

1501 MCGILL COLLEGE AVE.

Prestigious Office Space
in a Prime Location



MCGILL COLLEGE AVENUE: RICH IN HISTORY

McGill College Avenue is the center of a dynamic economic, commercial and tourism landscape since its creation in 1856. In 1984, the Avenue was the subject of one of the city’s first public oppositions against a development concept that would partially obstruct views of Mount Royal and reduce the planned widening of the avenue. The mobilization of Montreal stakeholders to protect the views of its beloved mountain and the Avenue’s walkways led to the revision of this project, today known as the Bell Media Tower and Place Montréal Trust. From this spontaneous mobilization, the Advisory Committee on the Urban Design for the McGill College Sector was born and a process encouraging public consultations was implemented.

Completed in 1992 by Polaris Realty, Tour McGill is the home of several prestigious tenants. It is considered one of Montreal’s tallest buildings and offers incomparable & unobstructed views of the Mount Royal thanks to the City and Heritage defenders.



DIRECT ACCESS TO THE CITY’S NEW REM LIGHT-RAIL NETWORK

Downtown Core is currently undergoing a major urban transformation with several ongoing redevelopment projects representing billions of dollars creating exceptional added value for tenants of 1501 McGill College Avenue. Particularly, the construction of the new fully automated light-rail network, with one of its stations directly beneath McGill College Avenue accessible via the building’s underground access. Faster than ever, this entirely new mass-transit scheduled to be delivered in 2022 will connect the North Shore, South Shore, West Island and the YUL Montréal-Trudeau International Airport with Montreal’s central business district through three axes.

¹REM_Pont_IDS. Retrieved from <https://rem.info/en>
²Row houses on Avenue McGill College, circa 1850-1885, John Henry Walker, McCord Museum, M930.50.8.464
³"McGill Campus" ("The McGill News", March 1934, p.) © McGill University Archives, © Héritage Montréal



A PRESTIGIOUS ADDRESS IN THE HEART OF THE CITY

Located on one of the city’s most prestigious avenues, Tour McGill offers outstanding views of the city and abundant natural lighting, by virtue of its glass curtain walls. A landmark on the Montreal nightscape, its illuminated, iconic pyramidal roof is visible throughout the whole central business district.

Greeting you with a spacious 3-storey lobby, high-quality marble and brass finishes, this building offers sophisticated postmodern design & architectural features.

CLASS	A
NUMBER OF FLOORS	32
YEAR BUILT	1991
TOTAL GLA	406,296 sq. ft.
TYPICAL FLOOR PLATE	15,865 rentable sq. ft.
CREDENTIALS	BOMA Silver
LANDLORD	Polaris Realty

ABOUT THE LANDLORD
Polaris Realty (Canada) Limited began operations in 1972. Polaris Realty owns buildings of stature in Montreal, the Greater Toronto Area, with its main focus in Mississauga, and Vancouver. Over the years, Polaris Realty has acquired an enviable reputation as an innovative and highly dependable business partner of the numerous tenants, including Fortune 500 companies, it has been fortunate to serve.

PARKING
The building offers 135 underground parking spaces (ratio of 1/3,000 sq. ft.) reserved for its tenants at the Eaton Center, directly accessible via the building’s elevator.

Non-reserved at \$401.56 per space per month
Reserved at \$471.50 per space per month

BICYCLE STORAGE
30 cycle parking spots

CHARGING STATIONS
4 ports

HVAC
Monday to Friday from 6 - 9 PM. Central HVAC system comprised of 3 chillers, 3 cooling towers, 2 large built up air handling systems, and associated condenser and chilled water pumps.

HEATING
Electrically heated with perimeter baseboard heaters.

ELEVATORS
2 elevator banks with a total of 12 high-tech elevators including 1 freight elevator. Floor 15 is the crossover floor.

LIGHTING
A combination of fluorescent fixtures with T8 lamps in existing built-out. New base building have LED fixtures.

EMERGENCY POWER SYSTEM
Diesel-powered emergency generator provides emergency power throughout the building
Upon availability, power up to 200 KW can be provided for tenant emergency requirements.

FIRE ALARM SYSTEM
Two-stage firm alarm system combined with emergency voice communication.

SECURITY
24-hour on-site security personnel and a guard station in the building lobby. A key card system is in place for after-hours access.

EFFICIENT, COLUMN FREE FLOOR PLATES

SUITE	SUPERFICIE (PI. CA.)	DISPONIBILITÉ	CONDITION DE L'ESPACE
400	7,576	Immediate	Built-out space
515	989	Immediate	Built-out space
520	1,923	Immediate	Built-out space
521	1,511	Immediate	Built-out space
600	14,375	Immediate	Built-out space
760	7,363	Immediate	Built-out space
800	16,783	Available as of Q2 2024	Built-out space
1100	15,421	Immediate	Built-out space
1450	3,005	Available as of October 1, 2023	Built-out space
1530	6,188	Available as of March 1, 2025	Built-out space
1625	3,690	Immediate	Built-out space
1640	5,026	Available as of February 1, 2023	Built-out space
2280	2,570	Immediate	Base-Building condition
2300	14,650	Available as of October 1, 2024	Built-out space
2400	14,716	Available as of October 1, 2024	Built-out space



