



COWORKING SPACE AVAILABLE FOR LEASE

Centre de Commerce Mondial de Montréal

747 SQUARE-VICTORIA
MONTRÉAL, QUÉBEC



A Piece of History For Lease

Inaugurated in 1992 to accommodate a new generation of downtown office users, CCMM exemplifies urban renewal & architectural preservation.

The complex is a community of 17 historical buildings which were built between 1840 and 1960. Many of the original stone walls and facades from these heritage properties can still be found in the building today. On public display in the complex, passers-by can view a remnant of the Berlin Wall that was given to the city in 1992.

Beyond office space, CCMM is a mixed-use complex that offers dynamic retail amenities and is connected to the underground network. These unique spaces are filled with natural light and bordered by historical elements such as the city's original defence wall (Fortification Lane).

Property Features

-  Meaningful History & Design
-  Connectivity (physical & technological)
-  Distinctive Environment
-  Diverse Gathering Spaces
-  Conveniently Situated





This coworking space in Montreal's World Trade Centre offers a prime location with excellent connectivity. Featuring all-inclusive amenities such as a receptionist, conference rooms, and kitchen facilities, it provides flexible, fully-furnished workspaces. With Gold-certified internet and easy access to public transport, it caters to modern professionals seeking a dynamic work environment.

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Class:	A
Available area:	+/- 10,000 SF (leasable)
Floor:	7 th Floor
Term:	1 to 5 years
Availability:	Immediate
Monthly rent:	Contact Broker
Services included:	Reception, Internet, mail management, Conference rooms, Kitchens, Common areas
HVAC:	6am - 7pm
Elevators:	8 Passenger Elevators & 2 Freight elevators
Ceiling Height:	11'9" minimum
Parking Ratio:	1:1,750 s.f.





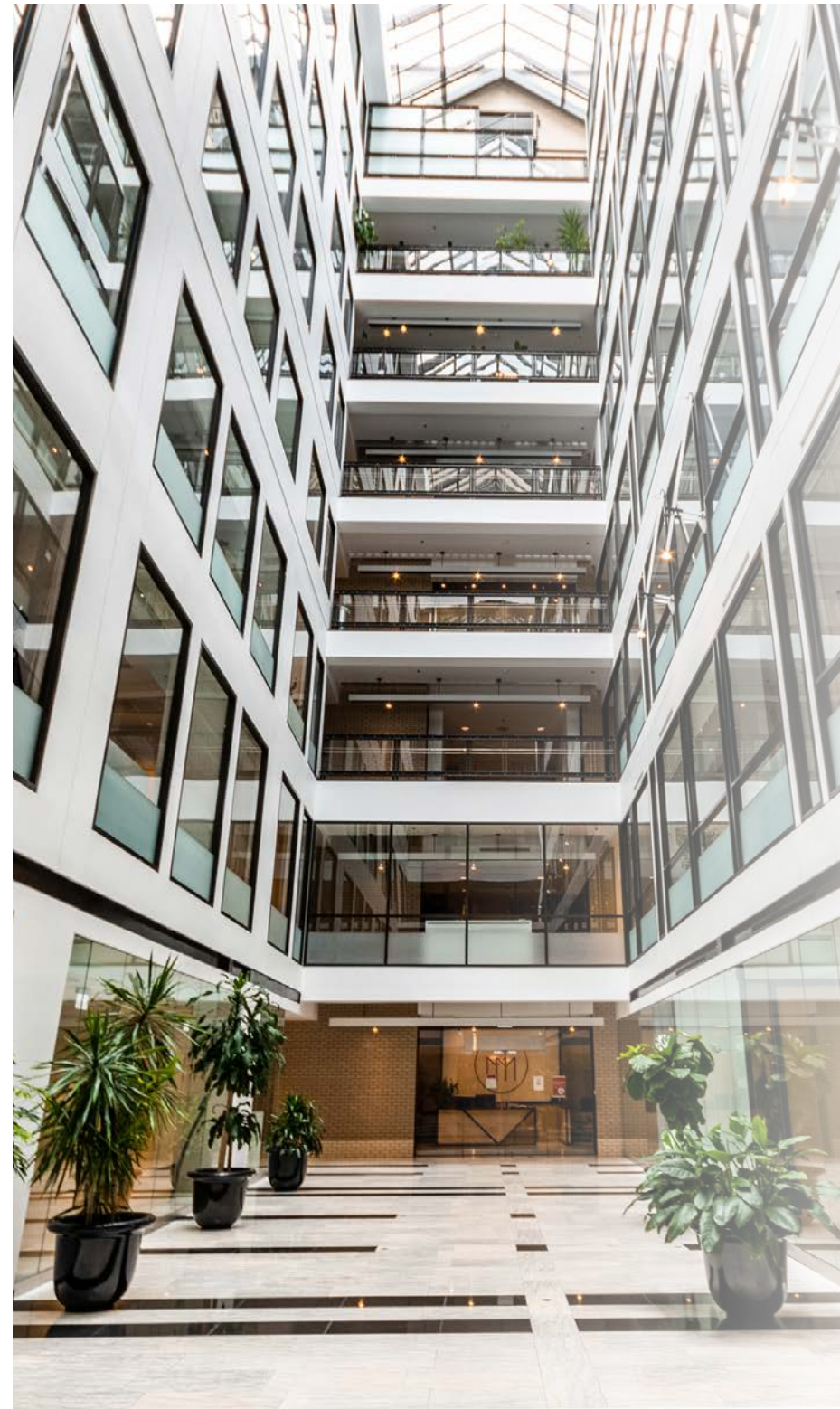
What's Cova?

