

CLASS A OFFICE LOCATED IN THE HEART OF MONTREAL'S BUSINESS DISTRICT

300



de Maisonneuve W.



A WORKPLACE THAT OUTPERFORMS

At 999 de Maisonneuve W., the workday comes with more built in. Offering modern suites, elevated amenities including a fully renovated conference center and a prime position in Montréal's Central Business District, this 18-storey postmodern office tower delivers the prestige, convenience and connectivity sought by today's leading companies.



18-storey office tower

272,347 SF building

15,000 SF typical floor



- SMALL SUITES TO FULL-FLOOR OPPORTUNITIES
- STATE-OF-THE-ART CONFERENCE CENTRE
- PENTHOUSE FITNESS CENTER & SHOWERS
- INTERIOR PARKING WITH EV CHARGING
- TOP OF BUILDING SIGNAGE OPPORTUNITY
- CONNECTED TO THE UNDERGROUND CITY NETWORK
- NEW RESTAURANT COMING SOON



DESIGNED
TO IMPRESS

 de
Maisonneuve W.

On-Site Amenities



- 

FITNESS CENTER & SHOWERS
- 

STATE-OF-THE-ART CONFERENCE CENTER
- 

INTERIOR PARKING VIA CLICKNPARK
- 

BICYCLE PARKING
- 

24/7 ONSITE SECURITY
- 

TD BANK



AVAILABILITIES

18TH FLOOR

Suite 1810 – 3,162 SF

Boutique spaces to contiguous large-block opportunities to accommodate companies of all sizes.

17TH FLOOR

Suite 1775 – 1,234 SF

11TH FLOOR – 12,799 SF

*Contiguous up to 25,997 SF combined with 10th floor

10TH FLOOR – 13,011 SF

8TH FLOOR

Suite 800 – 4,336 SF

7TH FLOOR

Suite 700 – 1,816 SF

Suite 775 – 1,747 SF

6TH FLOOR

Suite 615 – 3,558 SF

Suite 650 – 2,729 SF

5TH FLOOR – 15,181 SF

3RD FLOOR – 16,978 SF

Available as of March 1st 2027

*Contiguous with 2nd floor

2ND FLOOR – 15,887SF

GROUND FLOOR RETAIL

RC30 – 507 SF

[Download Floor Plans](#)

LEASING INFORMATION

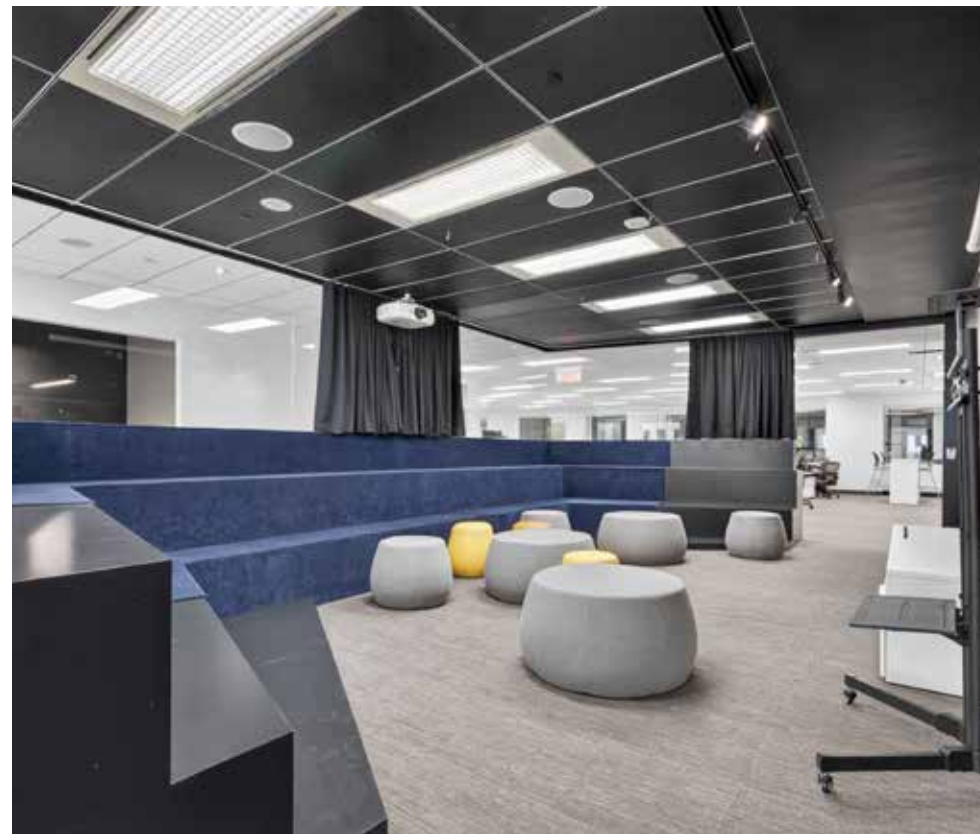
TERM	5 YEARS	10 YEARS
Net Rent	\$22.00	\$21.00 (years 1-5) \$24.00 (years 6-10)
Additional Rent	\$25.67	\$25.67
Electricity & Cleaning	Included	Included
Gross Rent	\$47.67	\$46.67
Allowance	\$35.00	\$50.00



