Office Spaces
For Lease

MAISON MANUVIE

900 DE MAISONNEUVE W.

LaSalle

Manulife

900 DE MAISONNEUVE W.

Prime Opportunity For Lease

Located in the heart of the downtown core, 900 de Maisonneuve West is a landmark in the Montreal skyline that stands out for its modern architecture, prime location, and exclusive views. A world-class award-winning office tower that symbolizes innovation, sophistication, and efficiency in the business world.

Its modern design, impressive glass facades, serve to maximize natural light, ventilation, and energy efficiency. The column-free floor plate provides an effective design, creating an inspiring workplace that fosters creativity, productivity, and collaboration.

In addition to practical features, 900 offers luxurious amenities including conference rooms, lounge area, patio, bike storage, locker room with towel service, advanced security systems to cutting-edge technology , providing a high level of comfort and convenience for tenants and their guests.

However, what truly sets 900 apart is the level of service and attention to detail provided by its management team. From maintenance to security and concierge, the staff goes above and beyond to ensure that tenants have everything they need to elevate their brand, attracts top talents, and position their business for success in the competitive market.

Premium Location

Brand Reputation

Panoramic Views

Highest Building Standards

SETTING THE STANDARD

Unmatched Quality in Construction

BUILDING SPECIFICATIONS

- **AAA, 2017 construction**
- **27 Storeys**
- **Total GLA:** 485,782 sq. ft.
- **Typical Floor Size:** 24,947 sq. ft.
- **Elevators:** 2 elevator banks, 12 elevators, 1 freight elevator
- **Fibre Optic**
- **HVAC Hours:** weekdays 7 a.m. to 7 p.m.

SUSTAINABILITY

- **LEED GOLD Construction**
- **LEED EBOM Platinum**
- **Net Zero Certified**
- **WELL & WIRED Certified**
- **ESG Development Programs**

AMENITIES

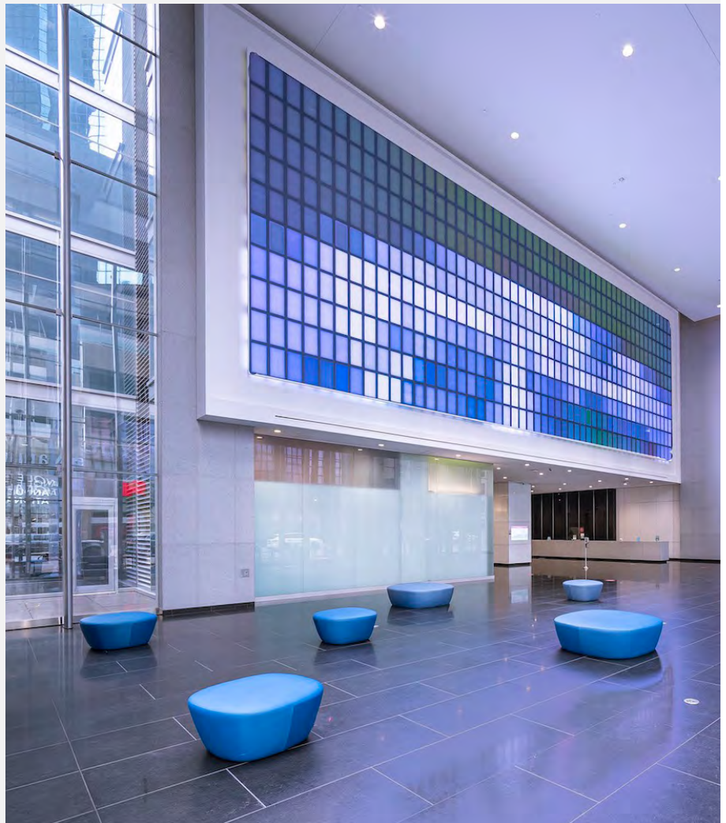
- **Connected to Underground Network**
- **Metro Access:** Peel & McGill
- **Future REM station**
- **Building Security:** 24 hr/7 days

PARKING

- **344 Total Stalls**
- **Ratio:** 1 stall per 1,300 sq. ft.
- **Parking Costs:**
  - Unreserved: $355
  - Reserved: $480
- **Vehicle Charging Station**
- **128 Bike Parking Spaces**

TENANT AMENITIES

- 128 Bike Parking Spaces Available
- Convenient on-site Showers & Towels
- State-of-the-art Conference Centre
- Tenant's Lounge & Outdoor Terrace
- On-site Restaurant



CONNECTIVITY

Nearby Transit & Shopping

PLACE-DES-ARTS METRO STATION

MCGILL METRO STATION

MCGILL REM STATION

PEEL METRO STATION

MAISON MANUVIE

SHERBROOKE STREET

DRUMMOND STREET

RUE SAINTE-CATHERINE OUEST

CENTRE EATON

LES COURS MONT-ROYAL

PLACE VILLE MARIE

RÉNÉ-LÉVESQUE BLVD W.