NET RENT & ALLOWANCE

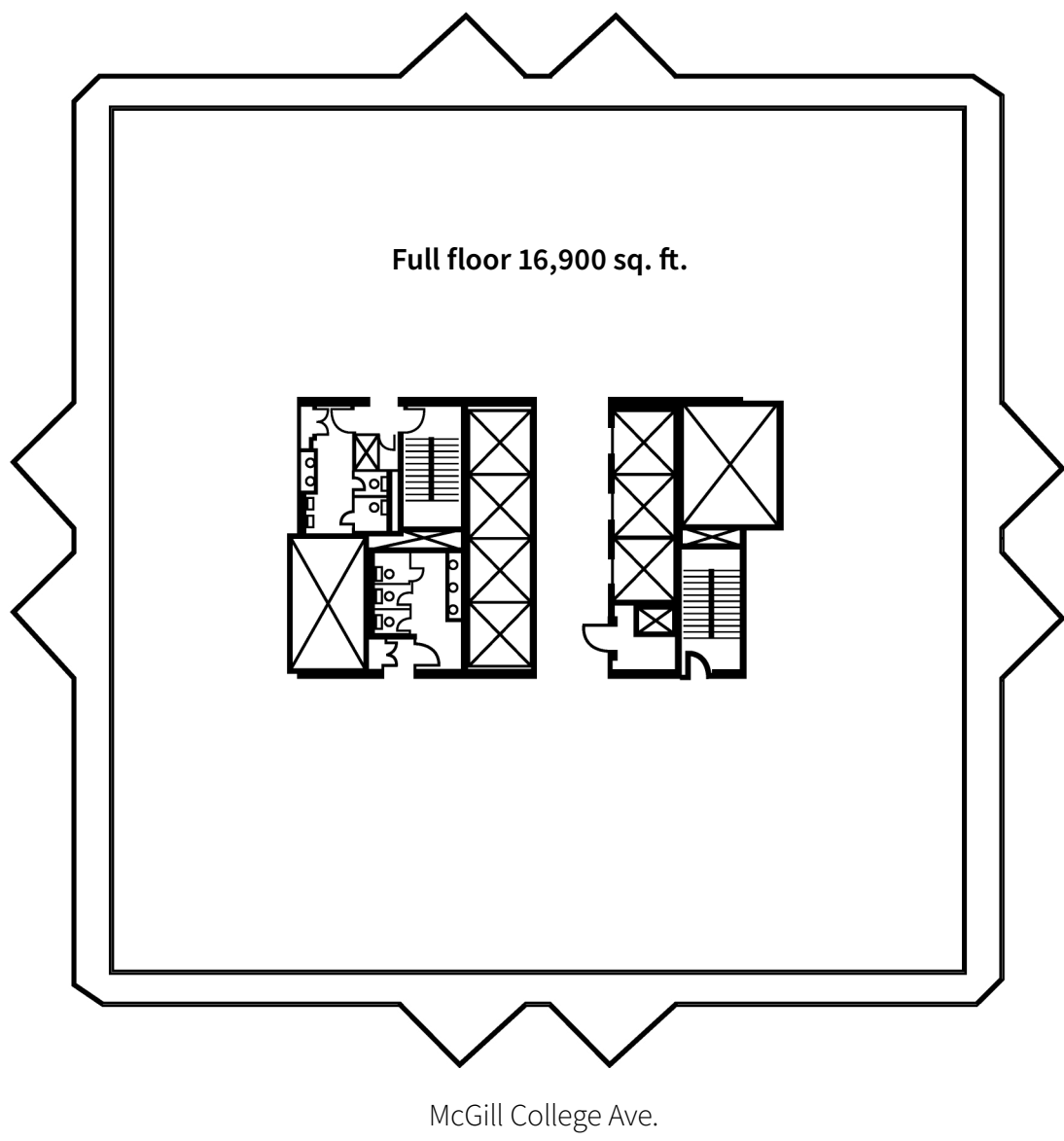
5-year & 10-year net rent and tenant allowance quotes available upon request.

ADDITIONAL RENT (2023)

