

111 ROBERT-BOURASSA

HISTORIC SPACE. NEW VISION.



ALLIED

 **CUSHMAN &
WAKEFIELD**

Discover the New 111 Robert-Bourassa

111 Robert-Bourassa is a modern 9-story office building with brick and beam heritage elements. The building's contemporary infrastructure offers tenants a dynamic working environment allowing companies to meet the ever-changing needs of their employees. Its prime location, modern infrastructure and well fenestrated floorplates make for best-in-class loft office space.

With the recent development and popularization of the Griffintown area, the announcement of the new REM station just steps away, and the building's proximity to nearby cultural areas such as Old Montreal, 111 Robert-Bourassa is the epitome of a Live-Work-Play neighborhood.

"The cities we build have to be sustainable and conducive to human wellness, diversity and creativity. Put differently, it means they have to elevate and inspire the humanity in all of us."

- MICHAEL EMORY





Building & Complex Amenities

Users have chosen 111 Robert-Bourassa for the building's exceptional features and the advantages it provides to knowledge-based organizations.

CAMPUS-LIKE FEELING

Large floorplates, natural light and great views without the long elevator rides. Tenants can enjoy a private rooftop terraces, interior courtyard and steps from Parc Bonaventure

QUALITY INFRASTRUCTURE

Developed in 2001, the building features modern amenities including abundant interior parking and a superior technological backbone with direct connectivity to the Hydro-Quebec substation

SUSTAINABILITY

111 is BOMA Platinum certified and was recently awarded a BOMA award for energy efficiency

ACCESSIBILITY & PARKING

- Future REM station
Griffintown Bernard-Landry: 3 minute walk
- Square Victoria-OAC
Metro Station: 9 minute walk
- Central Station
12 minute walk
- Interior parking
- Bicycle storage
- Bus lines
35, 55, 61, 715

HEALTH & WELLNESS

- Gym, showers, changing rooms
- Food offerings
- Programming of common areas:
Guest speakers, art installations, fitness classes, food truck, etc.
- Outdoor space

PRODUCTIVITY & CONNECTIVITY

- Conference facilities
- Public WiFi
- Fibre-Optic
- Open lounge area

SECURITY

- 24/7 security
- Cleaning services
- Package delivery room with lockers

Leasing Details

FLOOR	SIZE (sq. ft.)
	107,441

NET RENTAL RATE

Please contact us

ADDITIONAL RENT

\$24.45 / sq. ft.
(2022)

ELECTRICITY

Included

DAILY CLEANING

Included

AVAILABILITY

Immediate

Select the
respective floor
to access the
floor plan

UPGRADED LOBBY

A project with Gensler and Neuf architects is slated for 2023 which will feature a new look to the building, enhanced amenities and an overall heightened user experience. Seamlessly enter your office space via the building's newly redesigned lobby and common areas.

CURATED ARTISTIC INSTALLATIONS

Collaborations with local artists will be exhibited throughout the property to inspire you during your afternoon coffee, breakout meeting or while lounging in the courtyard.

NEW CAFÉ

New café accessible via the lobby or the newly reimagined courtyard.

CYCLING INFRASTRUCTURE

Best in class bicycle lockers and end of trip facilities to make your journey to the office easier and more comfortable.

