

# 75 Queen

La Cité



# Welcome to La Cité

La Cité is undergoing a staged transformation to upgrade select common areas, public realm features and integrate new retail, green space and building amenities to create a distinctive urban workspace experience that prioritizes human connection alongside the ease of everyday conveniences.

# The Neighbourhood

At the intersection of several dynamic neighbourhoods, La Cité is an extension of the downtown's established business community, infused with the artistic, cultural and historical elements of Old Montréal and the vibrancy and youthful energy of Griffintown.

The unique collection of assets at La Cité supports a wide range of businesses. From small to large, established to startup, the concentration of assets in La Cité ensures that users are supported today, and as their needs evolve and change.



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# Local Amenities

11

Supermarkets &  
Convenience Stores

46

Health & Wellness  
Services

20

Parks & Green  
Spaces

12

Bakeries & Cafes

33

Restaurants

5

Bars & Clubs

31

Boutiques

# Connectivity

Bus Stops

12

Bixi Stations

11

Metro Station

1

Car Sharing Station

1

Indoor Allied Parking Spots

777

Street Parking Spots

341

Daily Bus Passings

20,796



# Property Highlights

75 Queen features abundant natural light and tasteful modern finishes, crafted with an enduring quality to stand the test of time. Complementing its contemporary design, the property includes convenient underground parking for all building occupants.

Closely located to Griffintown, Old Montréal, and steps away from the future REM station, La Cité offers the ideal workday experience.

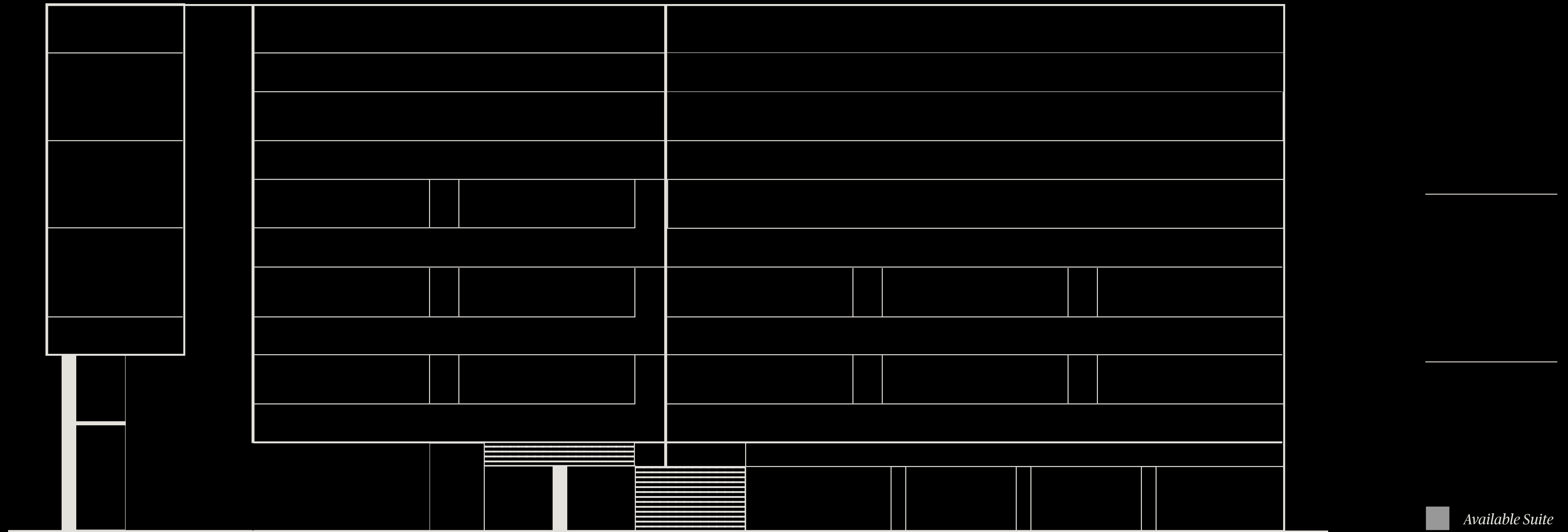
<b>CLASSIFICATION</b>	Allied Modern
<b>NET RENT</b>	Negotiable
<b>ADDITIONAL RENT</b>	\$25.20* (2024 est.)
<b>CONNECTIVITY</b>	Future REM line (5 min walk) Square Victoria Metro (10 min walk) Bus stop (1 min walk) Bixi station – electric and regular bicycles (1 min walk)