TAXES	\$14.73
OPEX	\$13.93
HYDRO	\$1.30
TOTAL	\$29.96

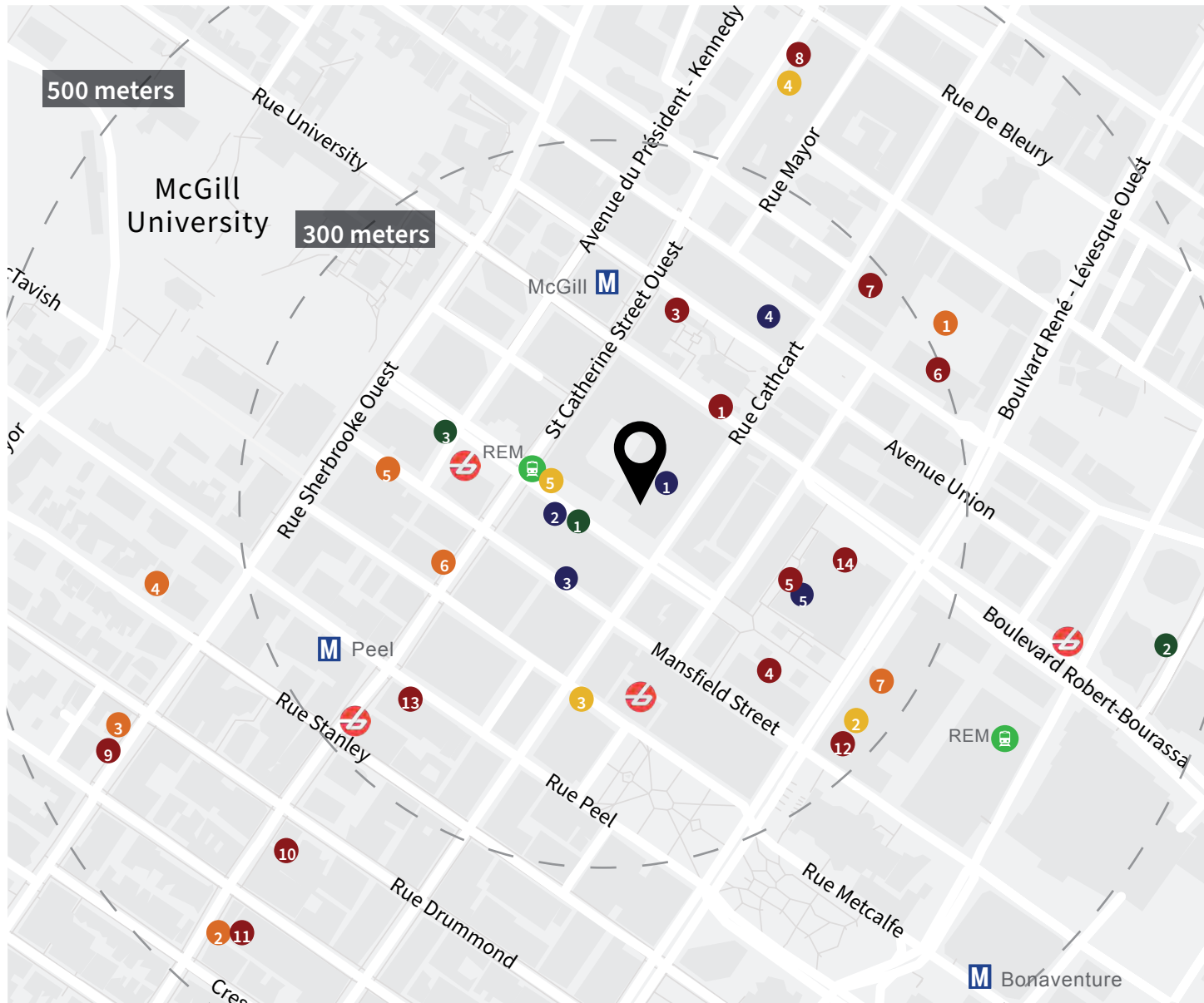


TYPICAL FLOOR PLAN



KEY FEATURES

- Efficient floor plates
- Column free interiors with 9' ceilings
- Floor to ceiling windows with abundant natural lighting
- Panoramic views of the city & Mount Royal
- Direct underground access to the pedestrian network & Eaton Center



OUTSTANDING UNDERGROUND CONNECTIVITY & ACCESSIBILITY

Located steps away from Sainte-Catherine St., Tour McGill benefits from extensive services & amenities. The building is connected to the underground pedestrian network and provides direct access to several public transportation stations.

METRO

McGill (190 meters)
Peel (290 meters)

COMMUTER TRAIN

Gare Centrale (650 meters)

LIGHT RAIL NETWORK (REM)

McGill Station (<100 meters)

BUS LINES

15, 150, 168, 61, 410 Express & 430 Express

BIXI STATIONS

3 stations within +/- 150 meters

WALK SCORE

100

TRANSIT SCORE

100

BIKE SCORE

98

PLACES OF INTEREST

SHOPPING MALLS

1. Eaton Center
2. Place Montreal Trust
3. Carrefour Industrielle Alliance
4. Promenades Cathédrale
5. Galerie PVM

FITNESS CENTERS

1. Nautlius Plus
2. Éconofitness
3. B.Cycle

HOTELS

1. Square-Philips
2. Four Seasons
3. Ritz-Carlton
4. Sofitel
5. Le Germain
6. Le St-Martin
7. Fairmont The Queen Elizabeth

COFFEE SHOPS

1. Café Humble Lion

RESTAURANTS

1. Time-Out Market
2. Ferreira Café
3. Osteria MKT
4. The Keg Steakhouse
5. Cathcart

6. Jatoba
7. Pizza Il Focolaio
8. Bar Furco
9. Maison Boulud
10. Bar George
11. Marcus
12. Rosély
13. Ibérica
14. Les Enfants Terribles



¹REM_Station_intérieur. Retrieved from <https://rem.info/en>

FOR MORE INFORMATION, PLEASE CONTACT:

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