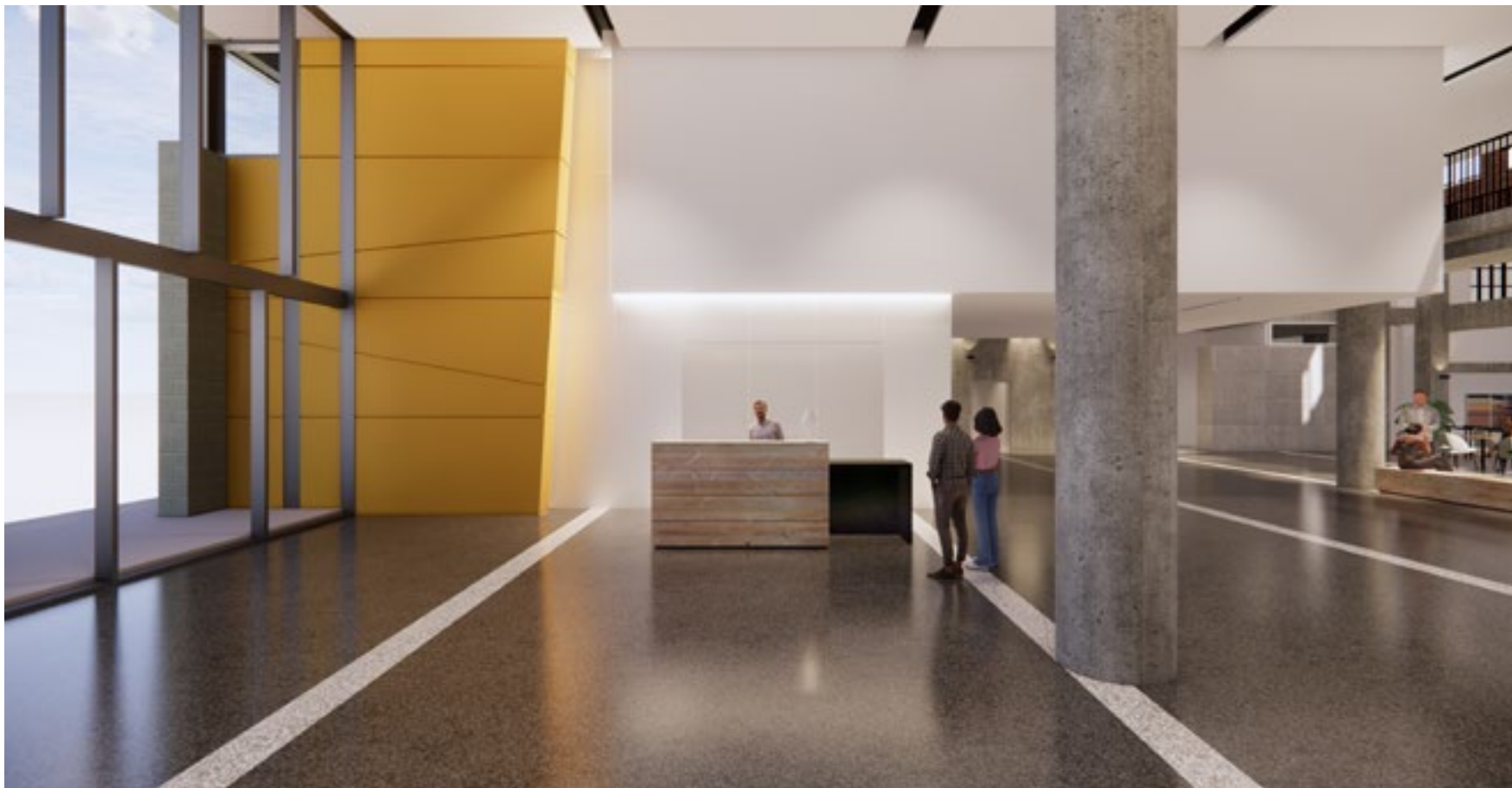
BOOKABLE EVENT VENUE

The rejuvenated lobby will feature an event space ideal for cocktails, guest speakers and will create opportunities to connect with one another.





FULL SERVICE GYM

Complimentary access to first-class gym facilities including showers, lockers and changing rooms







TO BE COMPLETED BY JULY 2023

-  Lobby Hall
-  Coffee shop & lounge
-  Security Bunkers
-  Bike parking & showers

