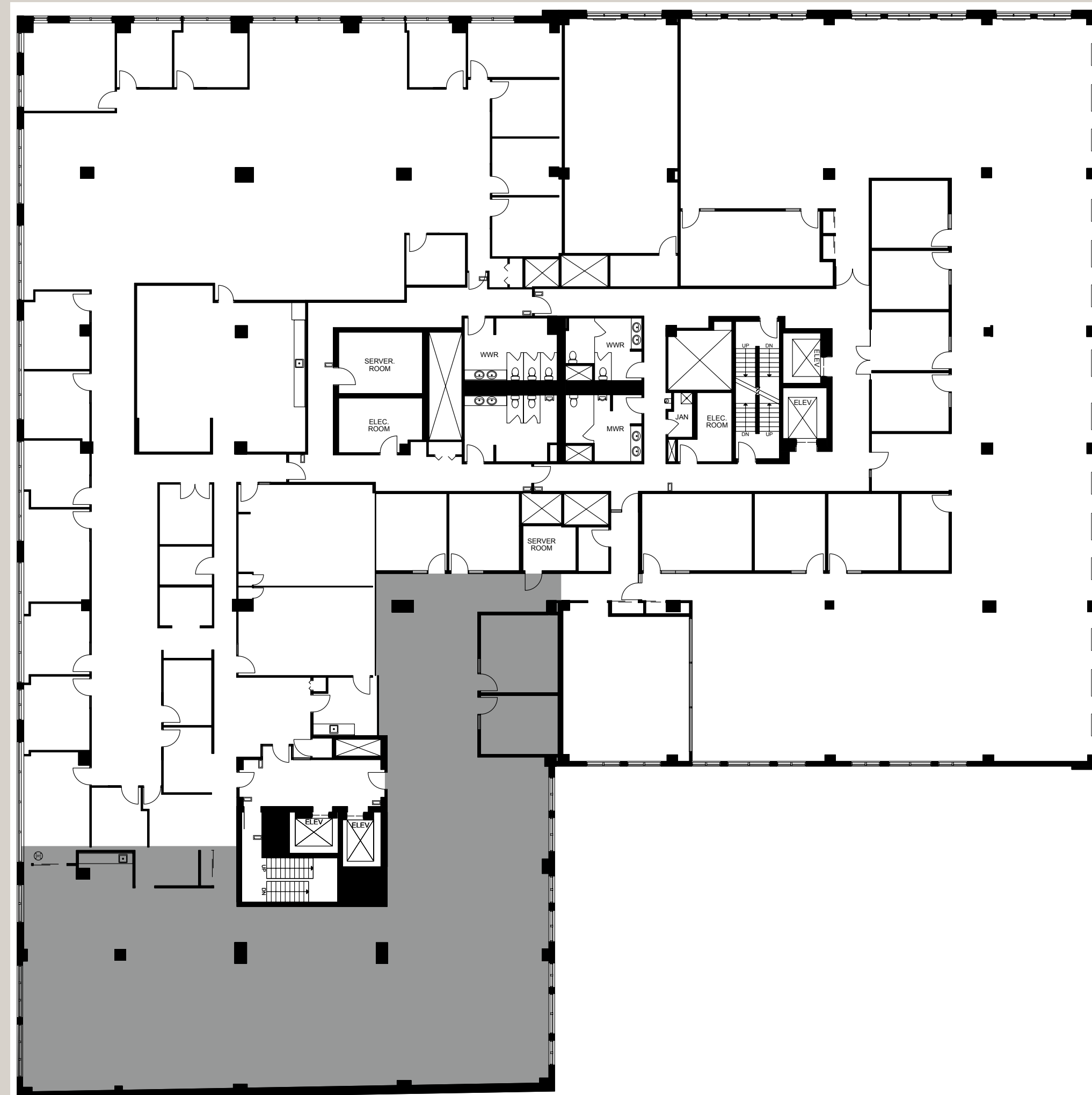
FLOOR	4
SUITE	401
AREA	12,201 SF
MAXIMUM CONTIGUOUS AREA	62,407 SF
AVAILABILITY	July 2026



