

CCMM

CENTRE DE COMMERCE MONDIAL DE MONTRÉAL

747 SQUARE-VICTORIA STREET



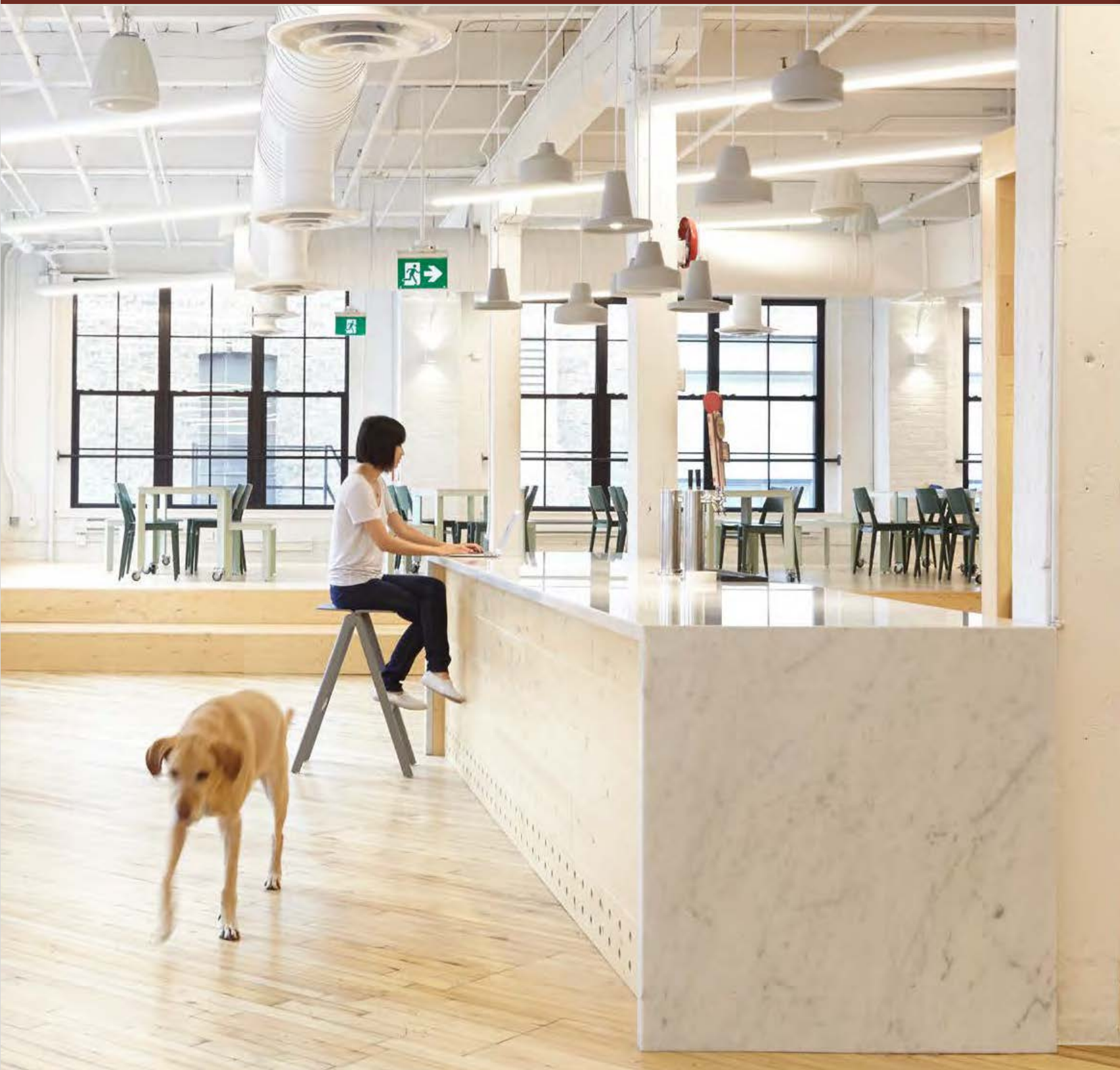
WELCOME TO
CCMM

For over 200 years, CCMM has been a place where history, business and culture come together in a truly unique way. That legacy continues today.

With revitalized spaces and thoughtful enhancements, CCMM is evolving to better serve everyone who enters its doors. Whether you're a visitor, a regular user, or part of our community, there's something new to discover, while still celebrating the rich heritage that makes CCMM so special.



Aerial view of CCMM's main entrance



ALLIED
HÉRITAGE

Adaptively re-used light industrial structures upgraded for office and retail uses.

ALLIED
MODERNE

Mid- to high- rise structures purpose built for workspace use.

ALLIED
FLEX

Buildings slated for redevelopment in the next five to 10 years that currently offer flexible lease terms.

PROPERTY HIGHLIGHTS

Nestled at the crossroads of Old Montréal, the financial district and major cultural landmarks, this vibrant area blends history, energy and connection.

CLASSIFICATION	Allied Moderne
NET RENT	Contact broker
ADDITIONAL RENT	\$28.05 PSF ⁽¹⁾ (2026)
CONNECTIVITY	Square-Victoria-OACI metro RESO underground city REM (10-minute walk)

With restaurants, hotels and green spaces nearby, CCMM offers a workplace experience that balances convenience and character.

Home to leading businesses, government organizations and professional associations, it provides a connected environment designed to support growth and collaboration.