Workspaces built around you

More than just a coworking space, Cova helps companies create custom workplaces designed to reflect their culture and support performance.

We offer turnkey environments that combine smart design, thoughtful hospitality, team-building activities, wellness services, and full space management.

At Cova, the office becomes a strategic tool for engagement and team cohesion once again.

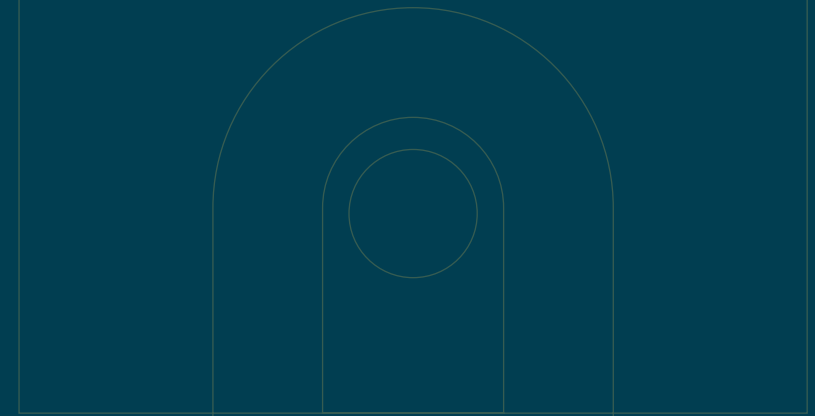


The location

Cova is a flexible workspace located in the iconic CCMM building in downtown Montreal, directly connected to Square-Victoria metro. With 35,000 SF of private suites and coworking space, every office benefits from natural light thanks to multiple atriums. Forget windowless internal offices—Cova offers a bright, inspiring environment with balconies overlooking the Ruelle des Fortifications and an interior terrasse where all the creativity happens. From short stays to 5-year terms, enjoy turnkey spaces designed for modern teams.