■ Available Suite

Suite Features

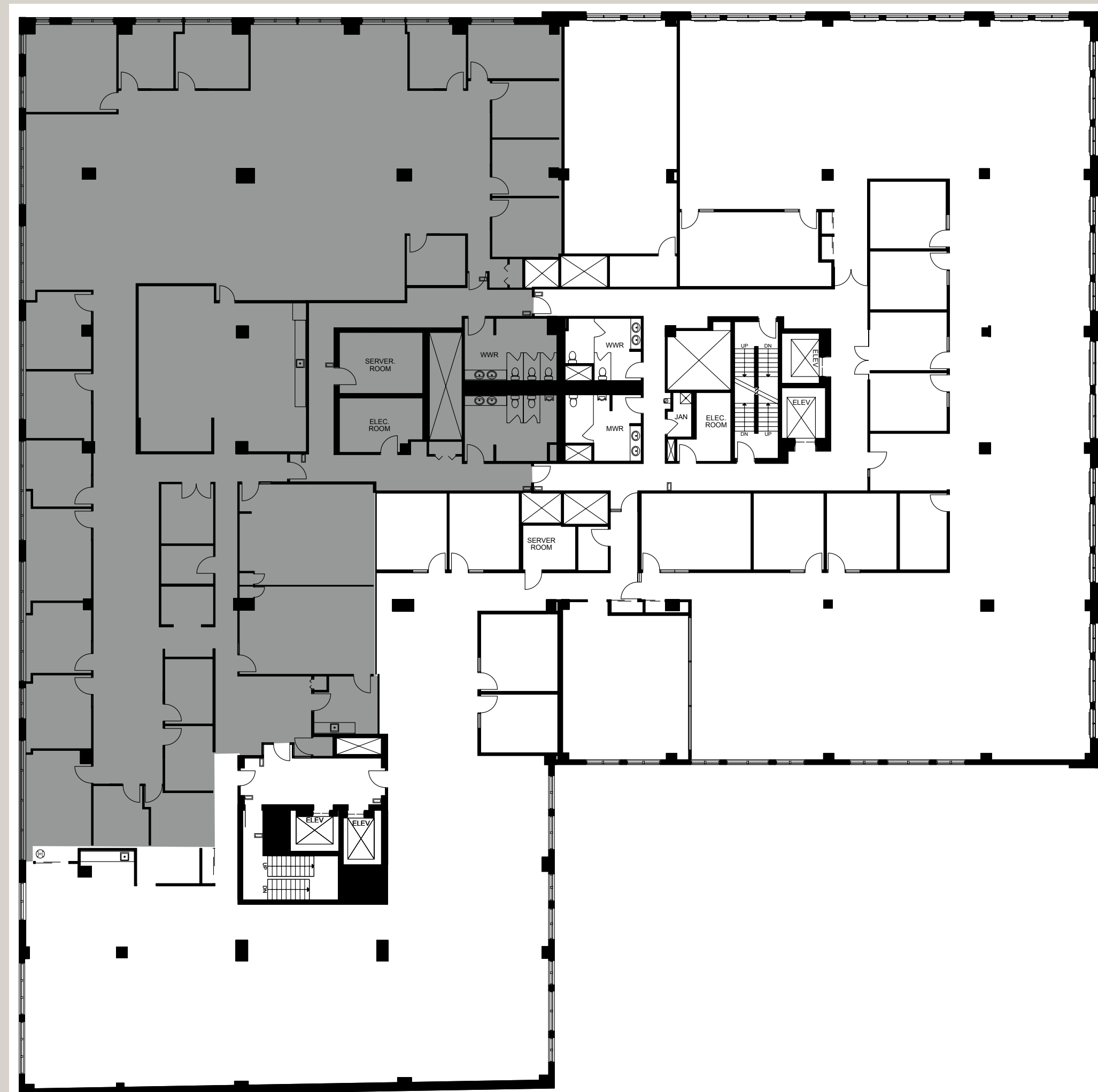
FLOOR	4
SUITE	402
AREA	6,744 SF
MAXIMUM CONTIGUOUS AREA	62,407 SF
AVAILABILITY	July 2026