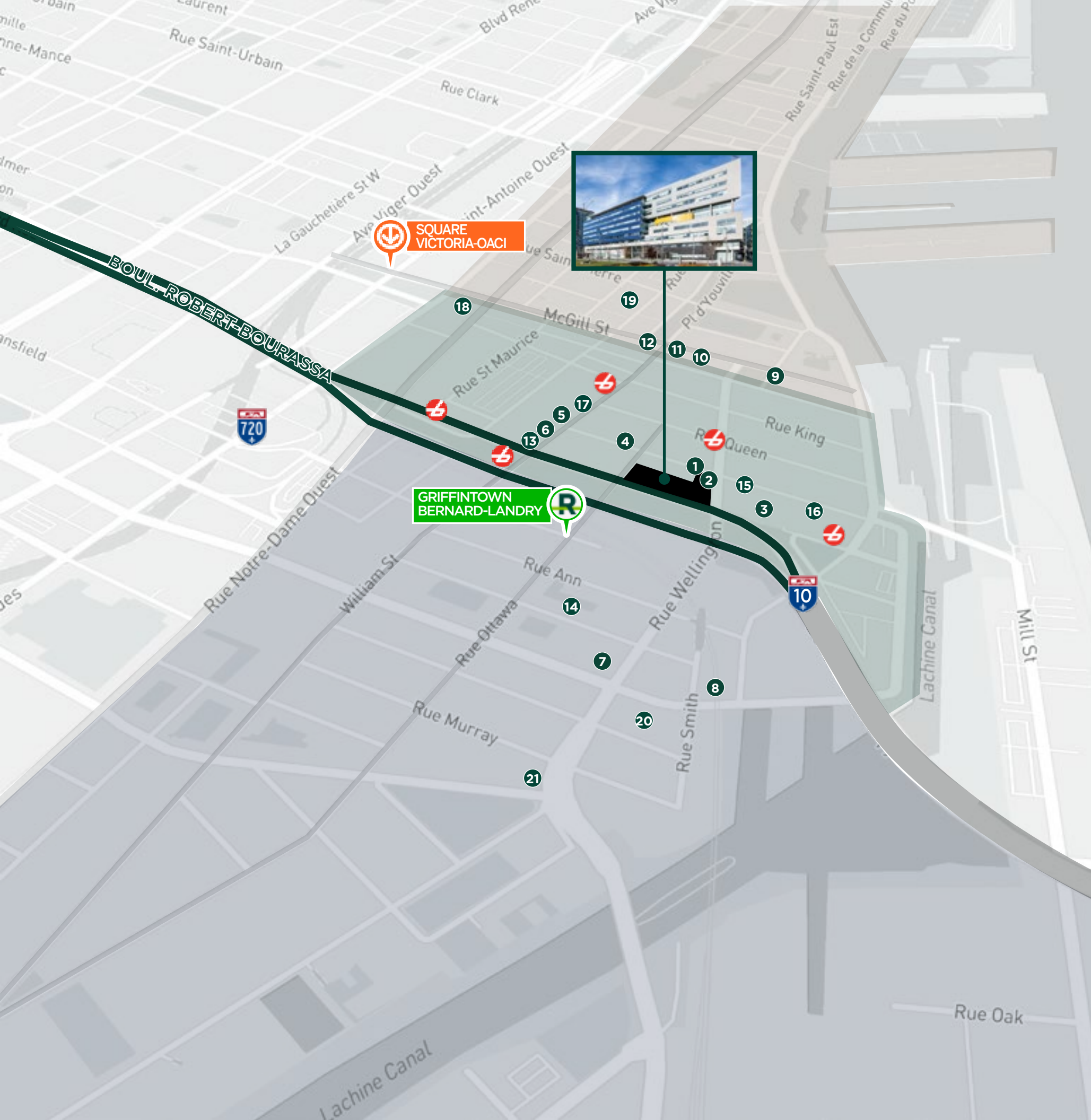
TO BE COMPLETED BY NOVEMBER 2023

-  Elevator extension to the 10th floor providing direct rooftop access

TO BE COMPLETED BY NOVEMBER 2024

-  Full elevator modernization

A lively, amenity-rich and well-connected neighborhood



RESTAURANTS

1. Copper Branch
2. Il Miglio
3. Da Emma
4. Le Serpent
5. Mélisse
6. Lola Rosa William
7. Pizzeria Moretti
8. Restaurant ZIBO
9. Jellyfish
10. Le Cartet
11. HÂ
12. Helena

GROCERIES

13. IGA
14. Adonis

COFFEE & CAFE

15. Monopole
16. Cafecito
17. Café District
18. 49th Parallel

HOTELS

19. St-Paul Hotel
20. Alt Montréal Hotel
21. Griffintown Hotel

BIXI STATIONS



- William / Robert-Bourassa
- William / Saint-Henri
- Queen / Wellington
- St-Maurice / Robert-Bourassa
- Duke / Brennan

ACCESS

REM

Griffintown Bernard-Landry | 🚶 3 min.

Metro

Square Victoria-OACI | 🚶 9 min.

Highways

🛣️ Highway 10 | 260 m.

🛣️ Highway 720 | 1.1 km

- Old-Montréal
- Cité Multimédia
- Griffintown

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Contact

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