<b>FEATURED SUITES</b>	4600	4700	5200
	Level 4	Level 4	Level 5
	<b>5,532 SF</b>	<b>22,969 SF</b>	<b>24,708 SF</b>
	6300	6500	Suites 4600 & 4700 are contiguous for 28,501 SF
	Level 6	Level 6	Suites 6300 & 6500 are contiguous for 21,155 SF
	<b>7,539 SF</b>	<b>13,616 SF</b>	

*\*Includes cleaning and utilities*



# Spaces Available for Lease



# Suite Highlights

FLOOR	4
SUITE	4600
AREA	5,532 SF
MAXIMUM CONTIGUOUS AREA	28,501 SF
AVAILABILITY	Immediate



 Available Suite

# Suite Highlights

FLOOR	4
SUITE	4700
AREA	22,969 SF
MAXIMUM CONTIGUOUS AREA	28,501 SF
AVAILABILITY	Immediate



■ Available Suite

# Suite Highlights

FLOOR 5  
SUITE 5200  
AREA 24,708 SF  
AVAILABILITY Immediate



■ Available Suite

# Suite Highlights

FLOOR	6
SUITE	6300
AREA	7,539 SF
MAXIMUM CONTIGUOUS AREA	21,155 SF
AVAILABILITY	Immediate



 Available Suite

# Suite Highlights

FLOOR	6
SUITE	6500
AREA	13,616 SF
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 Available Suite

# Experience La Cité

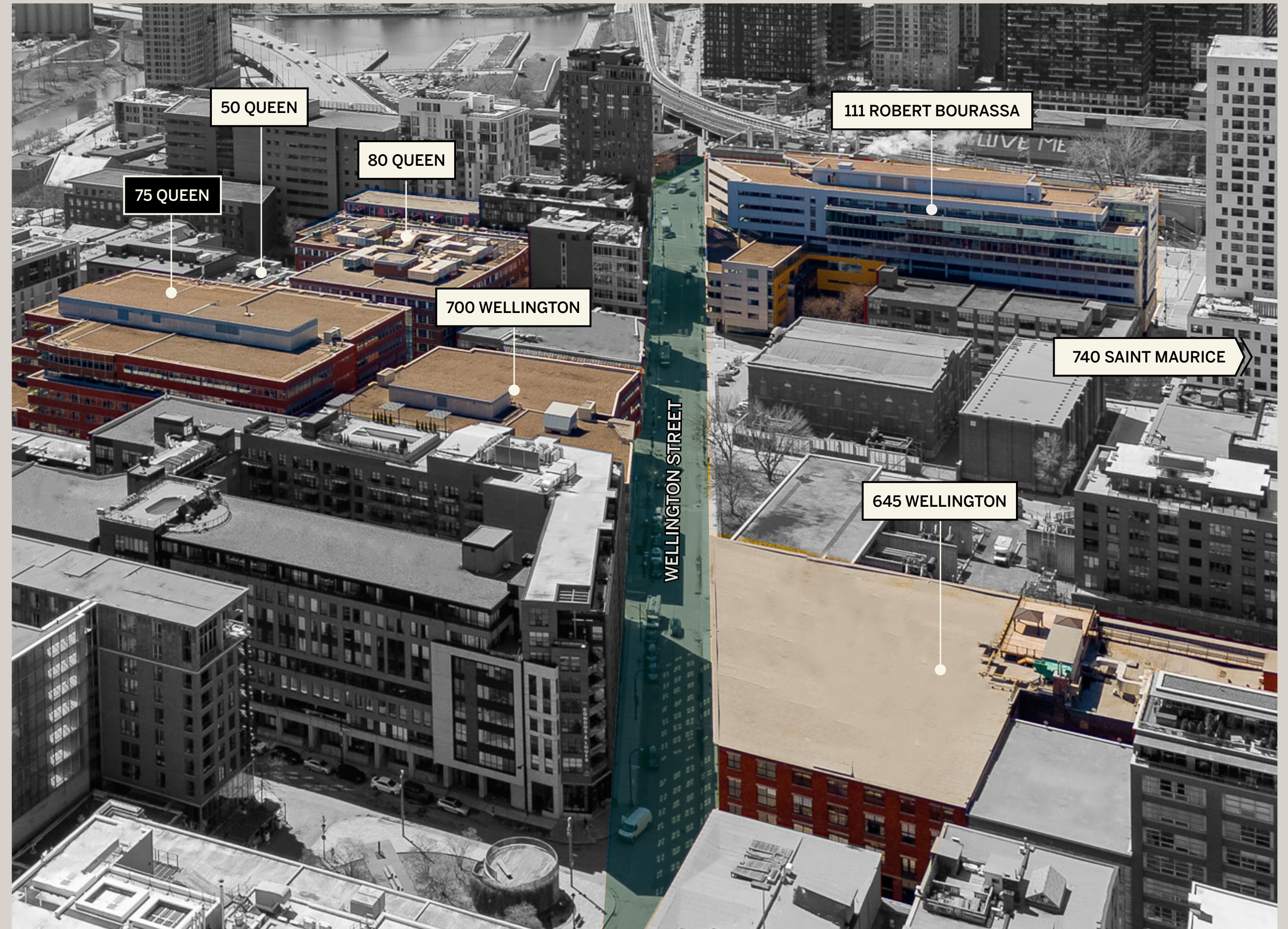
Feel invigorated and supported in your workday,  
from arrival to departure, from here to home.