7th Floor Option 1

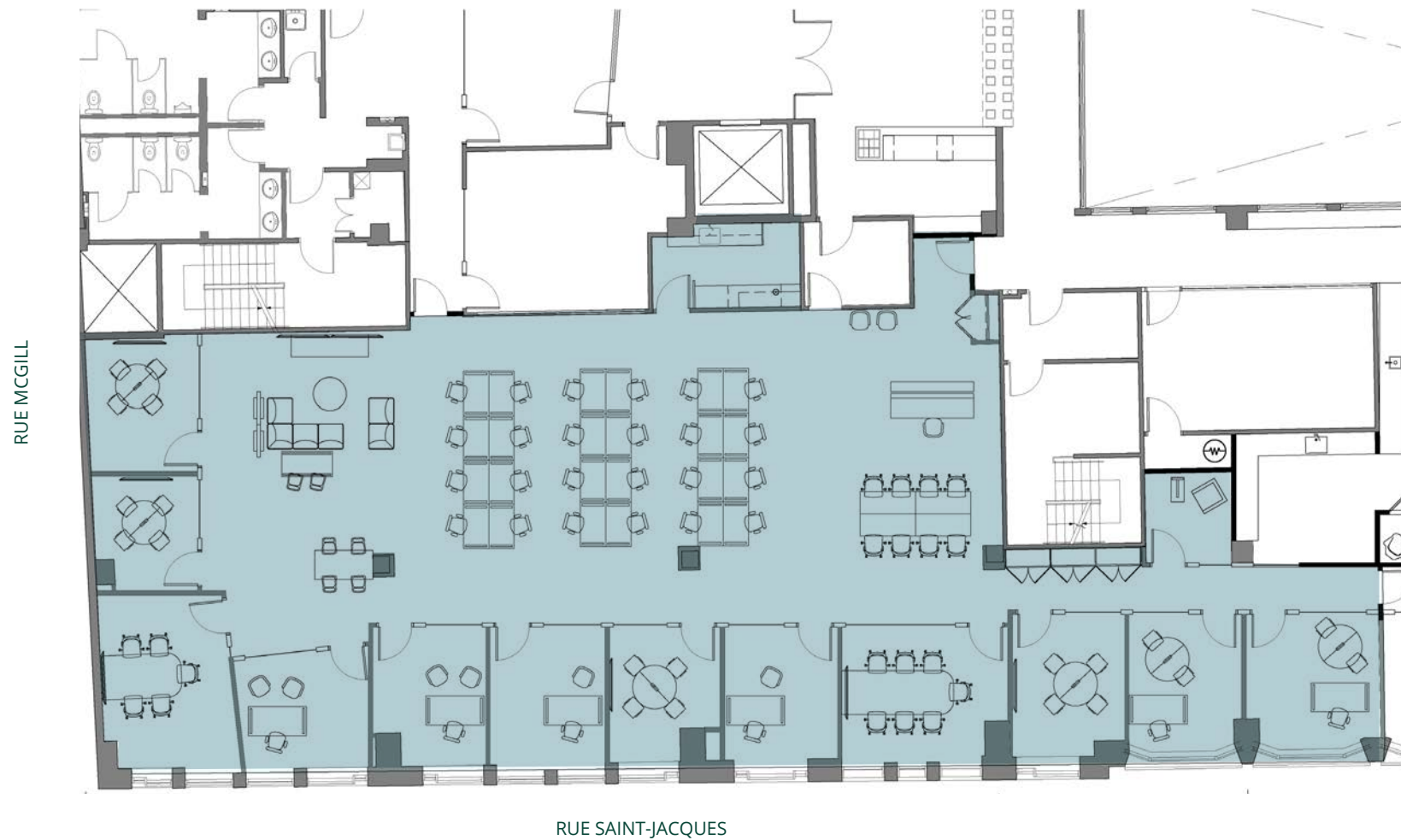
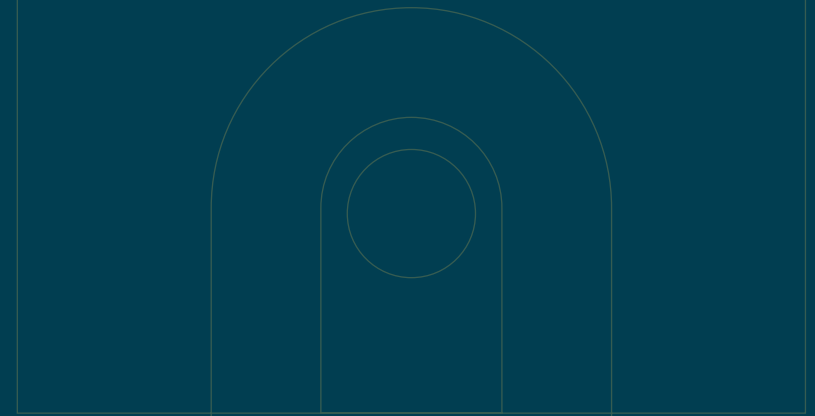
LEASABLE AREA: 10,275 SF | USABLE AREA: 4,490 SF



- 1** Reception
 - 15-24** Workstations
 - 22** Collaborative space
 - 13** Closed office/ meeting rooms
- Total maximum occupancy of 67 people**