GARE CENTRAL REM STATION

GARE CENTRAL TRAIN STATION

ROBERT-BOURASSA BOULEVARD

COMPLEXE DESJARDINS

BOULEVARD SAINT-LAURENT

RUE SAINT-URBAIN

RUE COTÉ

RUE JEANNE-MANCE

RUE DE BLEURY

RUE SAINT-ALEXANDRE

PLACE D'ARMES METRO STATION

AVENUE VIGER OUEST

RUE SAINT-ANTOINE OUEST

SQUARE-VICTORIA METRO STATION

RUE DU SQUARE-VICTORIA

RUE DU SQUARE-VICTORIA

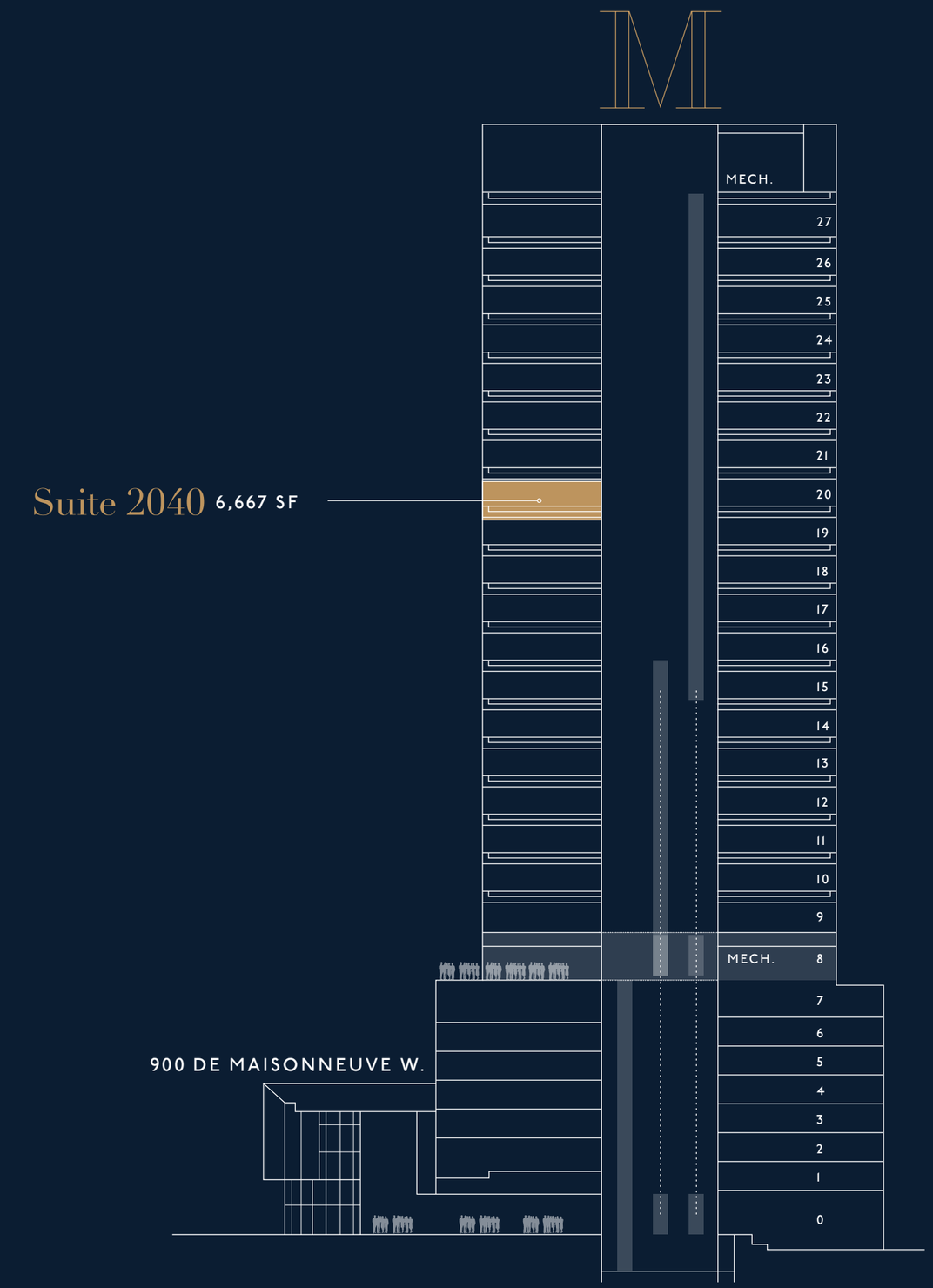
UNPARALLELED CONVENIENCE

100	100	89
WALKSCORE™	TRANSITSCORE™	BIKESCORE™

AVAILABILITIES

