

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

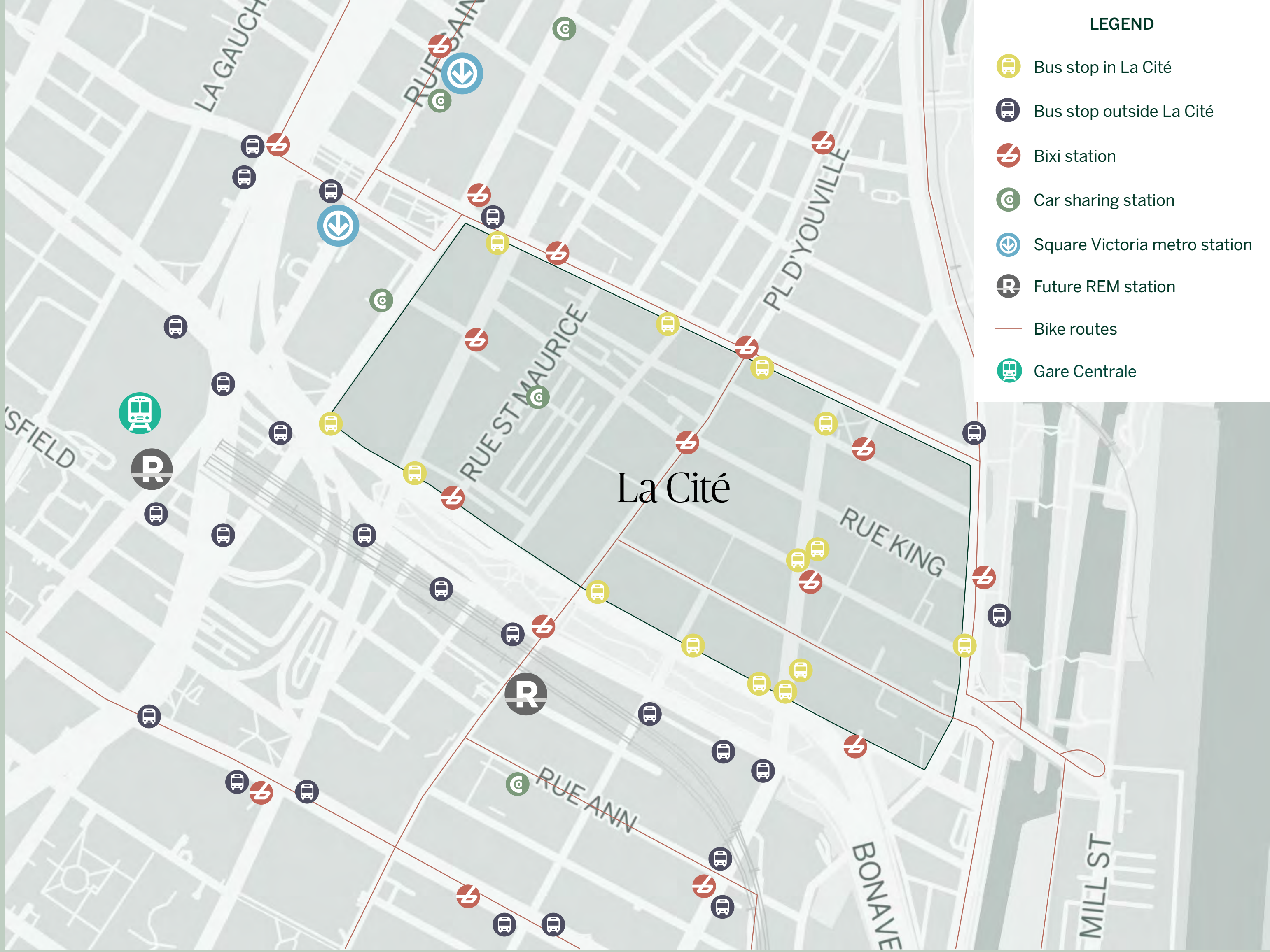
777

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.

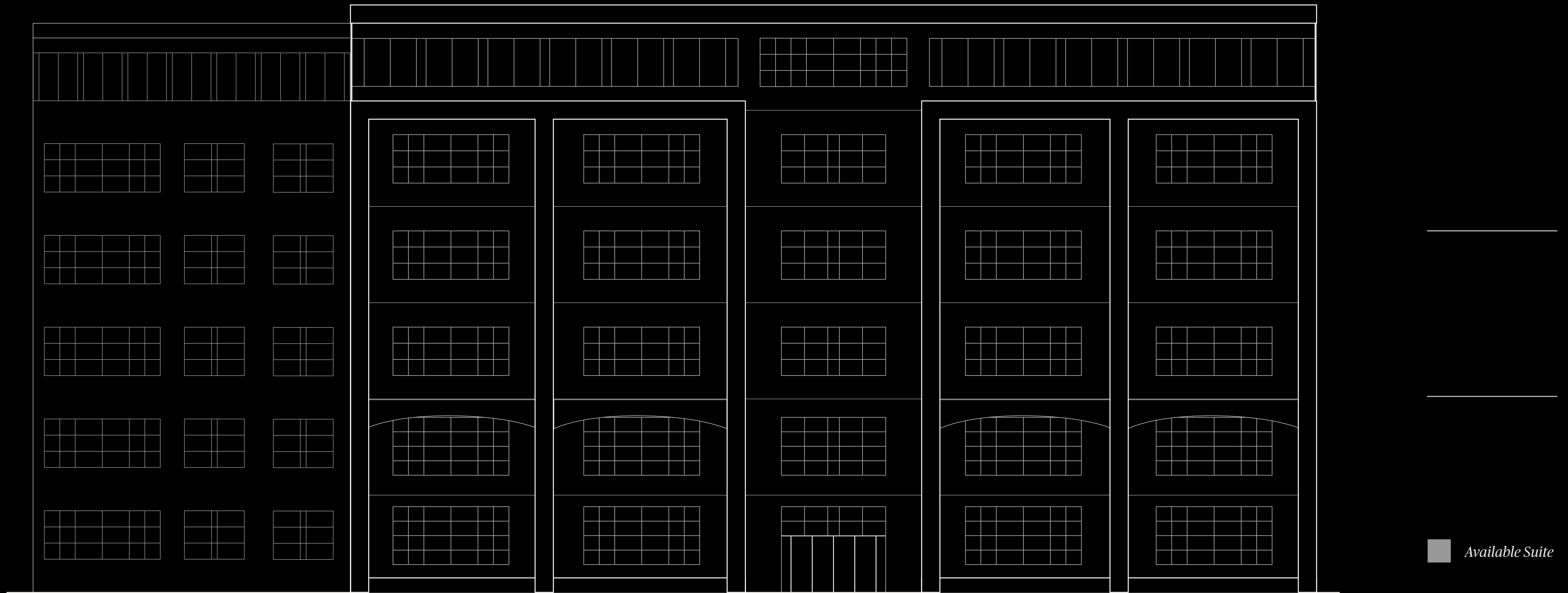
CLASSIFICATION	Allied Modern
NET RENT	Negotiable
ADDITIONAL RENT	\$18.75* (2025 est.)
CONNECTIVITY	Future REM line (5 min walk) Square-Victoria-OACI Metro (10 min walk) Bus stop (1 min walk) Bixi station – electric and regular bicycles (1 min walk)