7th Floor Option 2

LEASABLE AREA: 9,950 SF | USABLE AREA: 4,165 SF

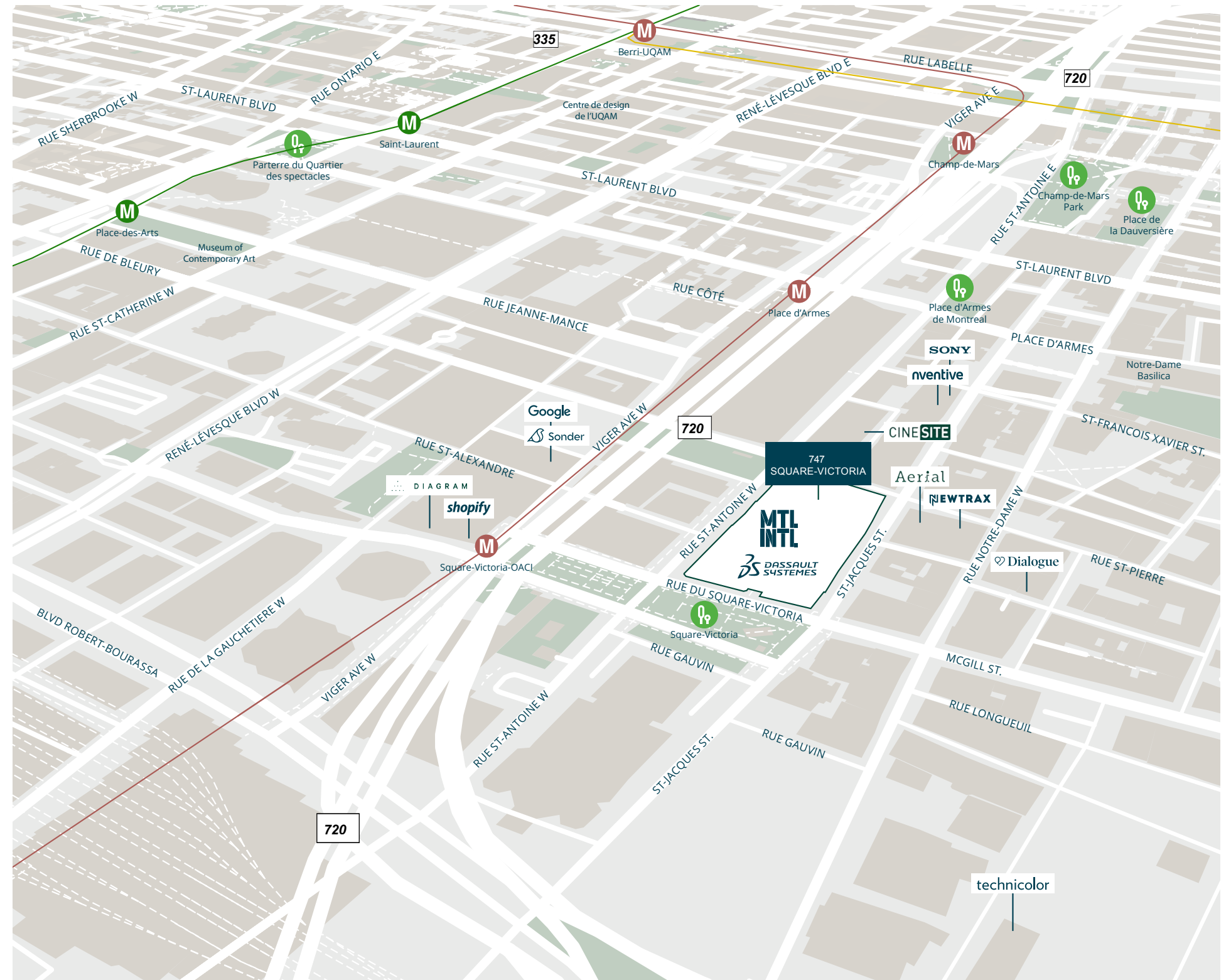


- 1** Reception
 - 24** Workstations
 - 22** Collaborative space
 - 13** Closed office/ meeting rooms
- Total maximum occupancy of 67 people**

Neighbourhood Map

Conveniently located in the Montreal International District, between Old Montreal and the Downtown Core. The complex spans an entire city block and is located on Square-Victoria on the corner of St-Antoine St. W, St-Jacques St. and St-Pierre St.

- Access directly to the **Square-Victoria metro station** and the Montreal underground network (**RÉSO**) within the building
- In close proximity to **Central Station** and the South Shore Bus Terminal
- Serviced by public transit services such as **STM** (buses, orange line, green line), **EXO**, **RTL**, and close to the future **REM** Central Station train
- Near highways such as **Bonaventure** and **Ville-Marie**
- Walking distance to **restaurants, cafés, shops and green spaces**
- Nearby Montreal's cultural centers and museums such as **Centre Phi**, **DHC Art**, **Montreal Contemporary Art Museum**, **Pointe-à-Callière Museum of Archeology** and other historic landmarks



Onsite Services



Restaurants & Cafés



Boutiques



Bank



Dry-cleaning



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Frédéric Seigneur

Executive Vice President
Real Estate Broker
Tel: 514 793-2403
frederic.seigneur@jll.com

Loraine Clamens

Associate
Real Estate Broker
Tel: 514 603-7622
loraine.clamens@jll.com

Jones Lang LaSalle Real Estate Services Inc. Real Estate Agency

1 Place Ville Marie Suite 3838
Montreal, Quebec H3B 4M6
jll.com

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