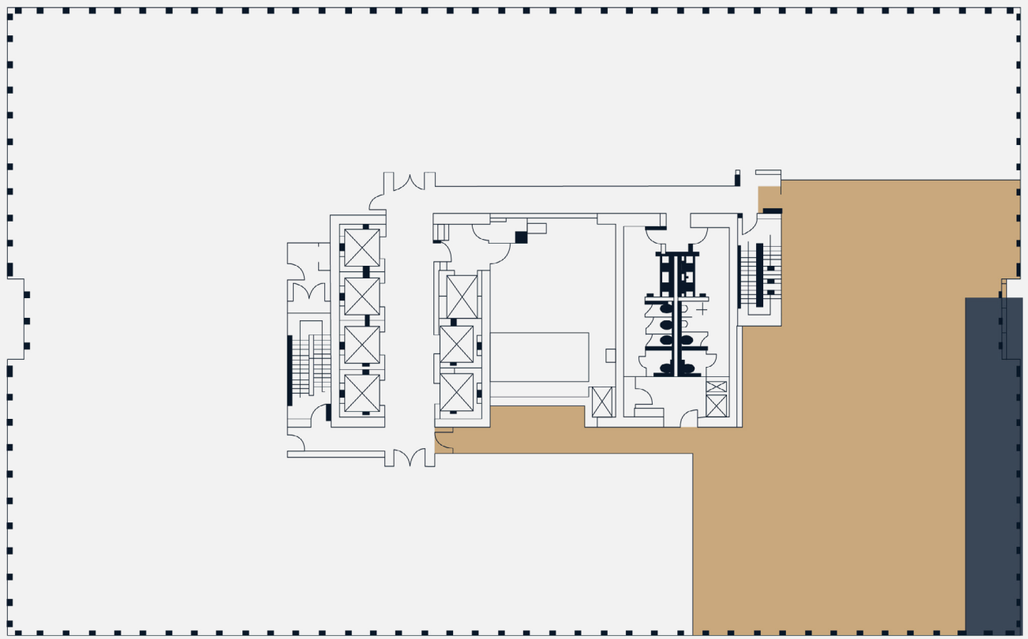
Spaces from 6,667 up to 31,614 SF

Floors & Suites	~~26th floor - 24,947 SF - Plug & Play~~ ~~27th floor - 24,947 SF - Plug & Play~~ **Suite 2040** - 6,667 SF - Base building	Leased Leased
Availability	Immediate	
Net Rent	Negotiable, Contact Broker	
Additional Rent	$31.73 (daily cleaning included) Hydro metered	

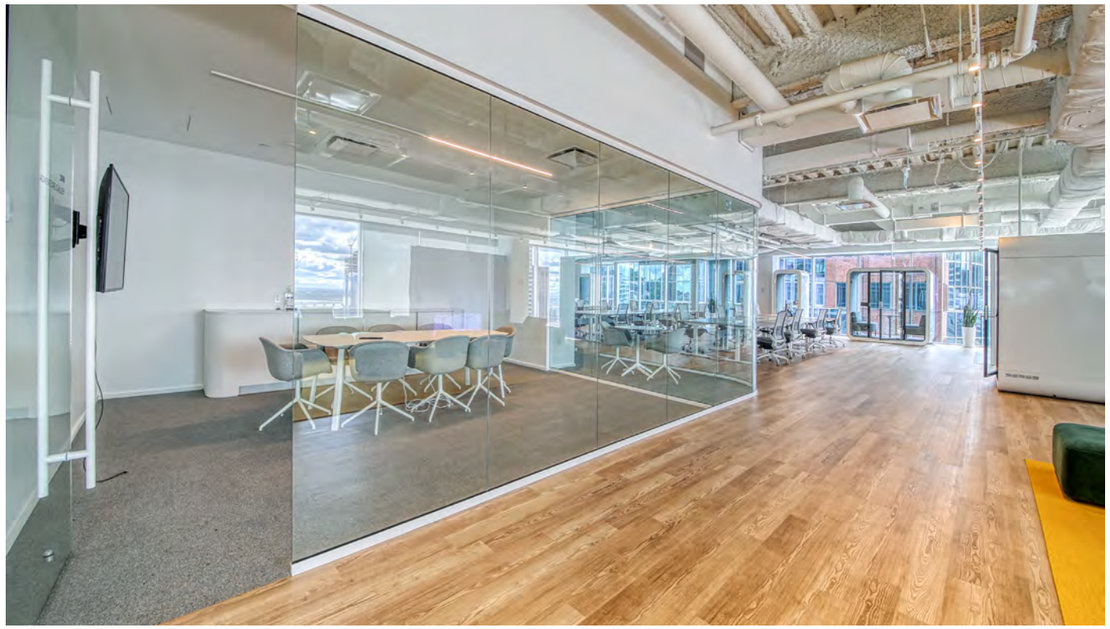


FLOOR PLANS

SUITE 2040



SUITE 2040



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