FEATURED SUITES	103	104/105	110 [†]	301 ^{**}	360 ^{†***}	401 ^{**}
	Level 1	Level 1	Level 1	Level 3	Level 3	Level 4
	1,696 SF	3,403 SF	1,492 SF	9,651 SF	8,053 SF	12,201 SF
402 ^{†**}	410 [†]	500 [†]	600 [†]	601	Suites 401, 402, 410, 500 and 600 are contiguous for 62,407 SF	
Level 4	Level 4	Level 5	Level 6	Level 6		
6,744 SF	11,533 SF	15,956 SF	15,973 SF	7,016 SF		

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



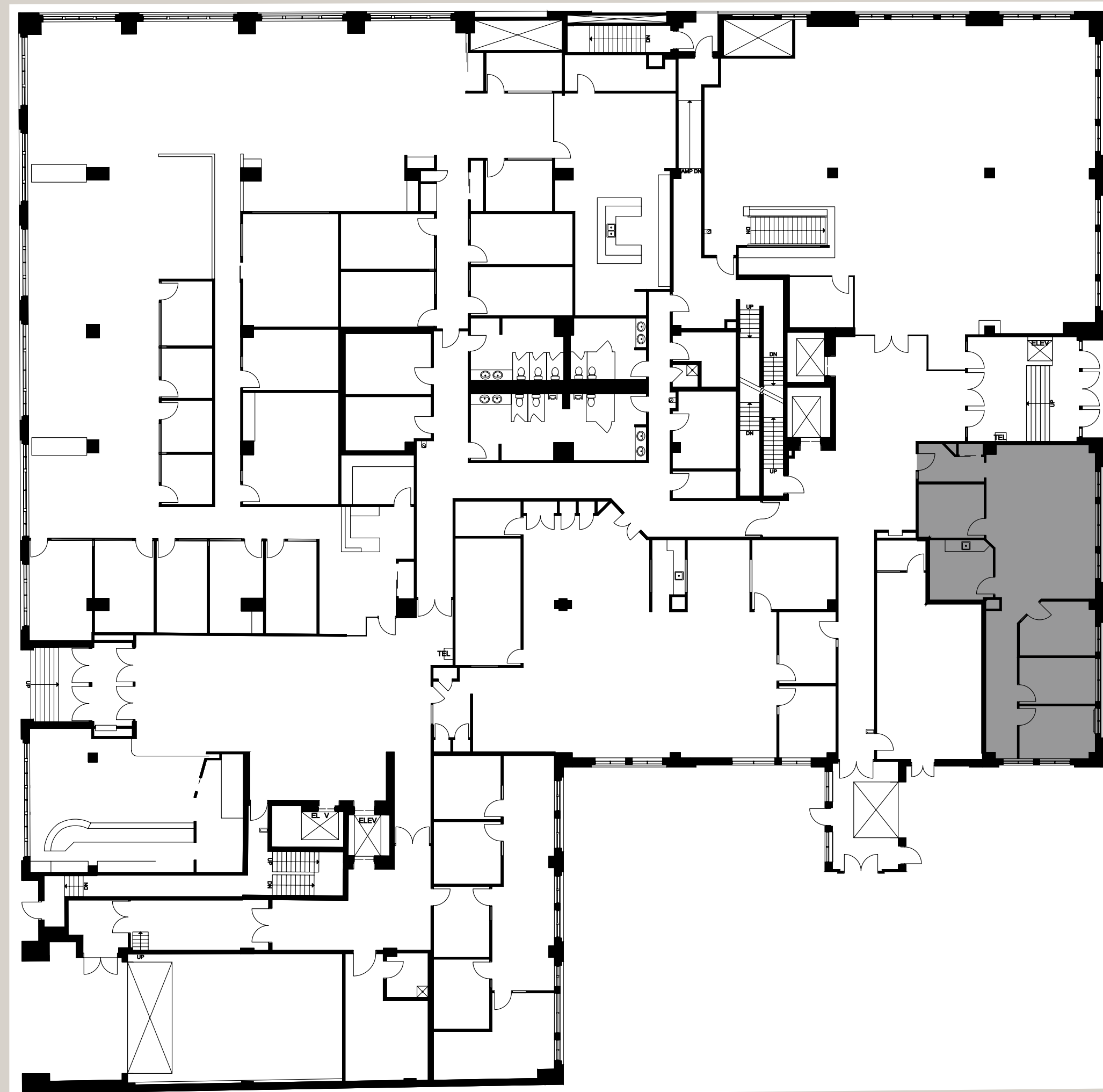
Spaces Available for Lease



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

Suite Features

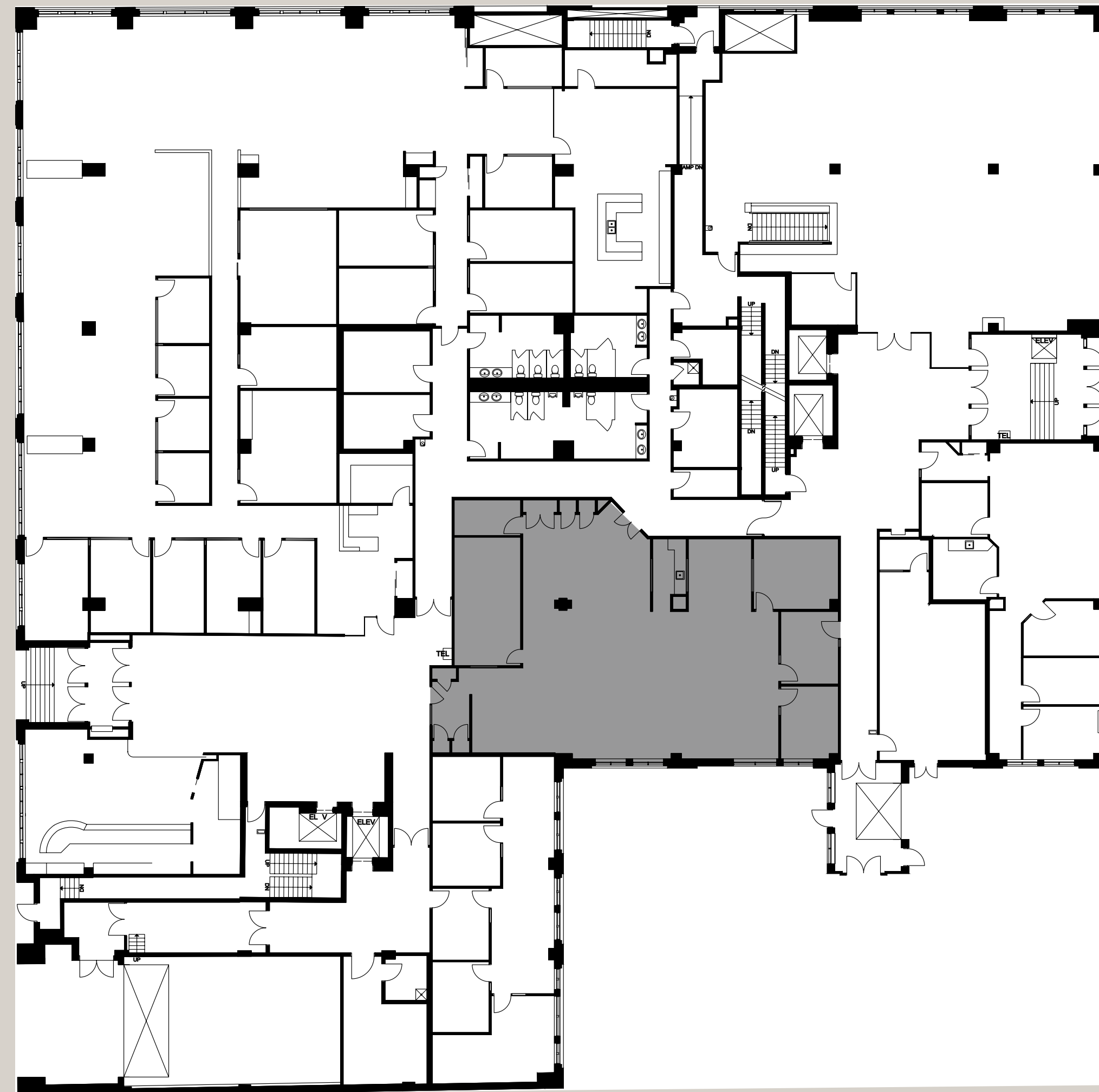
FLOOR 1
SUITE 103
AREA 1,696 SF
AVAILABILITY Immediate