Move-In Ready

Boutique to Full-Floor Suites

de
Maisonneuve W.



EXPERIENCE THE PULSE OF DOWNTOWN

100
Walk Score

100
Transit Score

100
Bike Score



UNDERGROUND CITY

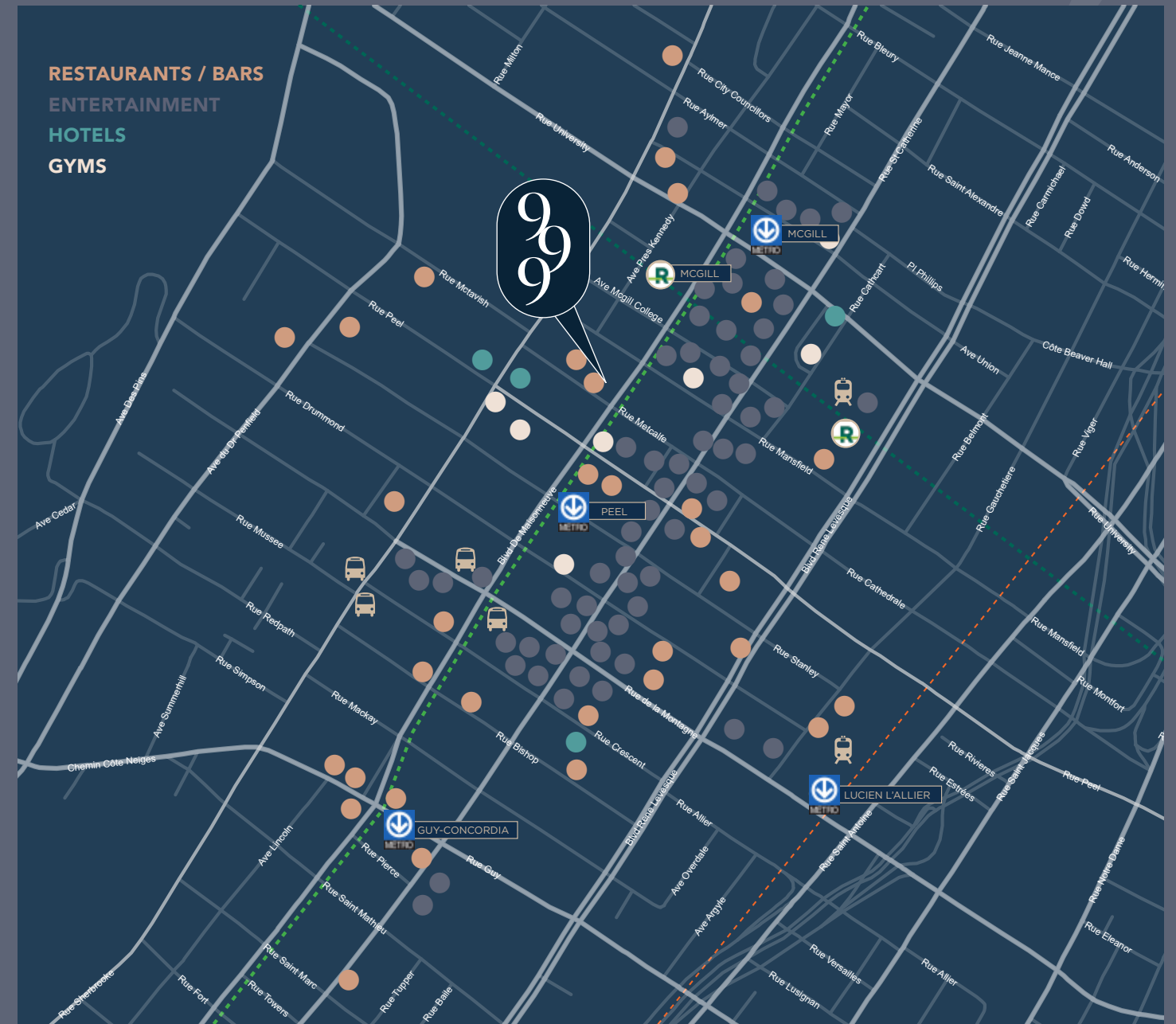
Connected beneath the downtown core, Montréal's famed RÉSŌ is a 33-kilometer indoor pedestrian network, linking metro stations, amenities and office towers for a convenient all-season experience.