BUILDING AMENITIES

- Parking with electric vehicle charging stations and car wash
- Elegant lobby for events and gatherings
- InterContinental Hotel with conference facilities
- 24-hour on-site security and technical services
- Indoor bicycle storage and shower facilities
- Recurring fitness class programming
- Seamless transit connections



Centre de commerce mondial de Montréal

FEATURED
SUITES

SOUTH TOWER

1,412 SF

Suite 120

Immediate Availability

4,611 SF

Suite 140

Immediate Availability

5,401 SF

Suite 160

Available January 2028

35,067 SF ⁽³⁾

Suites 400 & 430

Available January 2028

+/- 25,000 SF ⁽²⁾

Suite 500

Immediate Availability

21,724 SF

Suite 600

Available January 2028

4,156 SF

Suite 910

Available January 2028

1,199 SF

Suite 940

Immediate Availability

18,510 SF ⁽³⁾

Suite 920 & 950

Available October 2026

NORTH TOWER

5,448 SF

Suite W209

Immediate Availability

10,486 SF ⁽³⁾

Suite 2000

Immediate Availability

8,307 SF

Suite 2010

Available January 2028

6,007 - 16,658 SF ⁽³⁾

Suite 2100

Immediate Availability

3,585 SF

Suite 3100

Available January 2028

3,743 SF

Suite 6100

Available January 2028

11,948 SF

Suite 6200

Available January 2028

3,365 SF

Suite 7500

Immediate Availability

33,000 SF

Suite 8000

Immediate Availability

(1) Includes cleaning, utilities, operating expenses and realty taxes (2) Subdivisible (3) Maximum contiguous