■ Available Suite

Suite Features

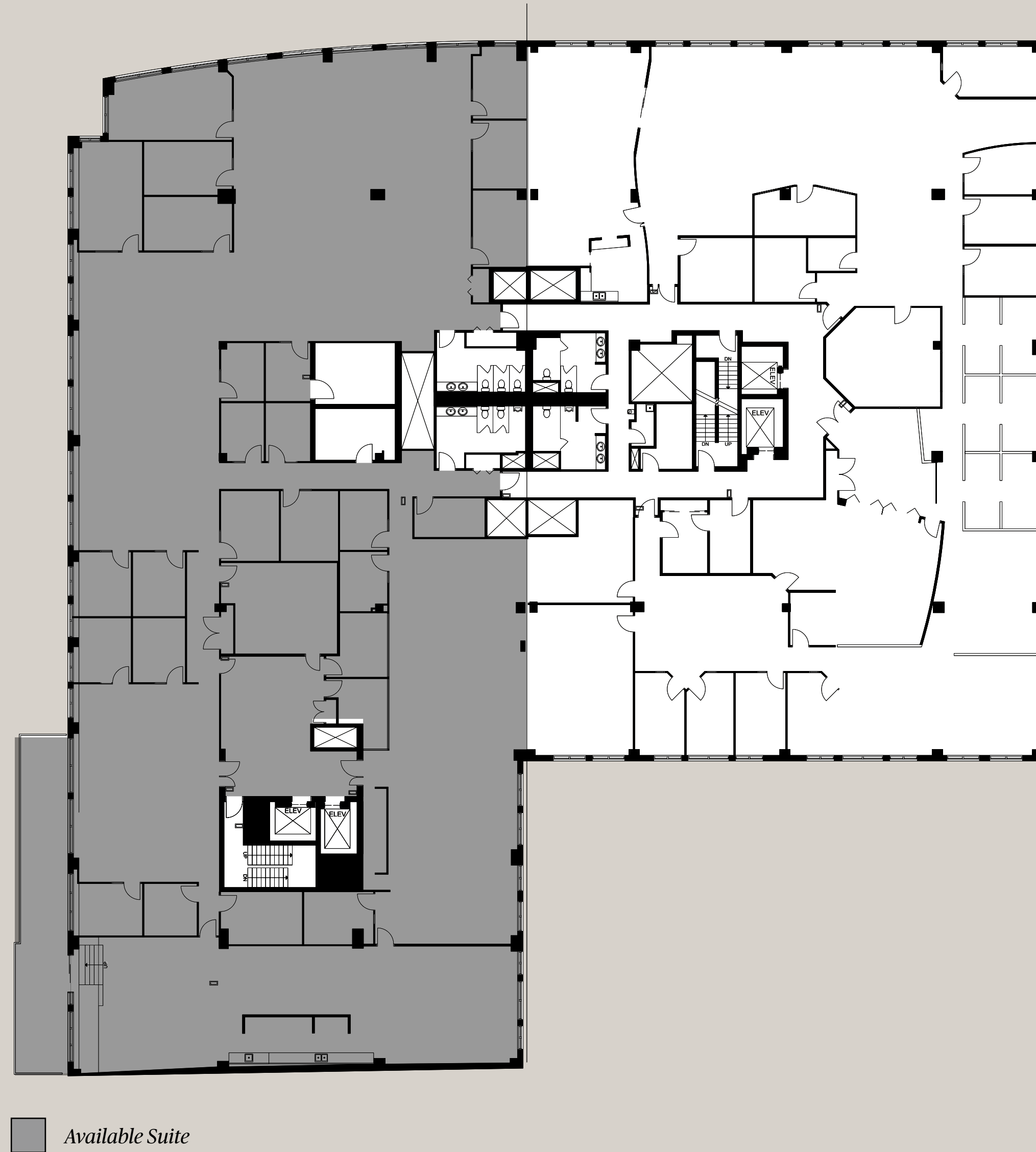
FLOOR	4
SUITE	410
AREA	11,533 SF
MAXIMUM CONTIGUOUS AREA	62,407 SF
AVAILABILITY	Immediate