■ Available Suite

Suite Features

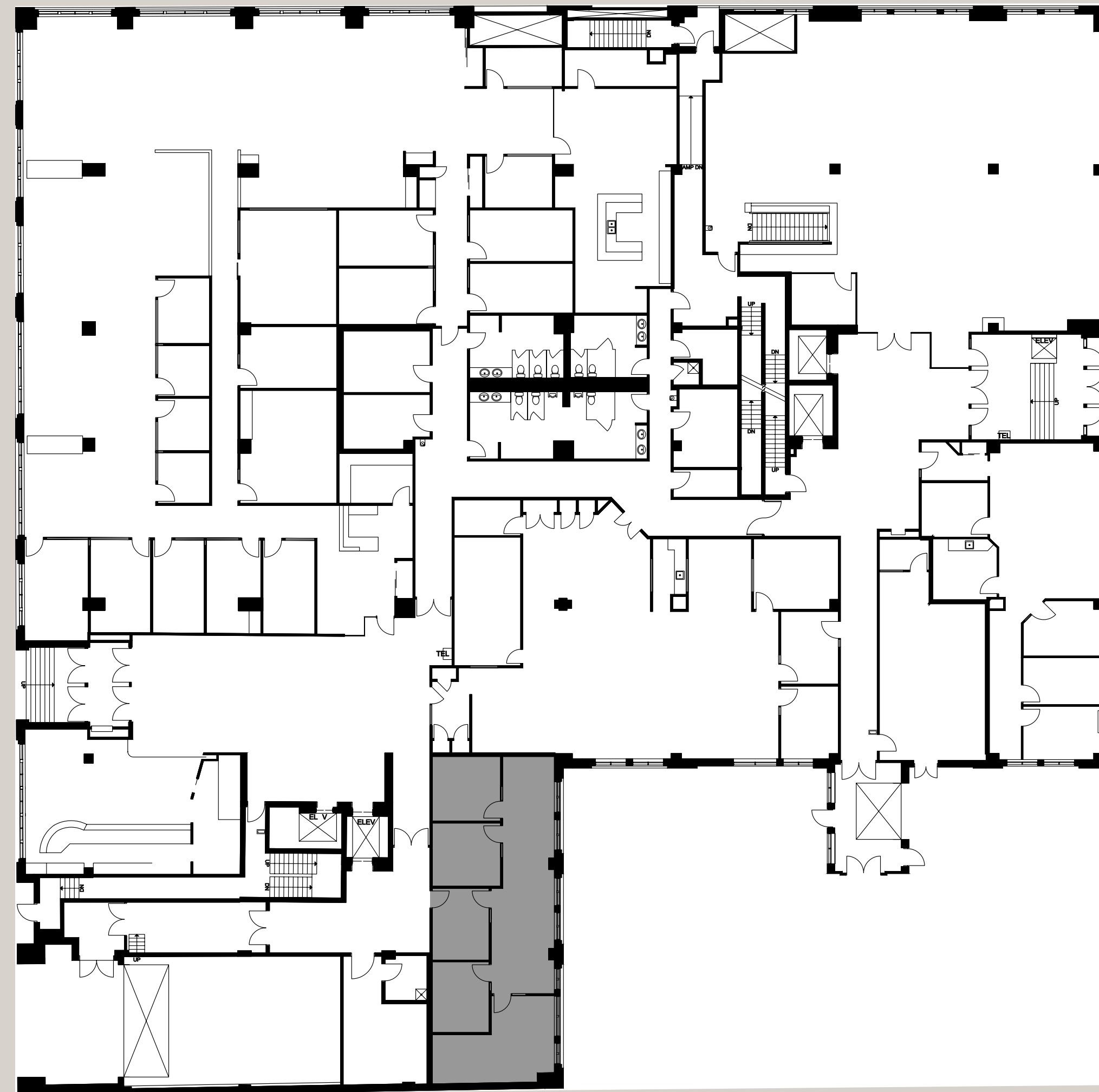
FLOOR 1
SUITE 104/ 105
AREA 3,403 SF
AVAILABILITY Immediate