# Mixed-Used & Amenity Rich

Members of the La Cité community can move seamlessly throughout each building, accessing different services and spaces including:

- Bicycle parking
- Renovated bike room with showers, electric bike charging & bicycle repair station
- Parking facilities with electric vehicle charging stations and car wash
- Bookable meeting room
- Updated lobby ideal for events and gatherings
- Forme by Allied fitness facility with showers, sauna and towel service

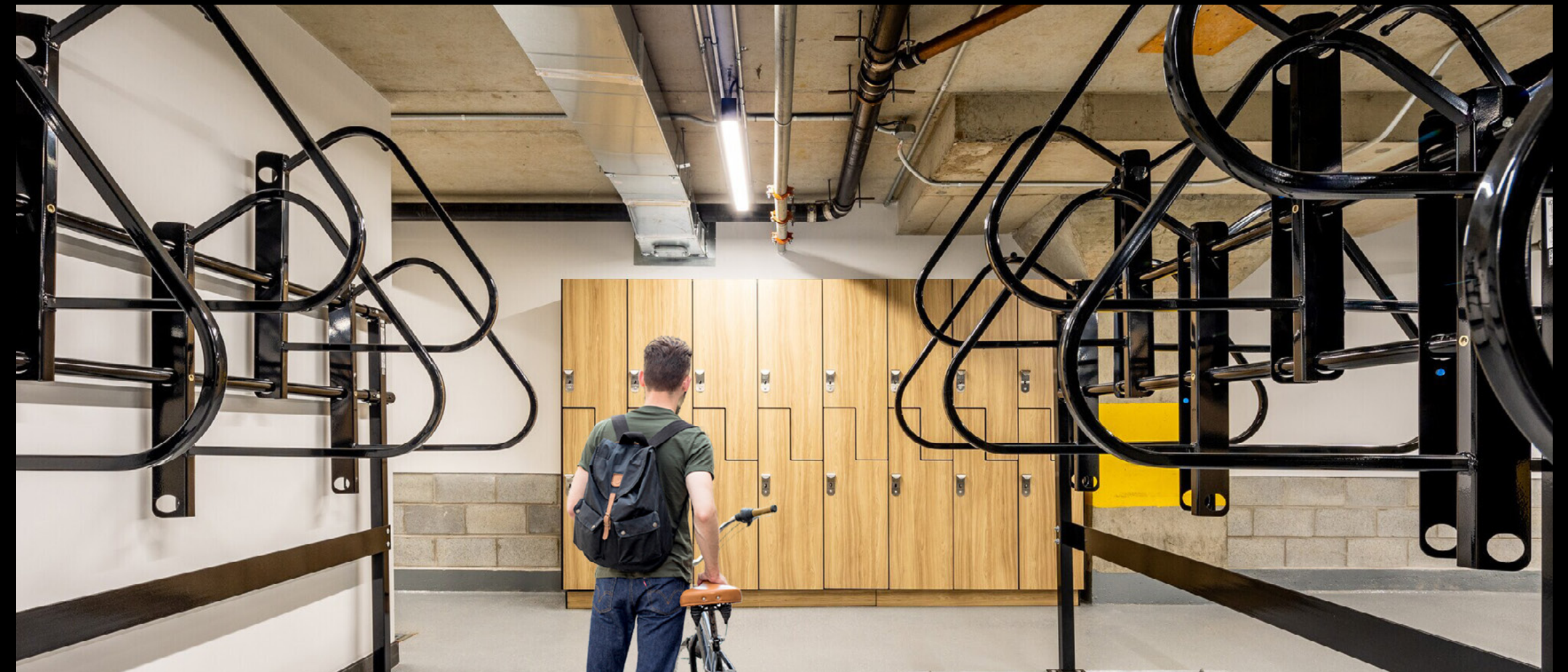
Wellington Street, as the artery of the community, will also be transformed to integrate more food and beverage as well as retail amenities, bringing energy and vibrancy to the area.