■ Available Suite

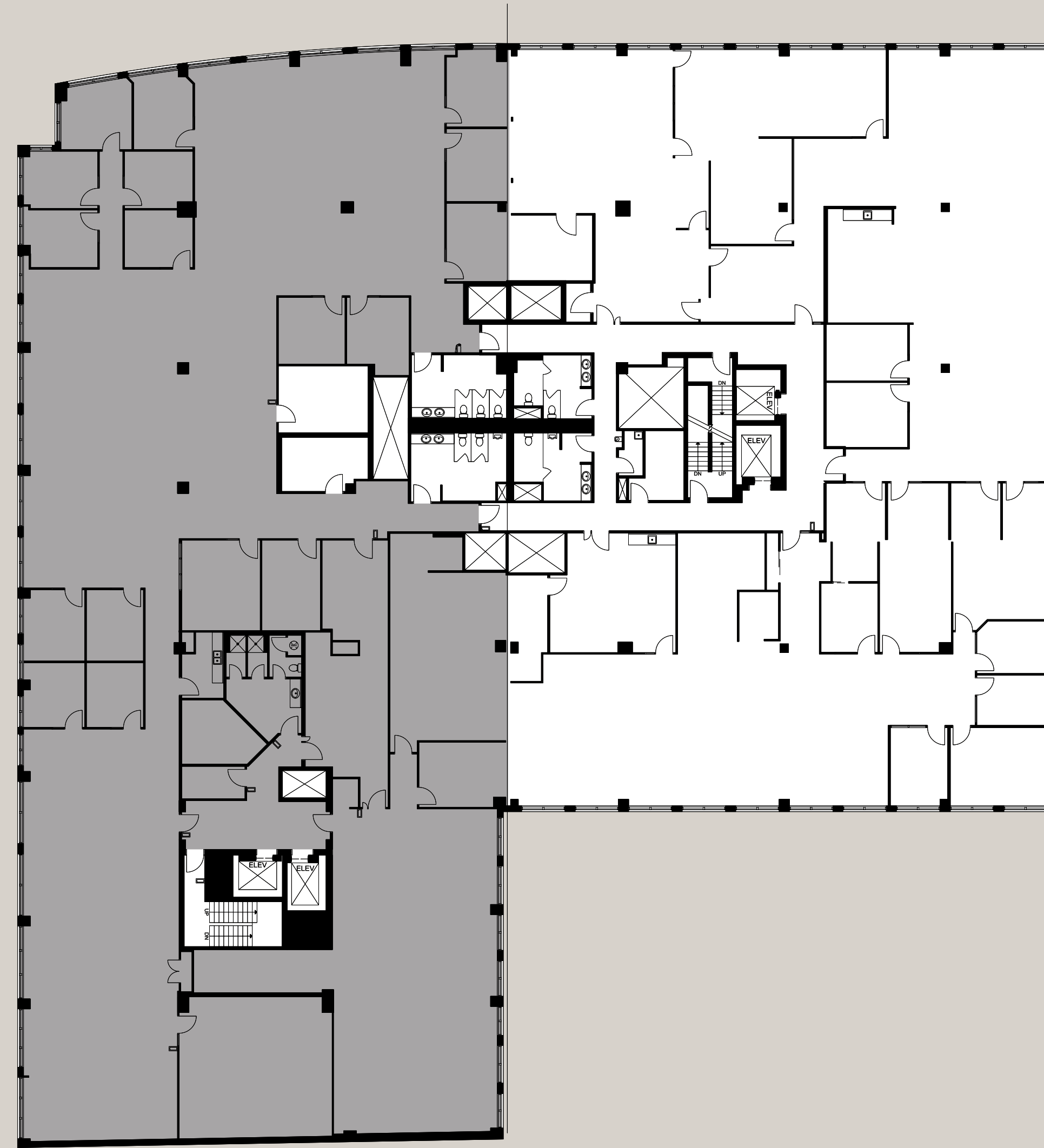
Suite Features

FLOOR	5
SUITE	500
AREA	15,956 SF
MAXIMUM CONTIGUOUS AREA	62,407 SF
AVAILABILITY	Immediate



Suite Features

FLOOR	6
SUITE	600
AREA	15,973 SF