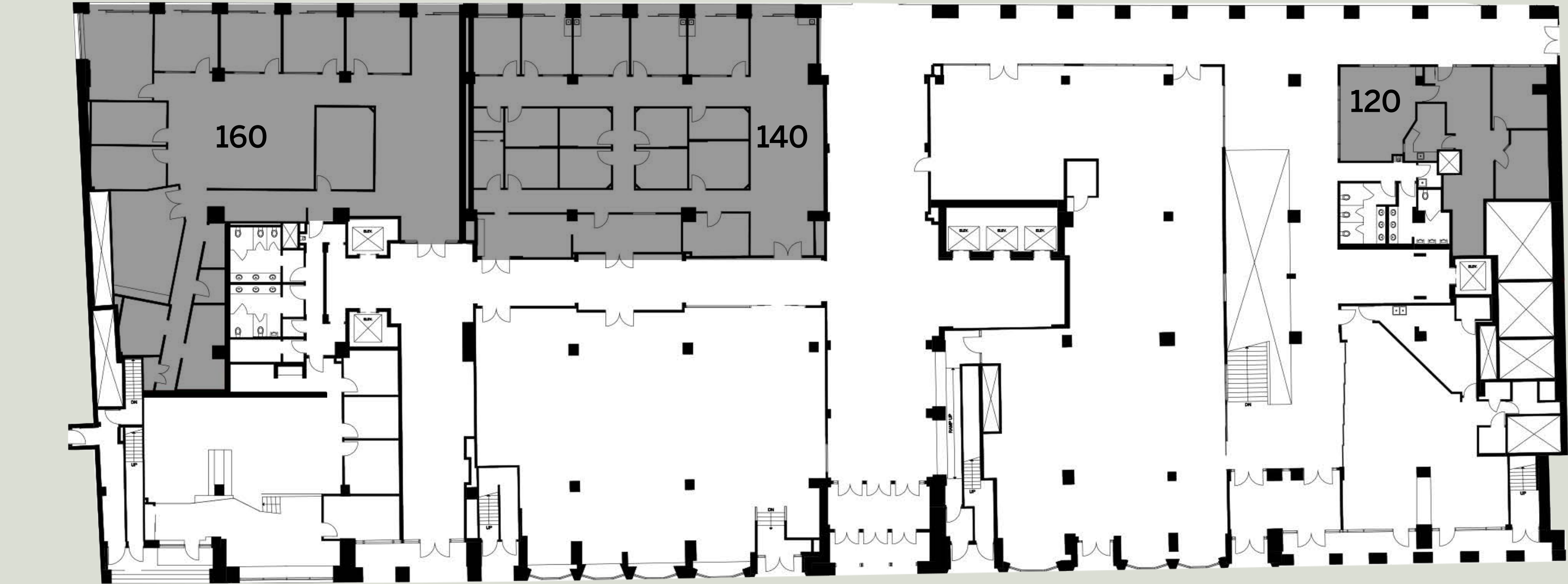
Centre de commerce mondial de Montréal

SOUTH TOWER
DETAILS

FLOOR	1 st
SUITE	120
SF	1,412
NET RENT	Contact broker
AVAILABILITY	Immediate

FLOOR	1 st
SUITE	140
SF	4,611
NET RENT	Contact broker
AVAILABILITY	Immediate

FLOOR	1 st
SUITE	160
SF	5,401
NET RENT	Contact broker
AVAILABILITY	January 2028

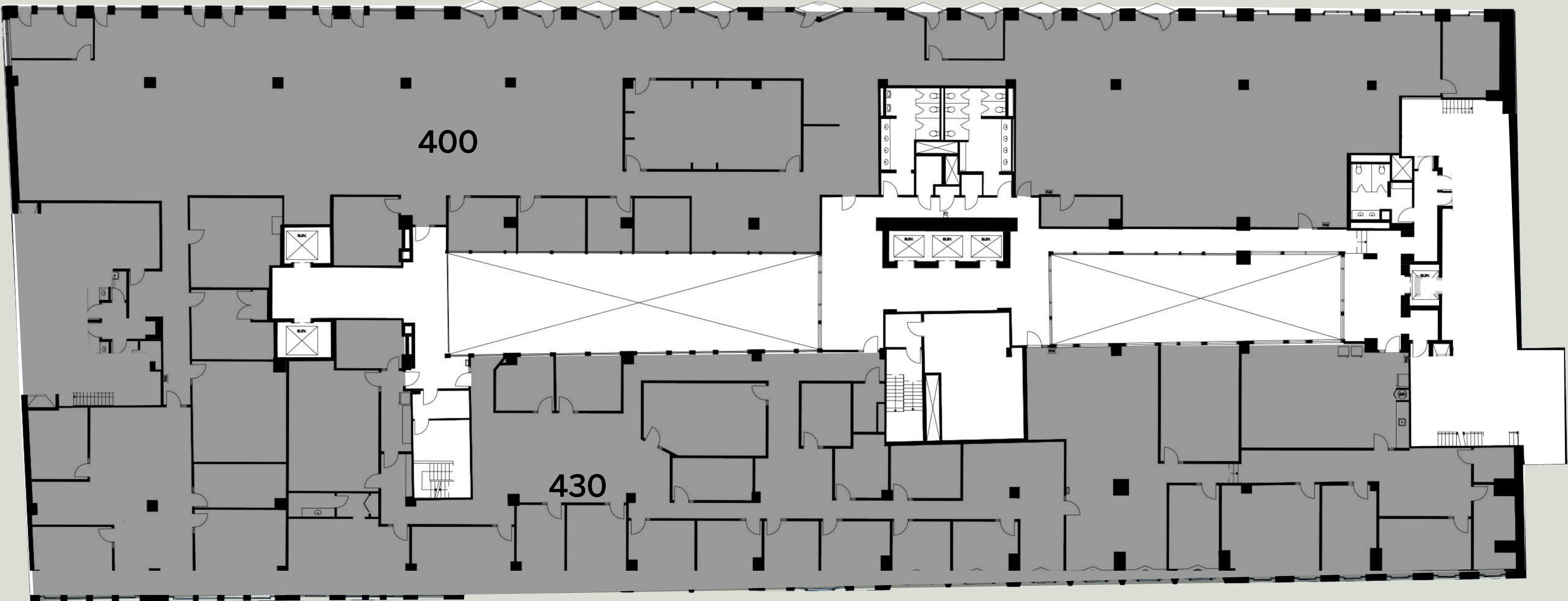


■ Available Suites

SOUTH TOWER
DETAILS

FLOOR	4 th
SUITE	400
SF	19,837
NET RENT	Contact broker
AVAILABILITY	January 2028

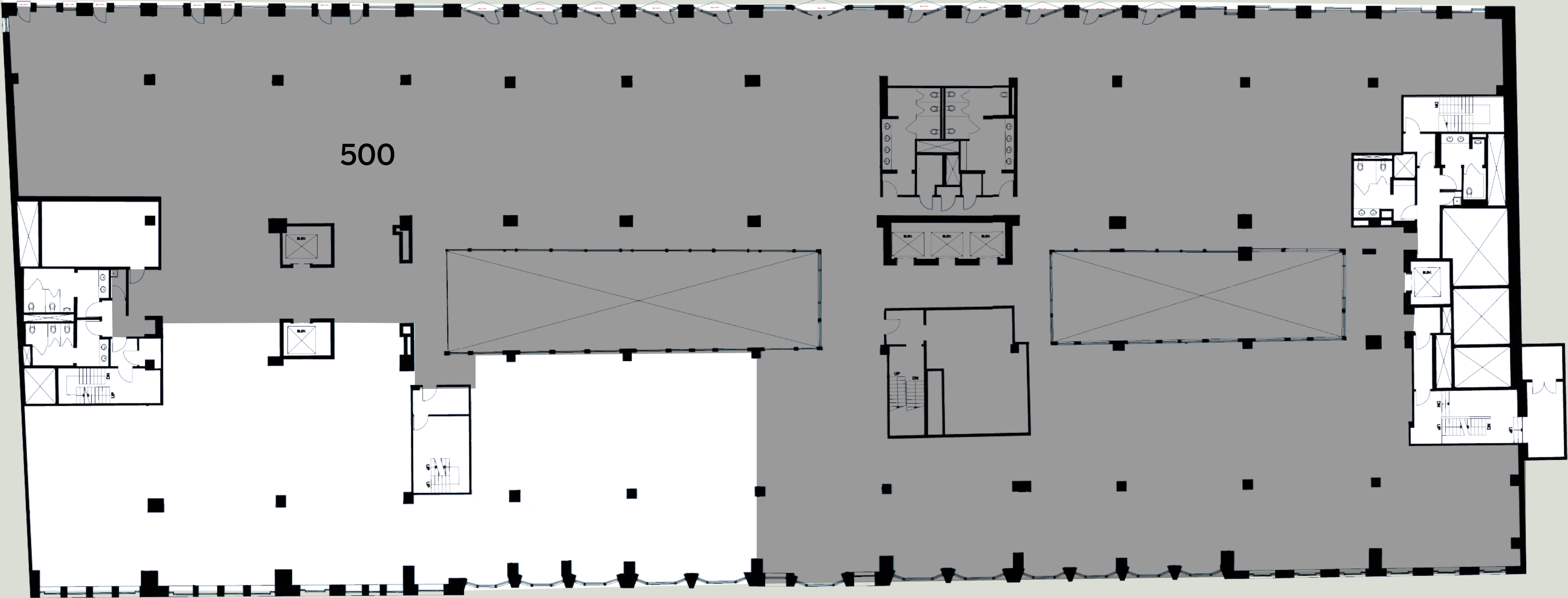
FLOOR	4 th
SUITE	430
SF	13,609
NET RENT	Contact broker
AVAILABILITY	January 2028



Available Suites

SOUTH TOWER
DETAILS

FLOOR	5 th
SUITE	500
SF	+/- 25,000 ⁽²⁾
NET RENT	Contact broker
AVAILABILITY	Immediate