\*740 St. Maurice not shown



Forme by Allied fitness facility at 80 Queen.



Bike parking and showers at 111 Robert-Bourassa.



Bookable meeting room at 111 Robert Bourassa.



Updated lobby ideal for events and gatherings at 111 Robert Bourassa.



Green space at 111 Robert Bourassa.

# Neighbourhood Map

## RESTAURANTS

1. Caffè Un Po' di Più
2. Monarque
3. Holder
4. Moishes
5. Toqué!
6. Da Emma
7. Mano Cornuto
8. Place Carmin
9. Fleurs & Cadeaux
10. Le Serpent
11. Neotokyo
12. Jellyfish
13. Moretti
14. Moretti Griffintown
15. Palma
16. India Rosa

## THE BREAKFAST CLUB

17. Le Cartes
18. Mélisse
19. Dandy

## FOOD ON THE RUN

20. Bvrger by Christian Ventura
21. Olive et Gourmando
22. Il Miglio Express
23. Sushi Shop
24. Mokafe
25. Tejano BBQ
26. Nevski
27. Les Grillades du Cèdre

## CAFÉS

28. Paquebot
29. Crew Collective
30. 49th Parallel
31. Mano Figa

32. Café Olimpico
33. Cafecito
34. Tommy Café
35. Le Café Pick Me Up

## BARS & PUBS

36. Cold Room
37. STILLIFE
38. Monopole
39. Nh•Âu Bar
40. El Pequeño
41. Sans Soleil
42. Wolf and Workman
43. Pub Saint-Pierre

## ACCOMODATION

44. Gault Hotel
45. Hotel Uville
46. Hotel Monville
47. Hotel William Gray
48. Hotel Intercontinental Montréal
49. W Montréal

## ARTS & ENTERTAINMENT

50. Centaur Theatre
51. Darling Foundry
52. Centre PHI
53. Pointe-à-Callière

## HEALTH & WELLNESS

54. Spa Bota Bota
55. Spa Scandinave
56. Luna Yoga
57. B.cycle
58. Maxwell Salon & Spa
59. Dermapure
60. The Ten Spot
61. Roze Pilates