■ Available Suite

Suite Features

FLOOR 1
SUITE 110
AREA 1,492 SF
AVAILABILITY Immediate



■ Available Suite

Suite Features

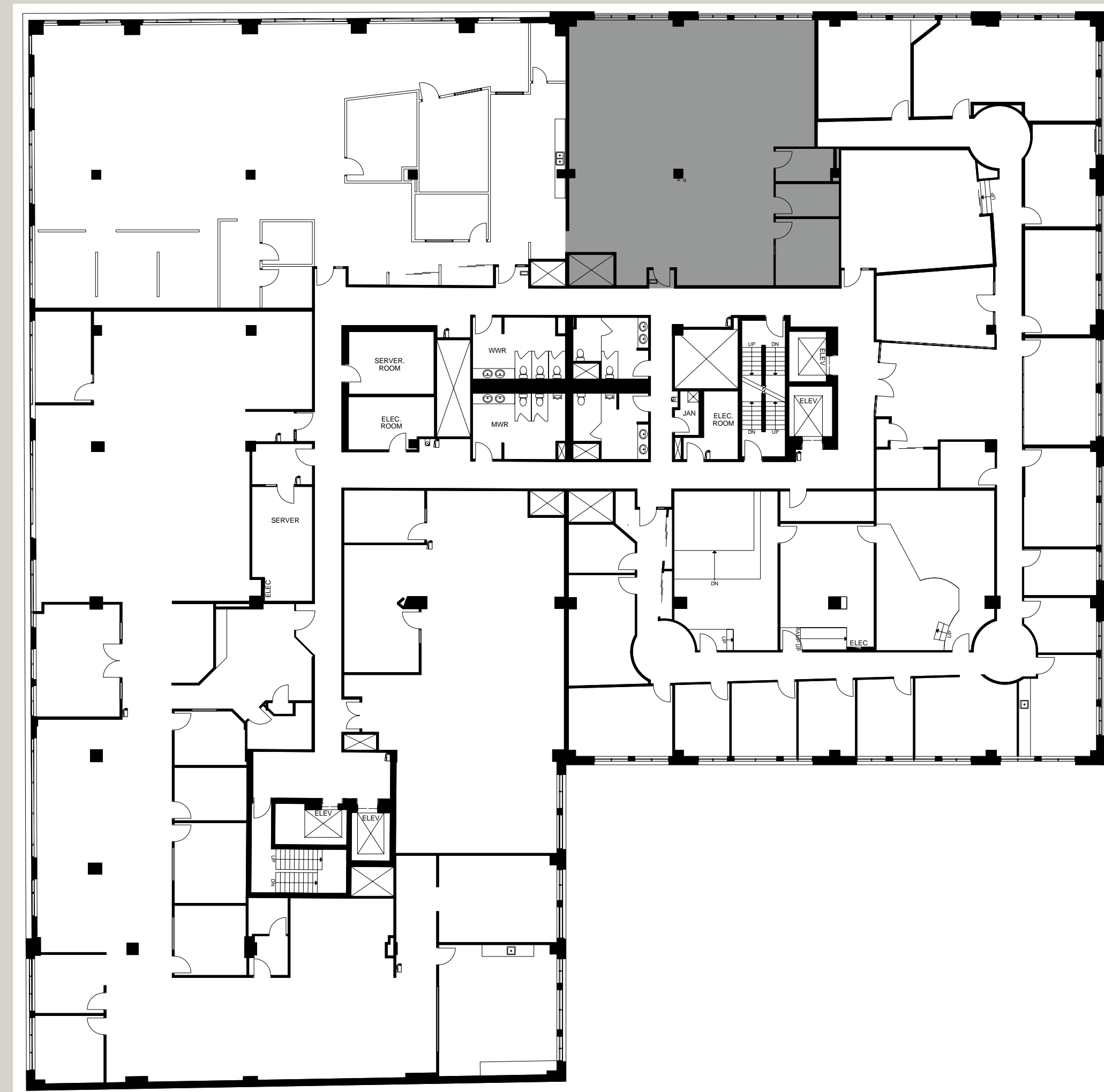
FLOOR 3
SUITE 301
AREA 9,651 SF
AVAILABILITY July 2026



■ Available Suite

Suite Features

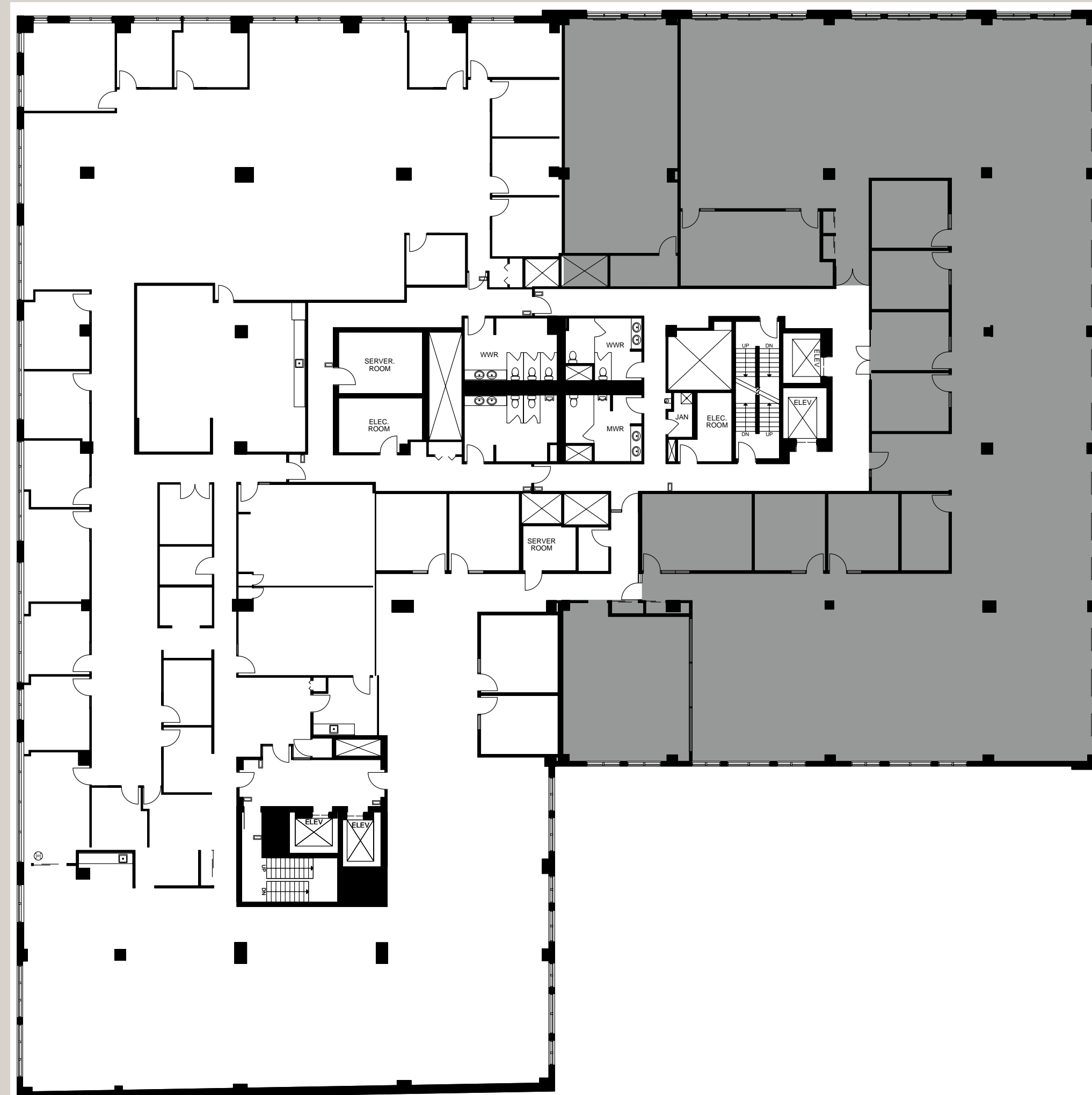
FLOOR 3
SUITE 360
AREA 8,053 SF
AVAILABILITY December 2026