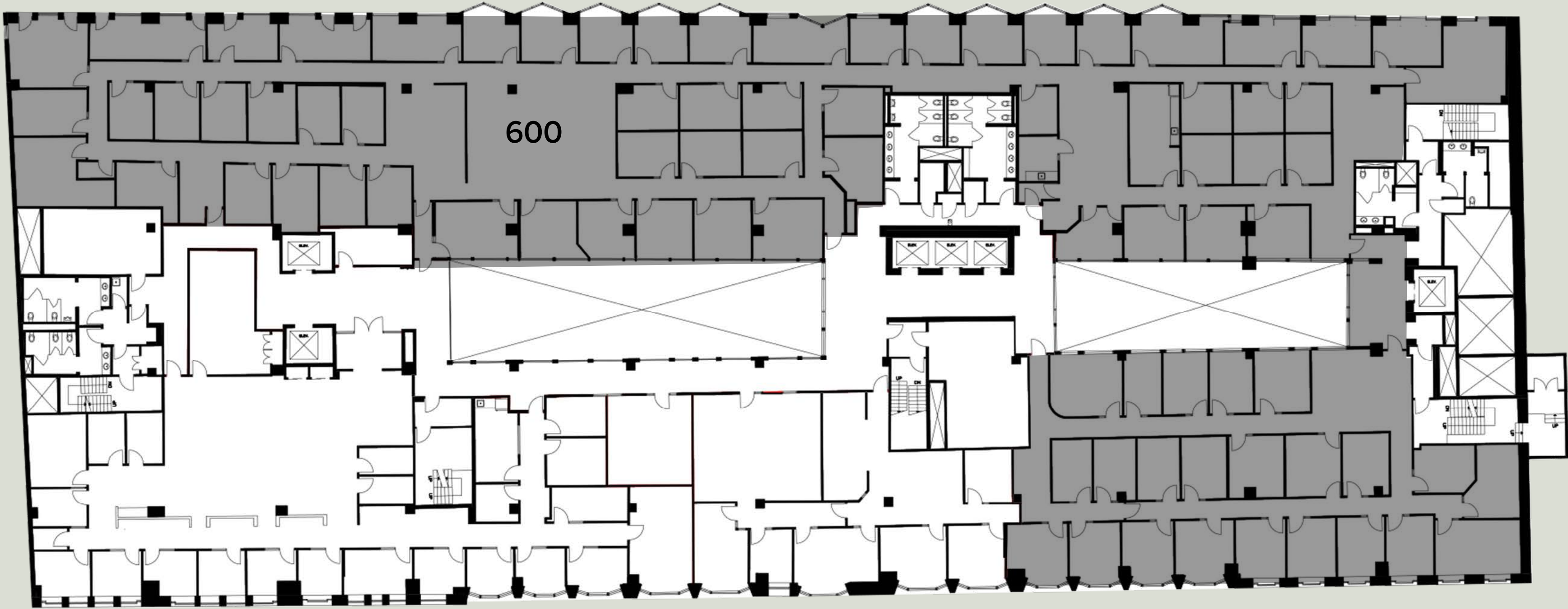


⁽²⁾ Subdivisible

Available Suite

SOUTH TOWER DETAILS

FLOOR	6 th
SUITE	600
SF	21,724
NET RENT	Contact broker
AVAILABILITY	January 2028



■ Available Suite

SOUTH TOWER
DETAILS

FLOOR	9 th
SUITE	910
SF	4,156
NET RENT	Contact broker
AVAILABILITY	January 2028

FLOOR	9 th
SUITE	940
SF	1,199 ⁽²⁾
NET RENT	Contact broker
AVAILABILITY	Immediate

FLOOR	9 th
SUITE	920 & 950
SF	13,808 & 4,702 ⁽¹⁾
NET RENT	Contact broker
AVAILABILITY	October 2026