MAXIMUM CONTIGUOUS AREA	62,407 SF
AVAILABILITY	Immediate



■ Available Suite

Experience La Cité

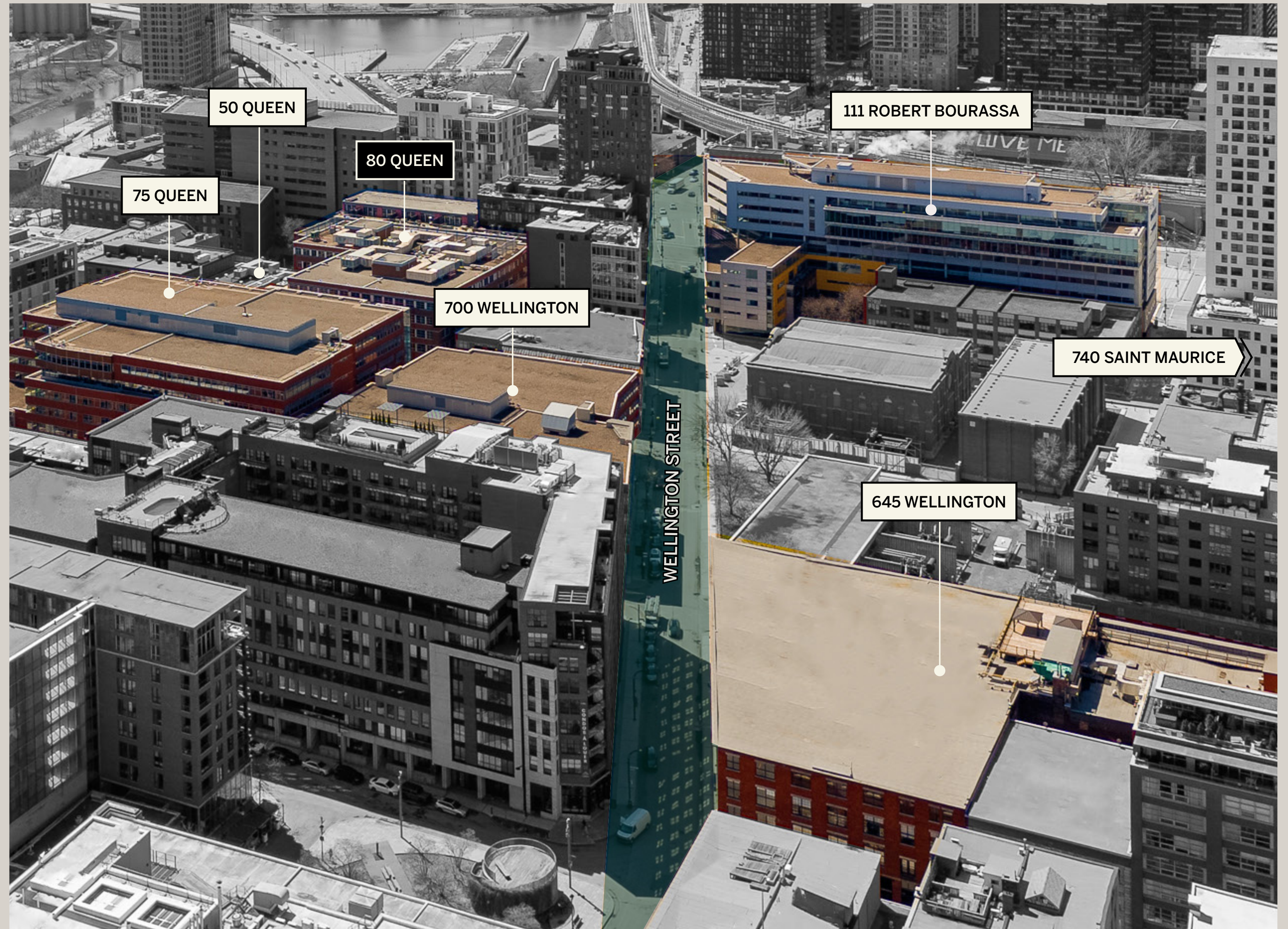
Feel invigorated and supported in your workday,
from arrival to departure, from here to home.