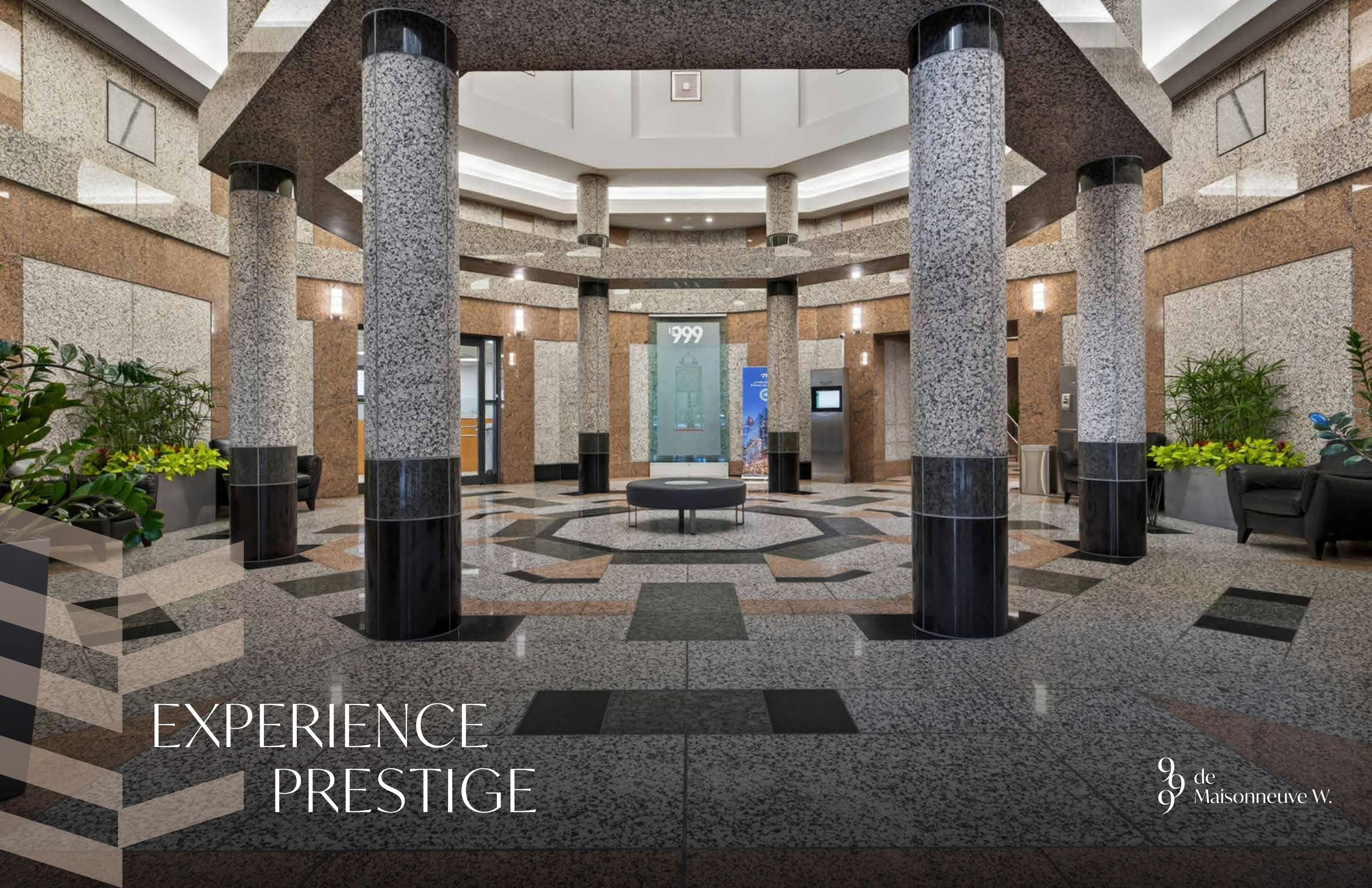


From seamless morning commutes to client lunches and after-work plans, Downtown Montréal surrounds tenants with convenient metro access, walkable amenities and the dynamic energy that keeps teams engaged and energized.

Within 1 Km radius:

24 HOTELS **79** SHOPPING **44** RESTAURANTS / BARS





EXPERIENCE
PRESTIGE

 de
Maisonneuve W.



de
Maisonneuve W.

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