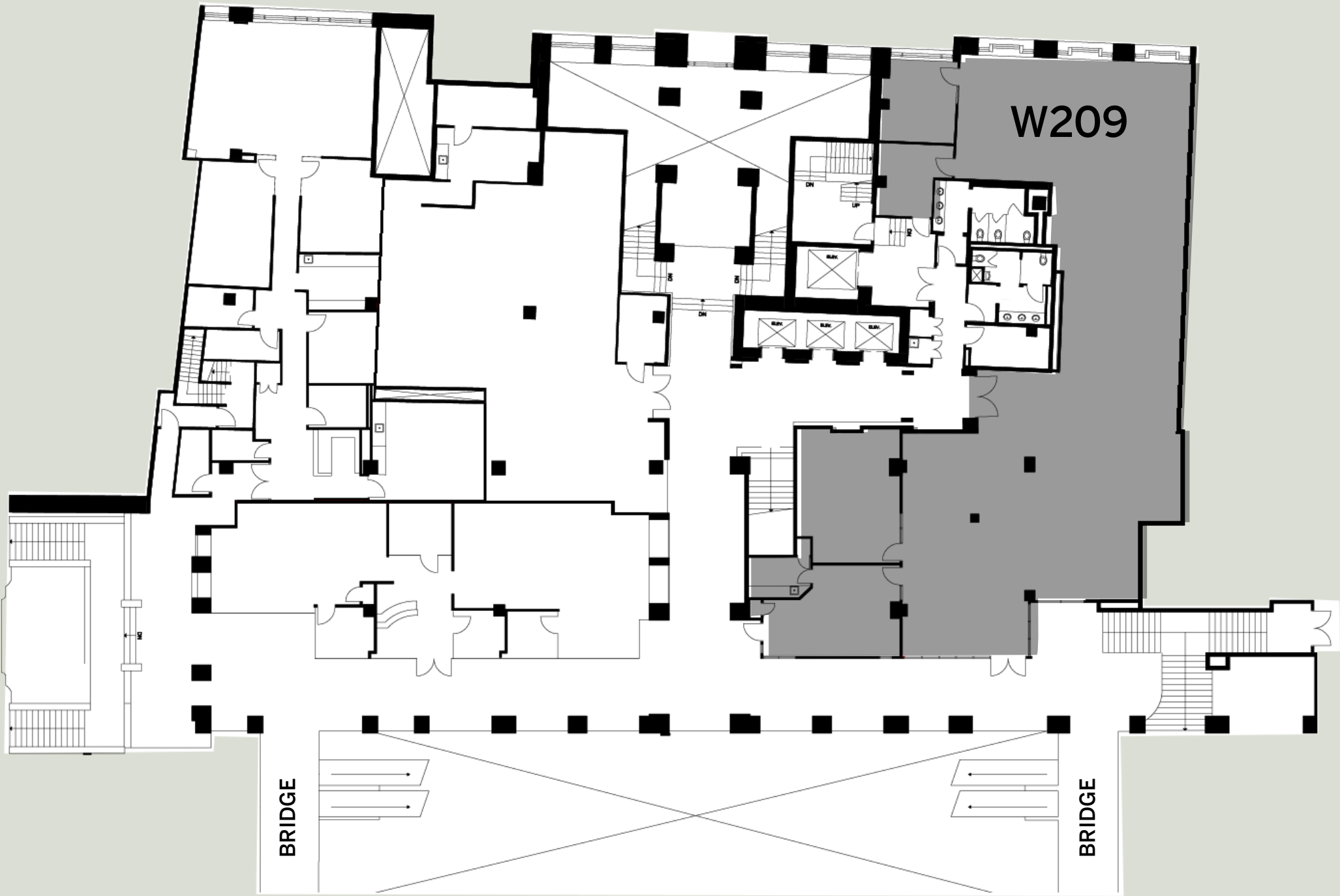
Available Suites



⁽¹⁾ Contiguous ⁽²⁾ Subdivisible

NORTH TOWER DETAILS

FLOOR	Mezzanine
SUITE	W209
SF	5,448
NET RENT	Contact broker
AVAILABILITY	Immediate