■ Available Suite

Suite Features

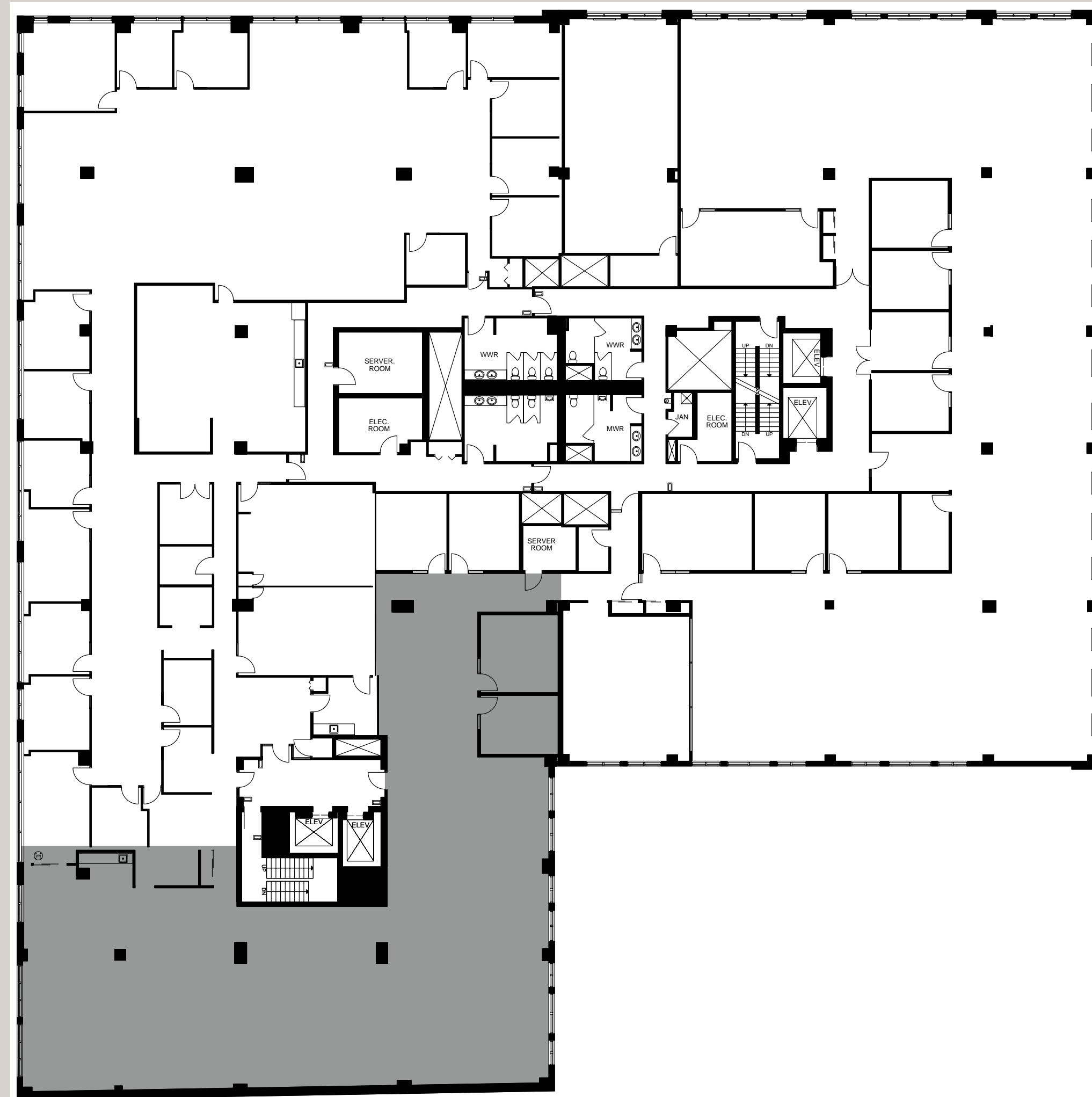
FLOOR	4
SUITE	401
AREA	12,201 SF
MAXIMUM CONTIGUOUS AREA	62,407 SF
AVAILABILITY	July 2026



■ Available Suite

Suite Features

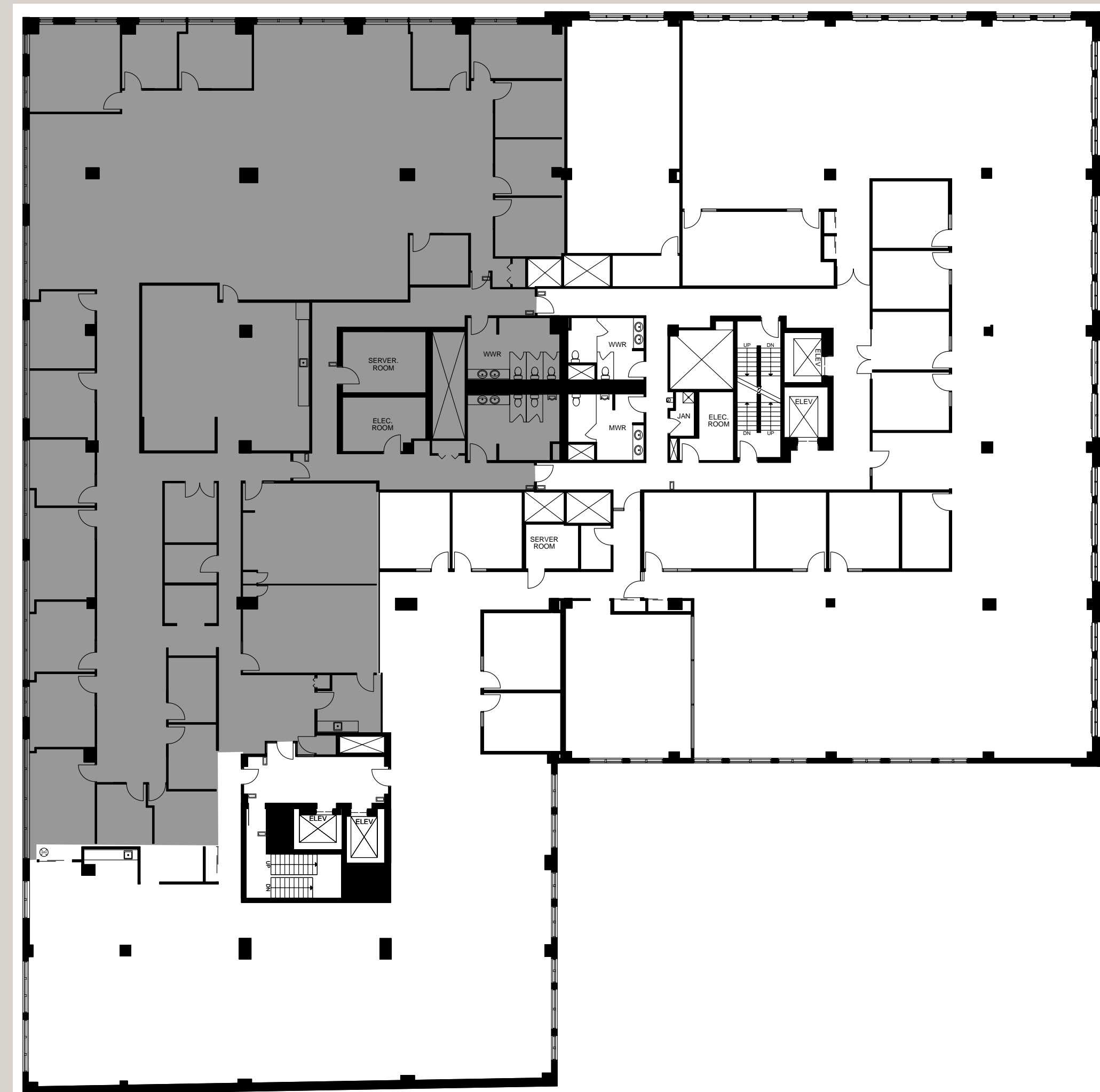
FLOOR	4
SUITE	402
AREA	6,744 SF
MAXIMUM CONTIGUOUS AREA	62,407 SF
AVAILABILITY	July 2026