62. Orangetheory Fitness
63. Le Hideout
64. Coiffure Blunt
65. Ongles Griffintown
66. Soie Clinique Dentaire

## LOCAL GROCERS

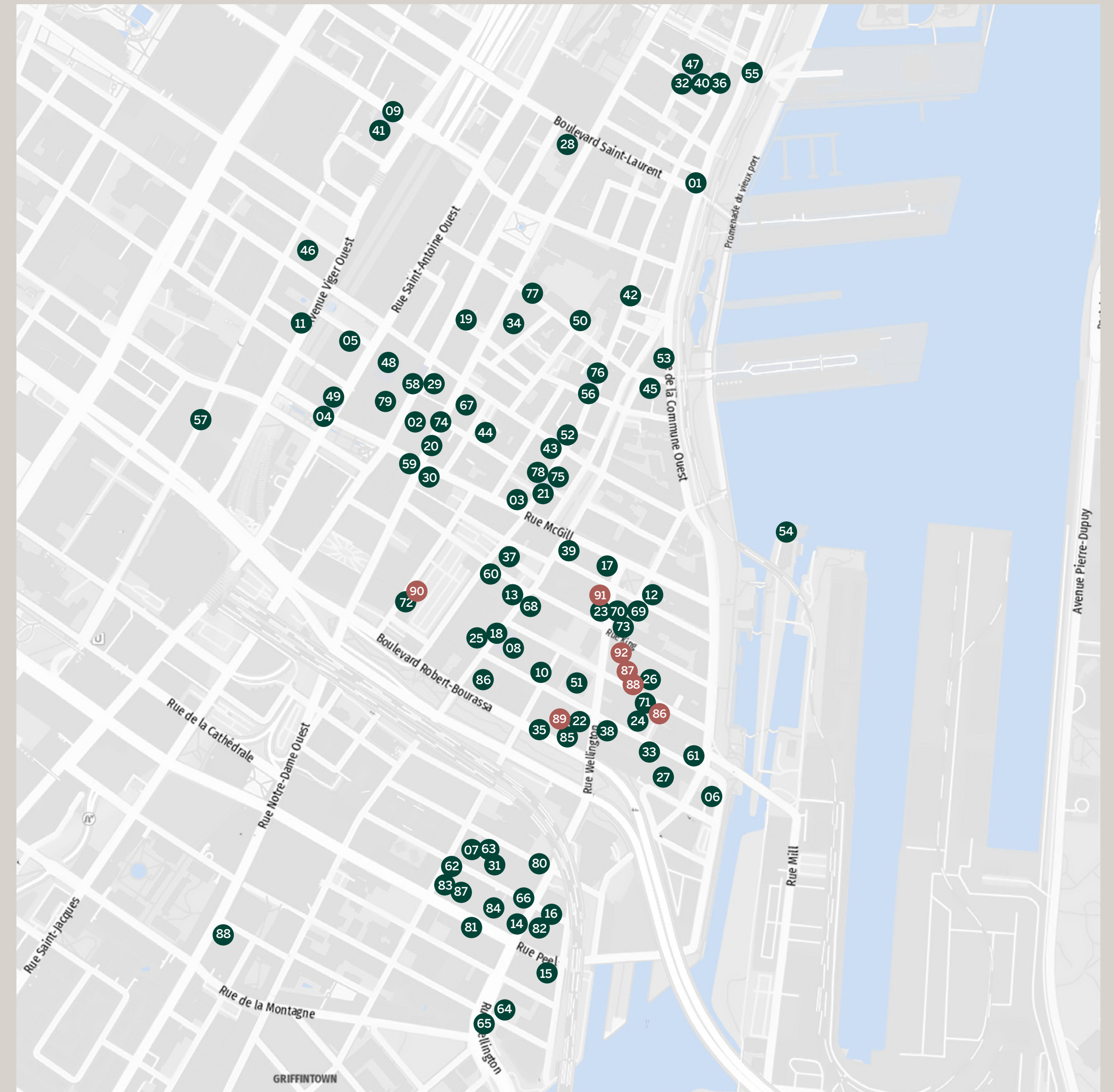
67. Le Petit Dep
68. Le Beau Marché
69. Dispensa
70. Chez Potier
71. Marché Aisle 24
72. IGA
73. Adonis
74. Metro

## RETAIL THERAPY

75. Rooney
76. Espace Pepin + Maison Pepin
77. Naïf
78. L'Affichiste
79. Station 16 Editions
80. Europa & Prfkt
81. West Elm
82. Must
83. EQ3
84. SAQ
85. Allo Velo Boutique

## ALLIED PROPERTIES

86. 50 Queen
87. 75 Queen
88. 80 Queen
89. 111 Robert-Bourassa
90. 740 Saint-Maurice
91. 645 Wellington
92. 700 Wellington



# La Cité

READ MORE ABOUT LA CITÉ [HERE](#)

Distinctive spaces that can only be experienced —  
contact our team to schedule a tour.

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**ALLIED**