Mixed-Used & Amenity Rich

Members of the La Cité community can move seamlessly throughout each building, accessing different services and spaces including:

- Bicycle parking
- Renovated bike room with showers, electric bike charging & bicycle repair station
- Parking facilities with electric vehicle charging stations and car wash
- Bookable meeting room
- Updated lobby ideal for events and gatherings
- Forme by Allied fitness facility with showers, sauna and towel service

Wellington Street, as the artery of the community, will also be transformed to integrate more food and beverage as well as retail amenities, bringing energy and vibrancy to the area.



*740 St. Maurice not shown



Forme by Allied fitness facility at 80 Queen.



Bike parking and showers at 111 Robert-Bourassa.



Bookable meeting room at 111 Robert Bourassa.



Updated lobby ideal for events and gatherings at 111 Robert Bourassa.



Green space at 111 Robert Bourassa.

Around the Area

RESTAURANTS

- 1 Hà!
- 2 Monarque
- 3 Holder
- 4 Moishes
- 5 Toqué!
- 6 Da Emma
- 7 Mano Cornuto
- 8 Place Carmin
- 9 Fleurs & Cadeaux
- 10 Le Serpent
- 11 NeoTokyo
- 12 Jellyfish
- 13 Moretti William
- 14 Moretti Griffintown
- 15 Palma
- 16 India Rosa

THE BREAKFAST CLUB

- 17 Le Cartet
- 18 Mélisse
- 19 Dandy

ON THE GO

- 20 Olive et Gourmando!
- 21 Il Miglio Express
- 22 Sushi Shop
- 23 Mokafe
- 24 Nevski
- 25 Les Grillades du Cèdre

CAFÉS

- 26 Paquebot
- 27 Crew Collective
- 28 49th Parallel
- 29 Mano Figa
- 30 Café Olimpico
- 31 Tommy Café
- 32 Le Café Pick Me Up

BARS & PUBS

- 33 Cold Room
- 34 STILLIFE
- 35 Monopole
- 36 Nhàu Bar
- 37 El Pequeño Bar
- 38 Sans Soleil
- 39 Wolf and Workman
- 40 Pub Saint-Pierre

ACCOMODATION

- 41 Gault Hotel
- 42 Hotel Uville
- 43 Hotel Monville
- 44 Hotel William Gray
- 45 Hotel Intercontinental Montréal
- 46 W Montréal

ARTS & ENTERTAINMENT

- 47 Theatre Centaur
- 48 Fonderie Darling
- 49 Centre PHI
- 50 New City Gas

HEALTH & WELLNESS

- 51 Spa Bota Bota
- 52 Spa Scandinave
- 53 Luna Yoga
- 54 B.Cycle
- 55 Maxwell Salon & Spa
- 56 Dermapure
- 57 The Ten Spot
- 58 Roze Pilates
- 59 Orangetheory Fitness
- 60 Studio Resistance
- 61 Coiffure Blunt
- 62 Ongles Griffintown
- 63 Soie Clinique Dentaire