■ Available Suite

Suite Features

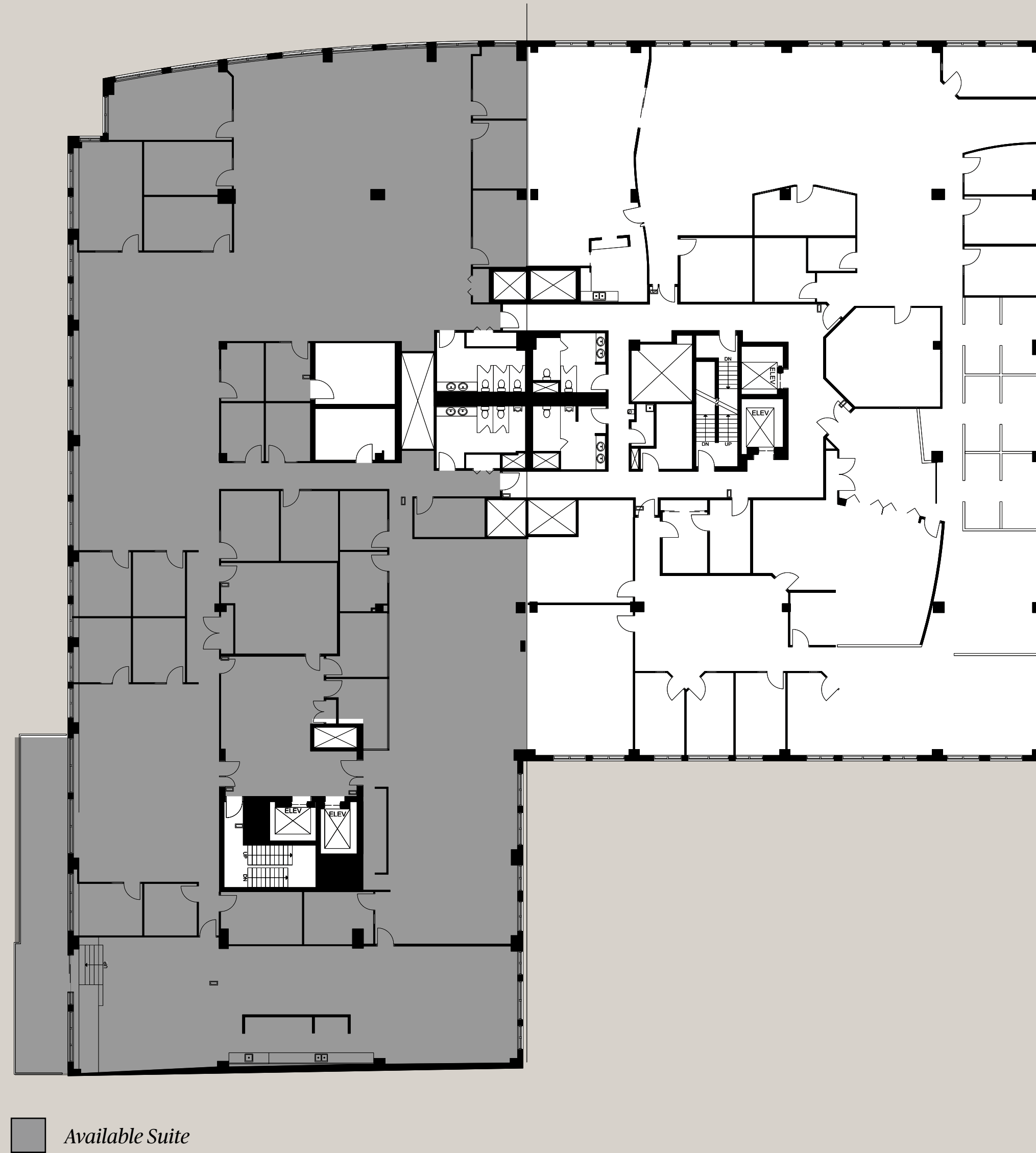
FLOOR	4
SUITE	410
AREA	11,533 SF
MAXIMUM CONTIGUOUS AREA	62,407 SF
AVAILABILITY	Immediate