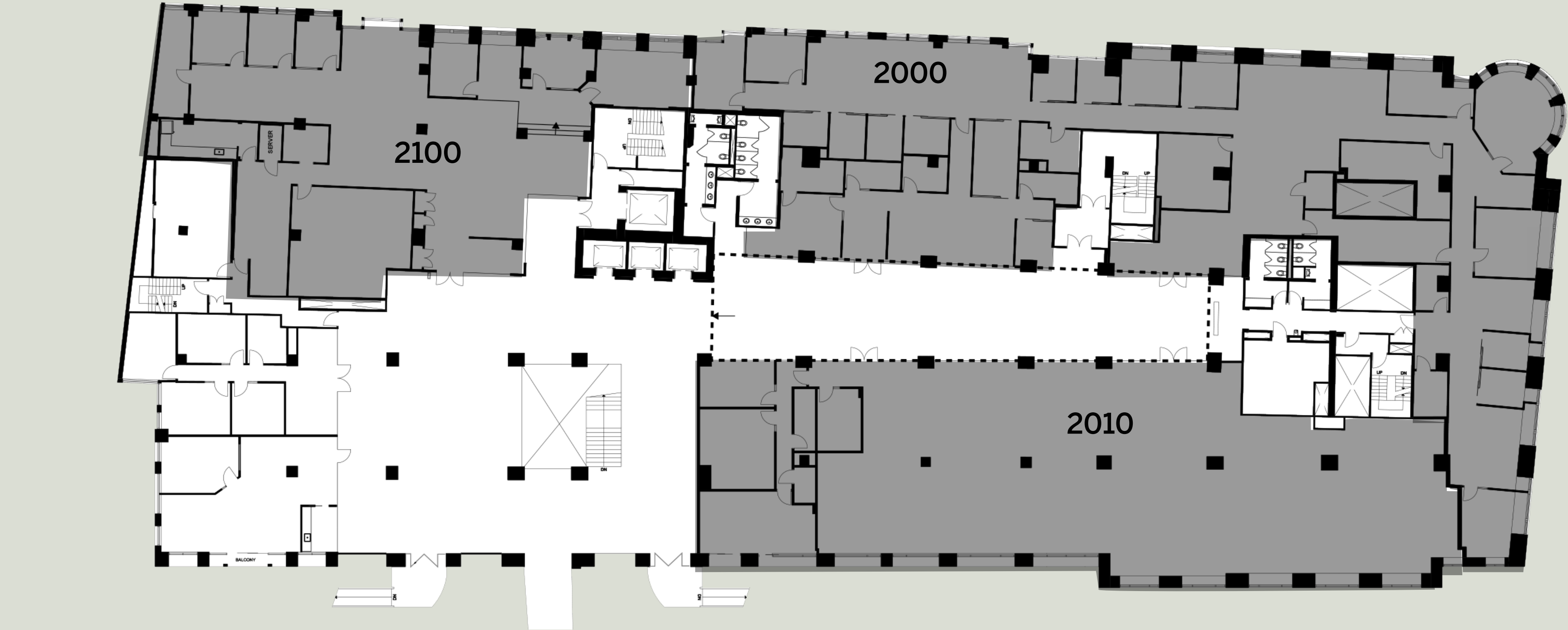
 Available Suites

NORTH TOWER
DETAILS

FLOOR	2 nd
SUITE	2000
SF	10,486
NET RENT	Contact broker
AVAILABILITY	Immediate

FLOOR	2 nd
SUITE	2010
SF	8,307
NET RENT	Contact broker
AVAILABILITY	January 2028

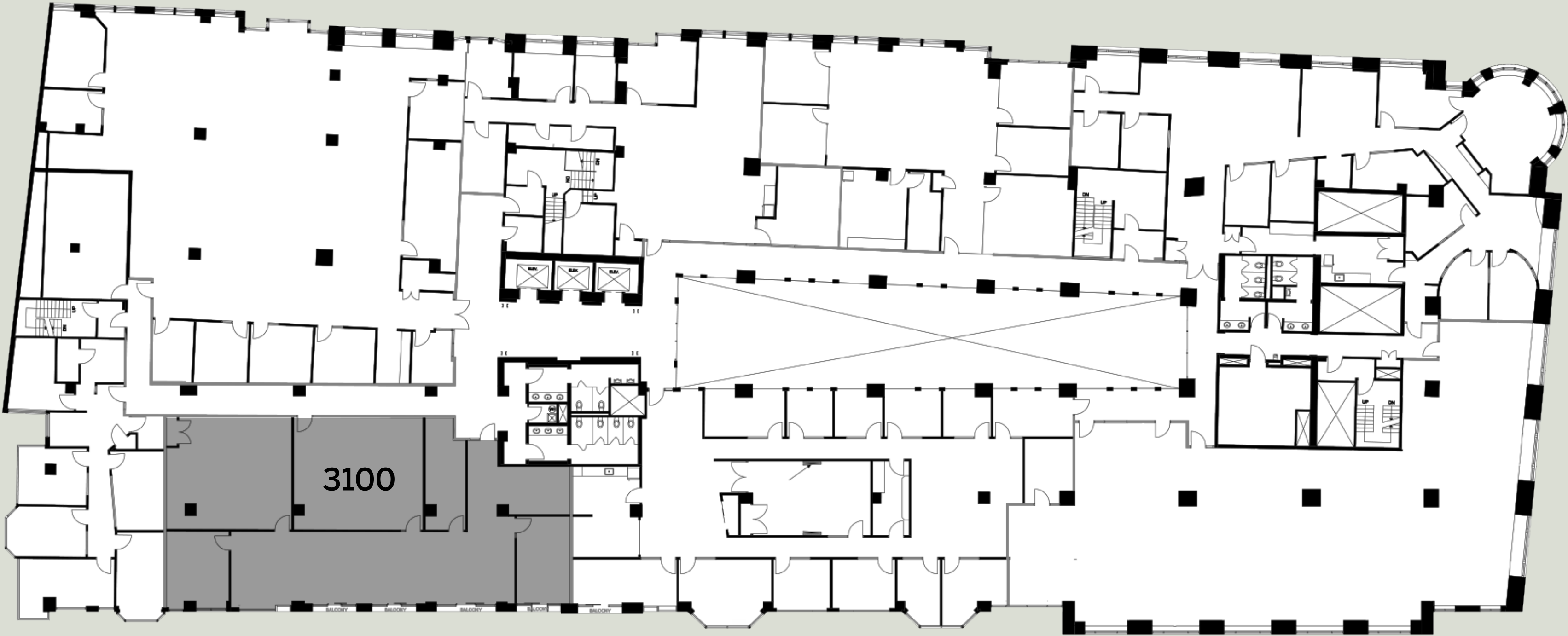
FLOOR	2 nd
SUITE	2100
SF	6,007
NET RENT	Contact broker
AVAILABILITY	Immediate



Available Suites

NORTH TOWER
DETAILS

FLOOR	3 rd
SUITE	3100
SF	3,585
NET RENT	Contact broker
AVAILABILITY	January 2028



■ Available Suite

NORTH TOWER
DETAILS

FLOOR	6 th
SUITE	6100
SF	3,743
NET RENT	Contact broker
AVAILABILITY	January 2028

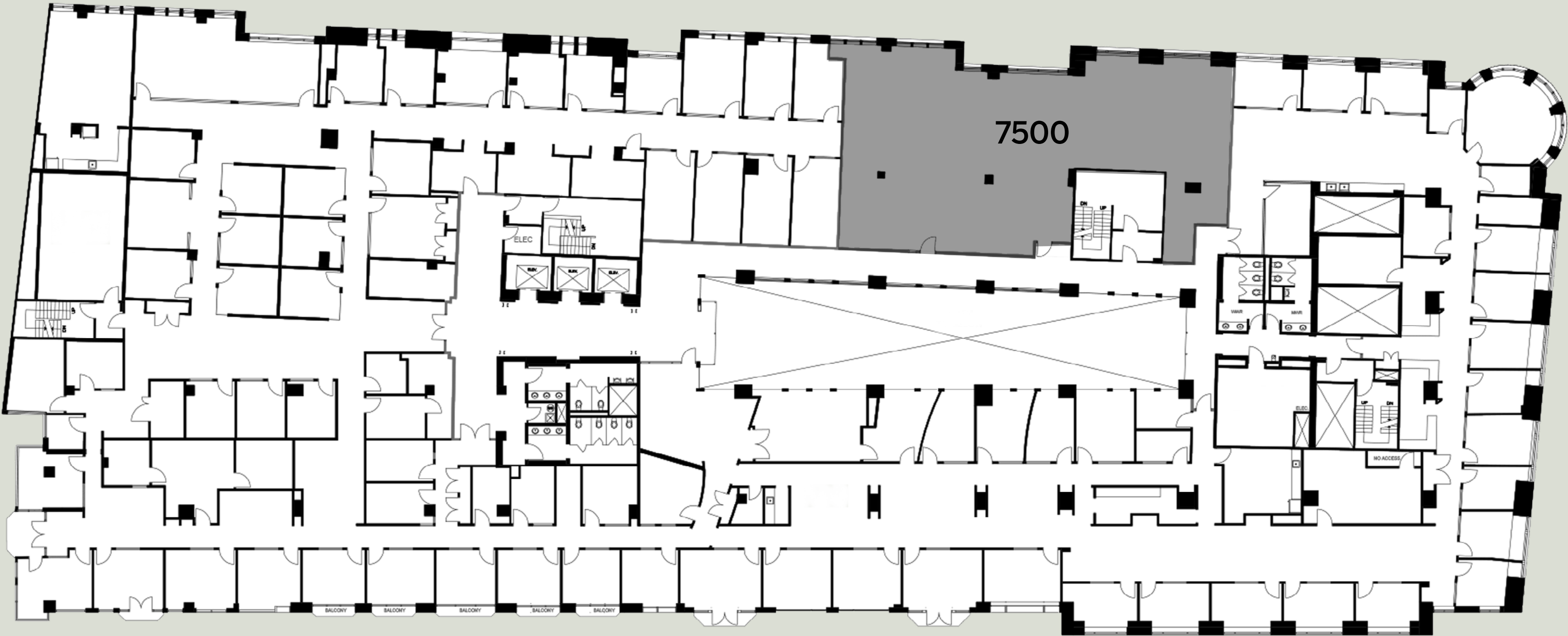
FLOOR	6 th
SUITE	6200
SF	11,948
NET RENT	Contact broker
AVAILABILITY	January 2028