LOCAL GROCERIES

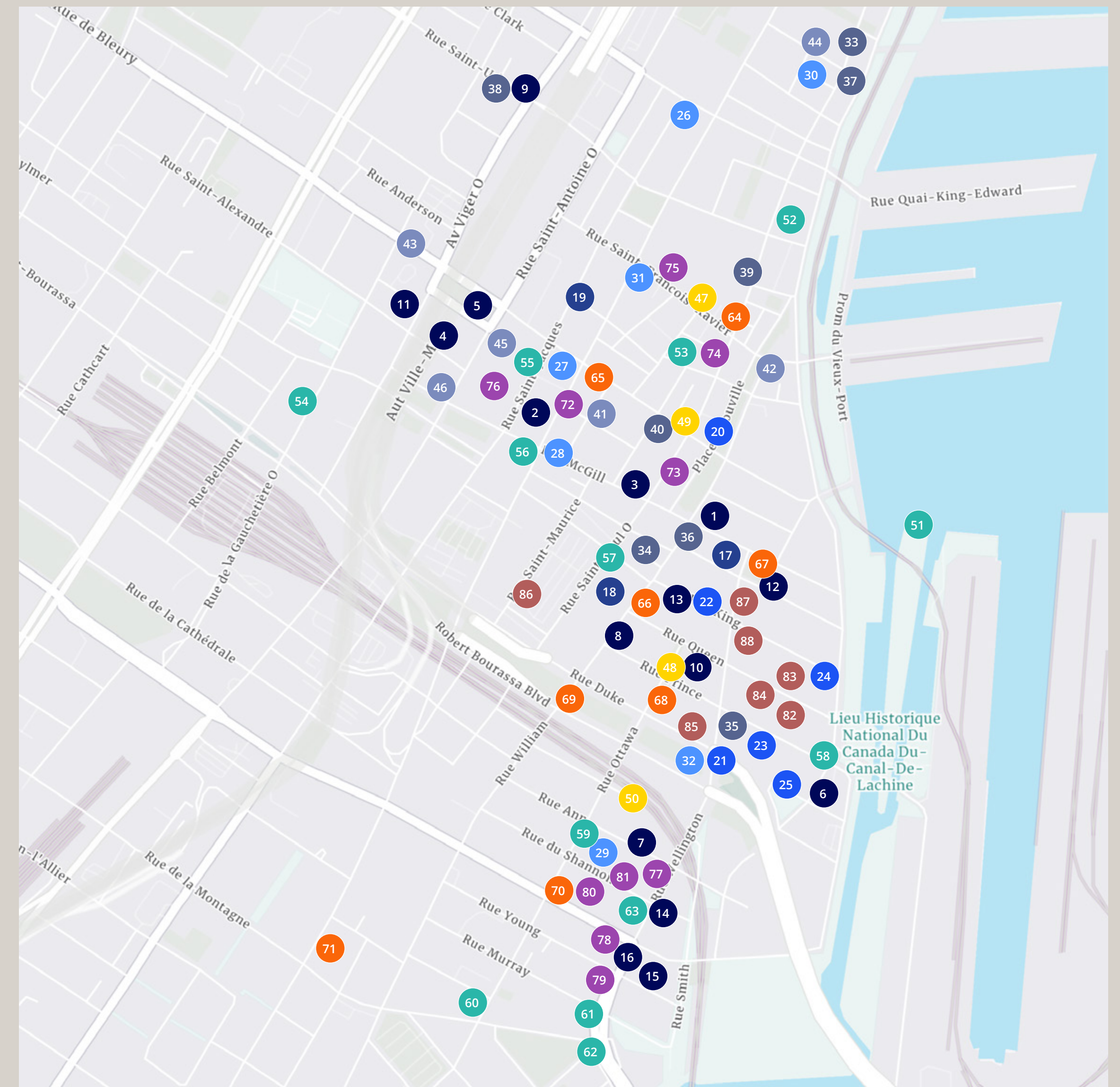
- 64 Le Petit Dep
- 65 Le Beau Marché
- 66 Dispensa
- 67 Maxi
- 68 IGA
- 69 Adonis
- 70 Métro

RETAIL

- 71 Rooney
- 72 Espace Pepin + Maison Pepin
- 73 Naif
- 74 L'Affichiste
- 75 Prfkt par Europa
- 76 West Elm
- 77 Must
- 78 EQ3
- 79 SAQ
- 80 Allo Vélo Boutique

ALLIED PROPERTIES

- 81 50 Queen
- 82 75 Queen
- 83 80 Queen
- 84 111 Robert-Bourassa
- 85 740 Saint-Maurice
- 86 645 Wellington
- 87 700 Wellington



La Cité

READ MORE ABOUT LA CITÉ [HERE](#)

Distinctive spaces that can only be experienced —
contact our team to schedule a tour.

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