■ Available Suite

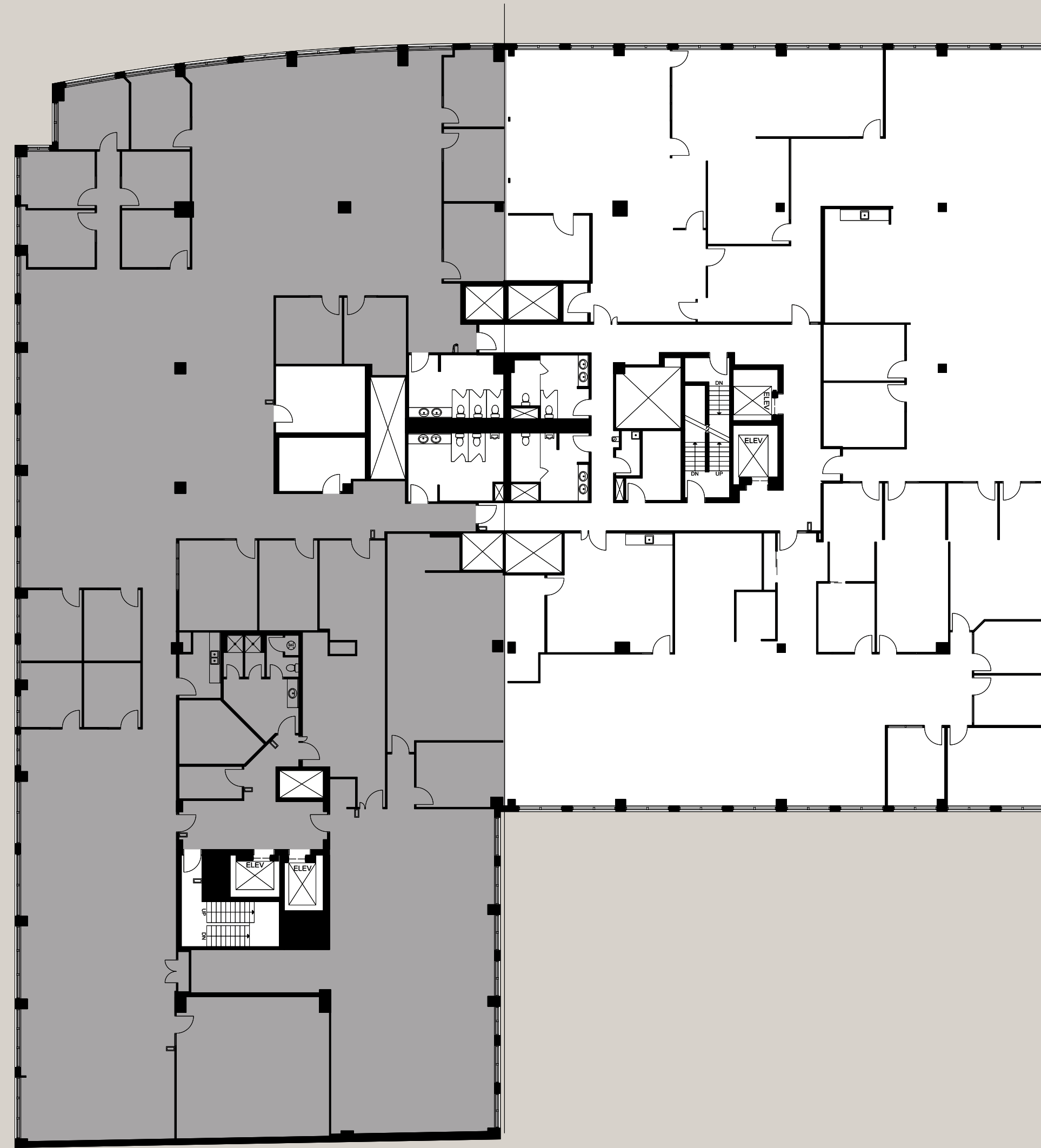
Suite Features

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



Suite Features

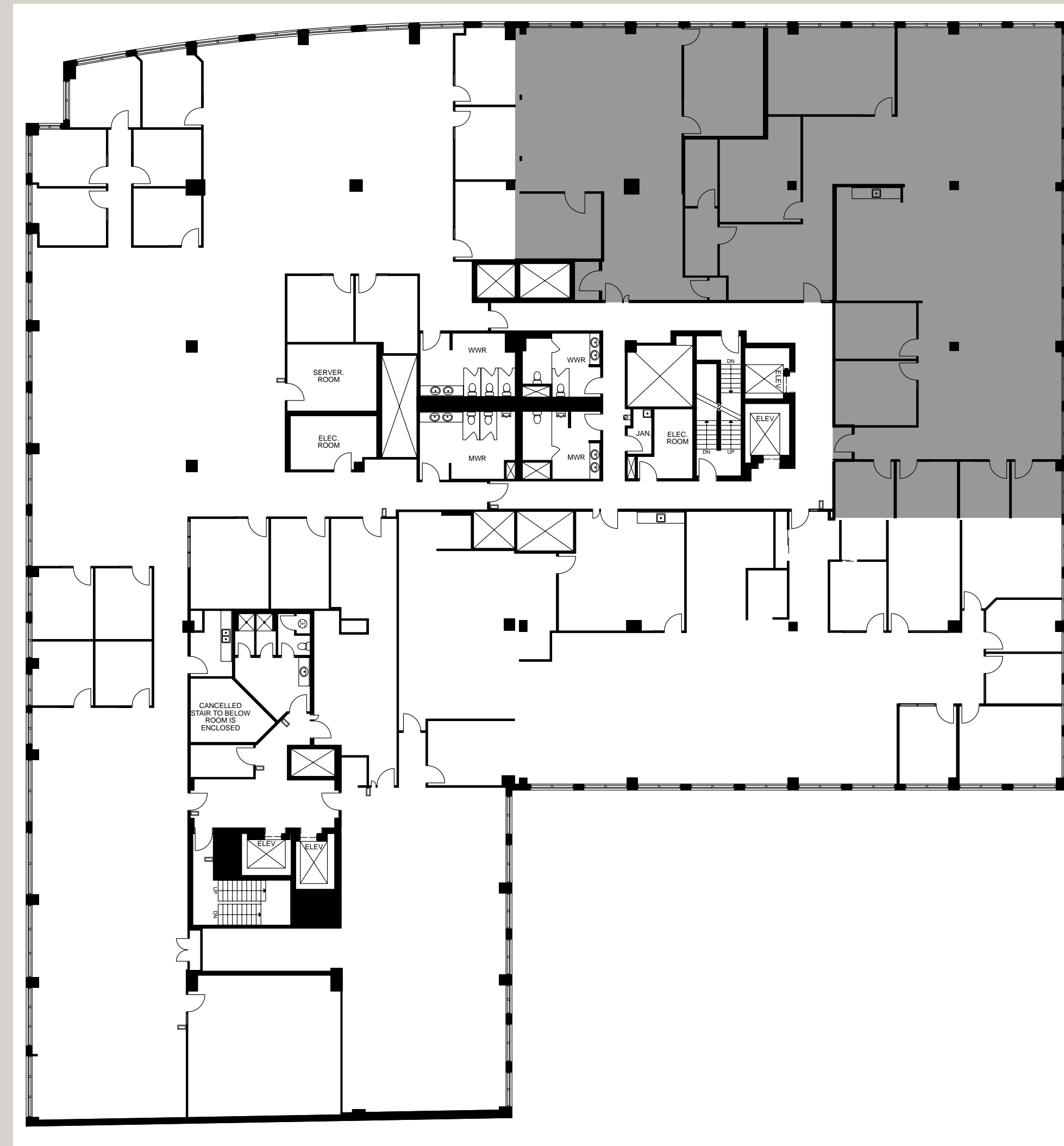
FLOOR	6
SUITE	600
AREA	15,973 SF
MAXIMUM CONTIGUOUS AREA	62,407 SF
AVAILABILITY	Immediate



■ Available Suite

Suite Features

FLOOR 6
SUITE 601
AREA 7,016 SF
AVAILABILITY Immediate



■ Available Suite

Experience La Cité

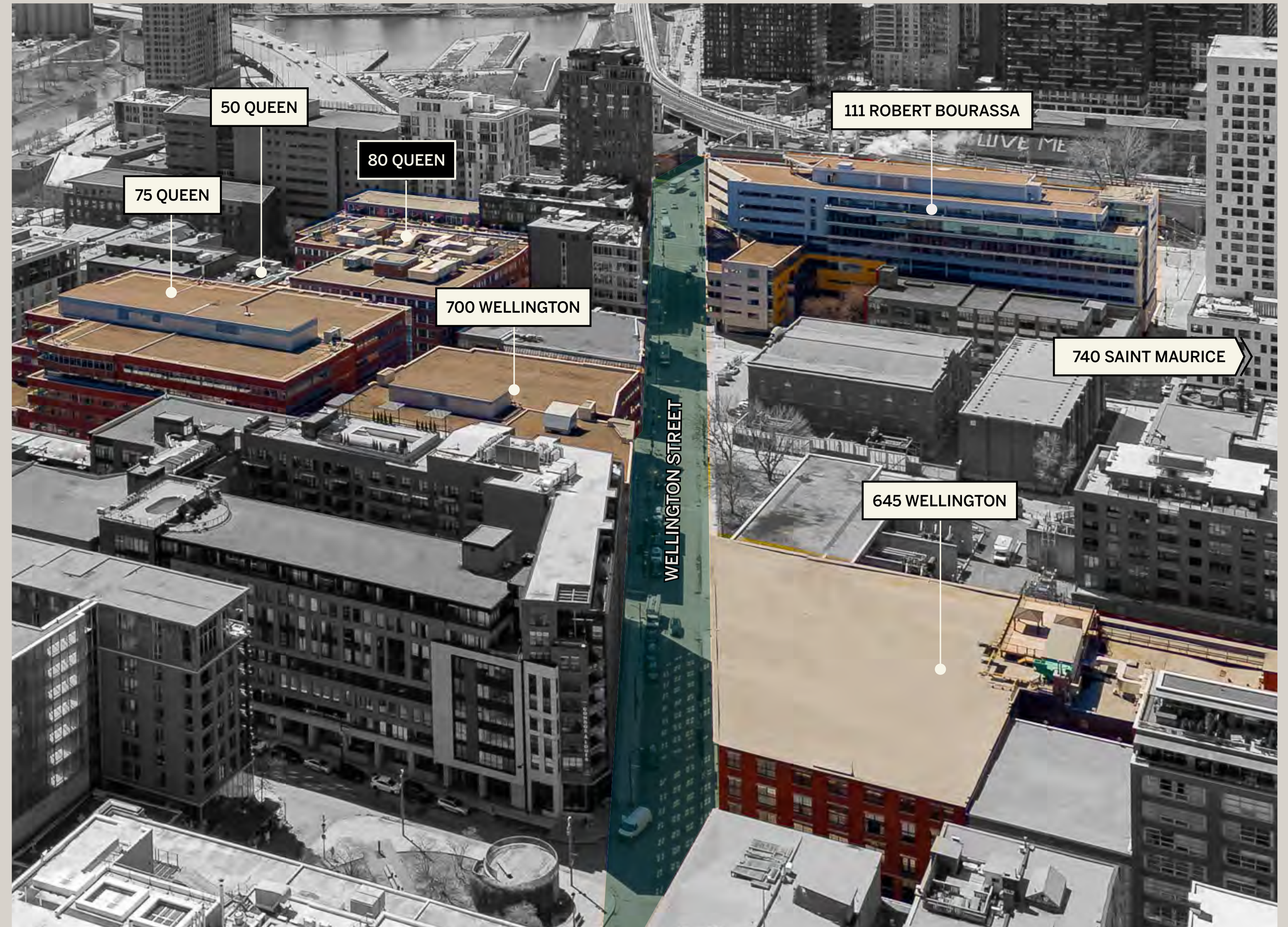
Feel invigorated and supported in your workday,
from arrival to departure, from here to home.