■ Available Suite

NORTH TOWER
DETAILS

FLOOR	7 th
SUITE	7500
SF	3,365 ⁽¹⁾
NET RENT	Contact broker
AVAILABILITY	Immediate

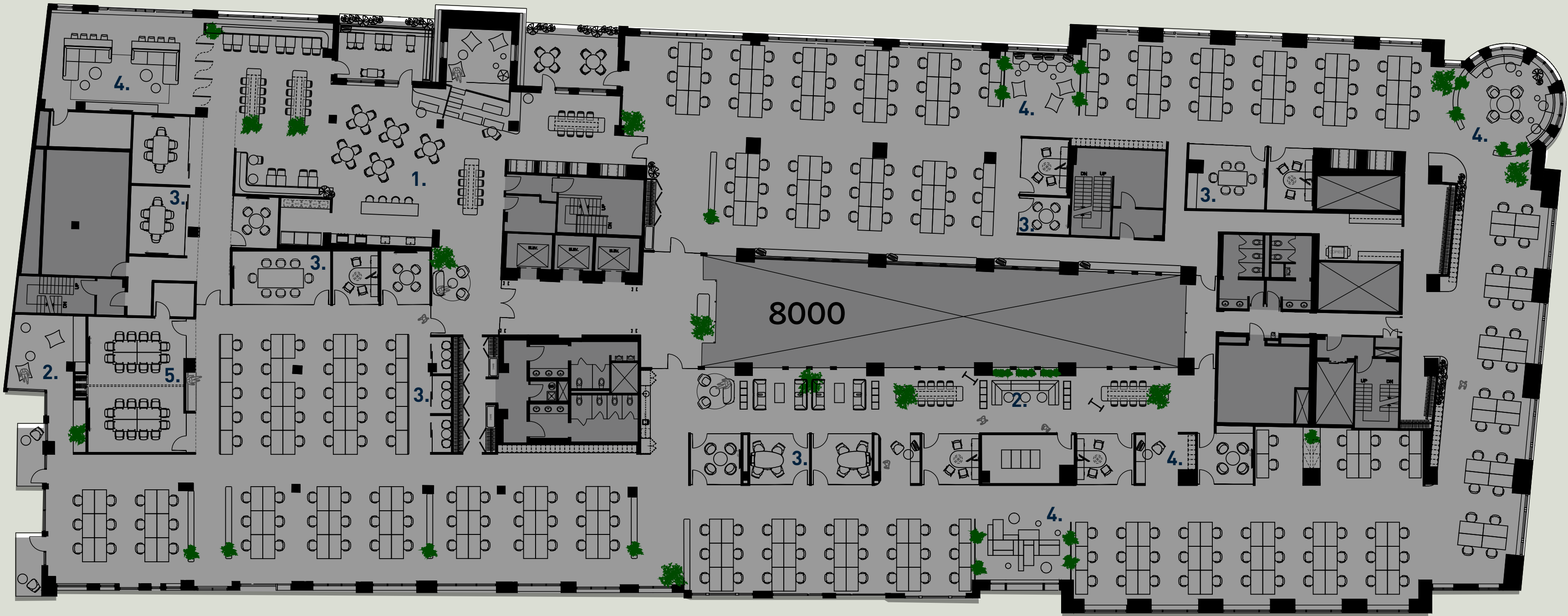


⁽¹⁾ Maximum contiguous

 Available Suite

NORTH TOWER
DETAILS

FLOOR	8 th
SUITE	8000 (entire floor)
SF	33,000
NET RENT	Contact broker
AVAILABILITY	Immediate