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.

Neighbourhood Map

RESTAURANTS

1. Caffè Un Po' di Più
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
14. Moretti Griffintown
15. Palma
16. India Rosa

THE BREAKFAST CLUB

17. Le Cartes
18. Mélisse
19. Dandy

FOOD ON THE RUN

20. Bvrger by Christian Ventura
21. Olive et Gourmando
22. Il Miglio Express
23. Sushi Shop
24. Mokafe
25. Tejano BBQ
26. Nevski
27. Les Grillades du Cèdre

CAFÉS

28. Paquebot
29. Crew Collective
30. 49th Parallel
31. Mano Figa

32. Café Olimpico
33. Cafecito
34. Tommy Café
35. Le Café Pick Me Up

BARS & PUBS

36. Cold Room
37. STILLIFE
38. Monopole
39. Nh•Âu Bar
40. El Pequeño
41. Sans Soleil
42. Wolf and Workman
43. Pub Saint-Pierre

ACCOMODATION

44. Gault Hotel
45. Hotel Uville
46. Hotel Monville
47. Hotel William Gray
48. Hotel Intercontinental Montréal
49. W Montréal

ARTS & ENTERTAINMENT

50. Centaur Theatre
51. Darling Foundry
52. Centre PHI
53. Pointe-à-Callière

HEALTH & WELLNESS

54. Spa Bota Bota
55. Spa Scandinave
56. Luna Yoga
57. B.cycle
58. Maxwell Salon & Spa
59. Dermapure
60. The Ten Spot
61. Roze Pilates

62. Orangetheory Fitness
63. Le Hideout
64. Coiffure Blunt
65. Ongles Griffintown
66. Soie Clinique Dentaire

LOCAL GROCERS

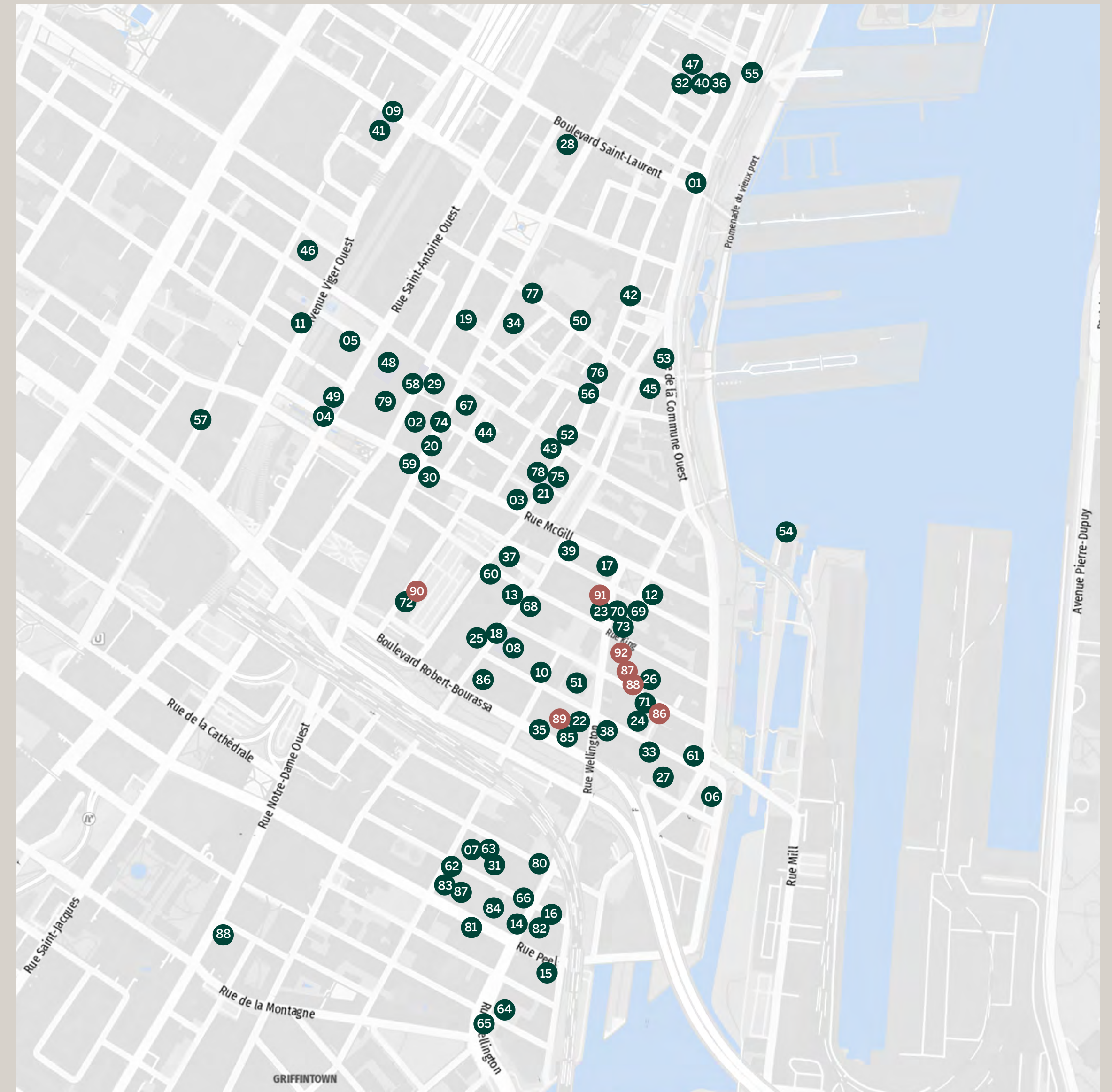
67. Le Petit Dep
68. Le Beau Marché
69. Dispensa
70. Chez Potier
71. Marché Aisle 24
72. IGA
73. Adonis
74. Metro

RETAIL THERAPY

75. Rooney
76. Espace Pepin + Maison Pepin
77. Naïf
78. L'Affichiste
79. Station 16 Editions
80. Europa & Prfkt
81. West Elm
82. Must
83. EQ3
84. SAQ
85. Allo Velo Boutique

ALLIED PROPERTIES

86. 50 Queen
87. 75 Queen
88. 80 Queen
89. 111 Robert-Bourassa
90. 740 Saint-Maurice
91. 645 Wellington
92. 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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