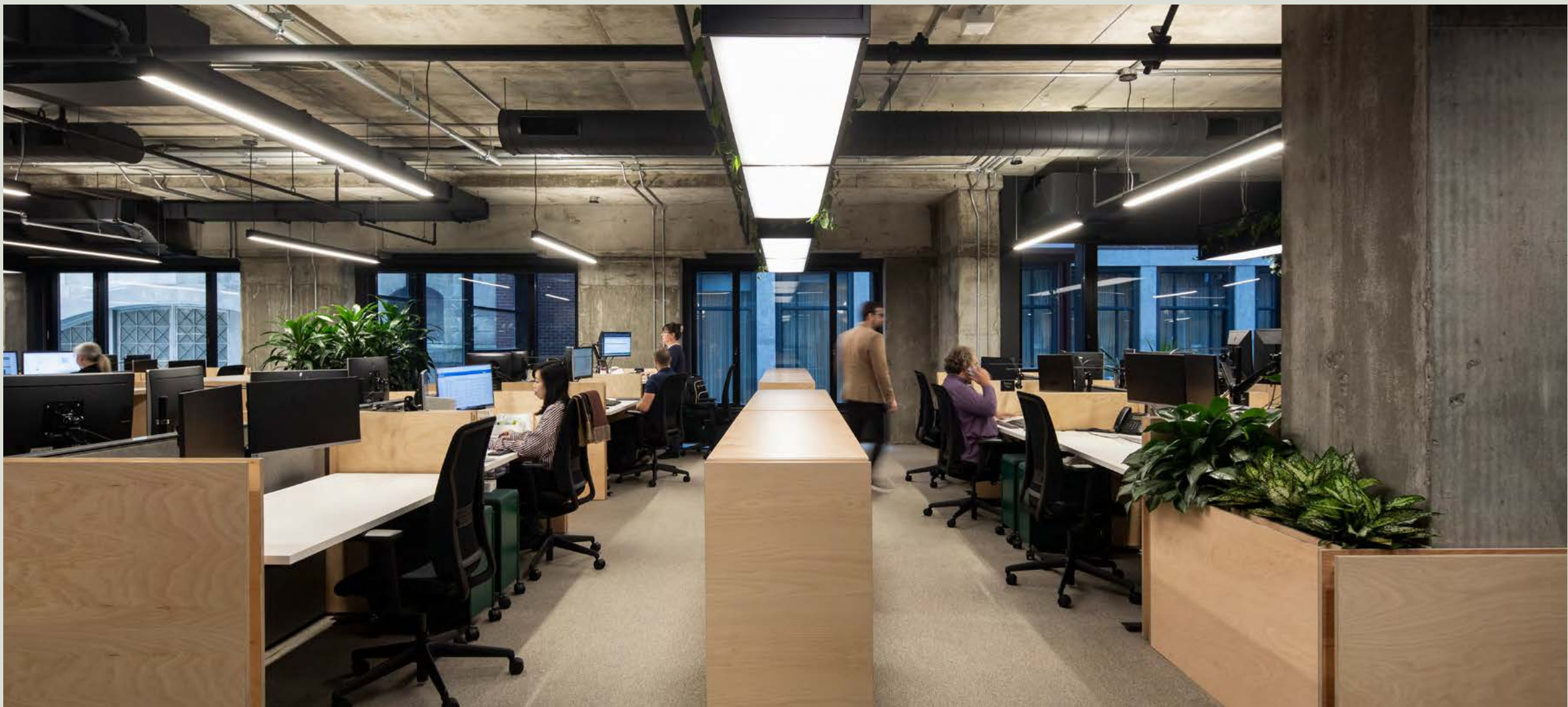


Kindly note that this is a potential plan

Available Suite



Common area



Open space offices



Multipurpose lounge



Conference room

IT ALL HAPPENS HERE

SEAMLESS TENANT EXPERIENCE

Thoughtfully designed entrances, upgraded common areas and high-end amenities create a welcoming and professional atmosphere.

A UNIQUE IDENTITY

CCMM seamlessly blends European architectural influences with contemporary design, offering a refined workspace unlike any other in Montréal.

COMPREHENSIVE SERVICES

The complex includes a coffee shop, restaurants, hotel, conference center and parking, ensuring convenience for businesses and visitors alike.

RUELLE DES FORTIFICATIONS

A unique space that hosts curated events, industry gatherings and cultural activations. Serves as a destination for tourists and international visitors.

COMMITTED TO THE ENVIRONMENT

Allied and CCMM promote sustainability, ensuring responsible property management and environmental consciousness.



An event in the Ruelle des Fortifications

AMENITIES
WITHIN 1KM

37
Coffee Shops

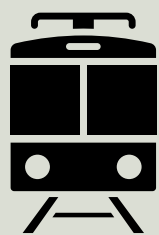
300+
Restaurants

10+
Fitness Centres

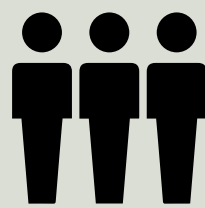
125
Green Spaces
& Parks

25
Grocery Stores

NEIGHBOURHOOD
CONNECTIVITY



13,000+
RIDERS PER DAY
(Square-Victoria station)



33,000+
PEDESTRIANS



40,000+
VEHICLES
Via René-Lévesque, Beaver Hall
and Robert-Bourassa



747 Square-Victoria Street

85
BIKE SCORE

96

TRANSIT SCORE

Sustainability

FOCUS AREAS



MAKING ROOM FOR THE ARTS

Allied's Make Room for the Arts program supports arts and culture by offering discounted space for artists, commissioning artist works for Allied buildings and partnering with organizations that support the arts across Canada.



ENHANCING USER EXPERIENCE

Allied's User Experience Program offers unique programming and benefits to foster connectivity and creativity among all building occupants.



ADVANCING EQUITY, DIVERSITY & INCLUSIVITY (EDI)

Allied's 2024+ EDI roadmap helps us cultivate an environment that advances equity, reflects diversity and demonstrates inclusivity.



EXECUTING OUR NET ZERO CARBON PLAN

Allied is advancing our Net Zero Carbon Plan by setting greenhouse gas emissions reduction targets validated by the Science-Based Targets initiative.



PRIORITIZING BUILDING CERTIFICATIONS

Allied has committed to certify 70% of our standing portfolio to LEED and/or BOMA BEST by 2028.



INVESTING IN ENERGY CONSERVATION

Over the past six years, Allied has invested over \$11 million in energy conservation measures.



SUPPORTING SUSTAINABLE TRANSPORTATION

Allied's buildings are within easy reach of public transit, cyclist and pedestrian networks, exceeding city averages for Transit, Bike and Walk Scores. Programming and amenities such as complimentary seasonal bike tune-ups and bike storage rooms help encourage the use of sustainable modes of transportation.



Make Room for the Arts mural | 2233 Columbia Street, Vancouver



Rooftop Garden | 555 Richmond St, Toronto

HIGHLIGHTS



USER EXPERIENCE PROGRAM

Allied’s User Experience Program focuses on designing and delivering programs that explore environmental and social topics, including health and wellness, arts and culture, EDI and sustainability. In 2025, we hosted 150+ events across our portfolio.

Highlights include:

- 37 urban beehive workshops on Allied building roofs
- Toy drive in support of the Yonge Street Mission
- Complimentary bike tune-ups
- Puppy socials



BUILDING PERFORMANCE

In 2024, we achieved our five-year environmental reduction targets to improve energy use intensity, greenhouse gas intensity, water use intensity and waste diversion.



ADAPTIVE RE-USE AND HISTORICAL PRESERVATION

Our portfolio comprises heritage buildings that have been upgraded to meet the demands of modern-day office users without compromise to character. Adaptive reuse reduces the embodied carbon of our portfolio, while preserving the history and unique features of urban neighbourhoods.

MORE THAN A
WORKSPACE
747 SQUARE-VICTORIA STREET

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