

CBRE

900

DE MAISONNEUVE WEST

**Maison
Manuvie**

Premium Office | *For Sublease*



**ZERO CARBON
BUILDING STANDARD**
Canada Green Building Council®



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Maison Manuvie. *Discover prime office spaces at the heart of Montreal's business district.*

The 28-storey office tower provides convenient access to major routes and is located near public transportation.

Maison Manuvie welcomes you to become part of a vibrant community where workspaces foster creativity and facilitate productive interactions. As the most recently constructed AAA building in Montreal, Maison Manuvie represents the pinnacle of high-quality office spaces, drawing a variety of companies seeking to take advantage of the energy of the city center.

Building Highlights



Sustainability
development programs



Spectacular views
of the city



Direct access
to McGill and Peel
Metro Stations and
underground city.



Security and access
24/7

ESG responsibility

Manulife integrates ESG considerations throughout the real estate value chain. In June 2021, the company announced a strategy to achieve an 80% reduction in greenhouse gas emissions by 2050, reflecting its commitment to a low-carbon economy.

Maison Manuvie has earned LEED Platinum status, the highest level of recognition for sustainable buildings under the globally recognized Leadership in Energy and Environmental Design (LEED) Certification system. Additionally, Maison Manuvie is the first building in Québec to receive Wired Platinum certification, acknowledging its exceptional internet reliability and security.

The Canada Green Building Council has also honored Maison Manuvie as a Net Zero Carbon Building (ZCB), which involves a rigorous annual evaluation of all carbon emissions associated with building operations to ensure the elimination of climate impacts.

80%

Reduction in greenhouse gas emissions by 2050

LEED

Platinum status certification

Wired

Platinum status certification



Our certifications





Maison Manuvie

25,000
sq. ft. each

Plug & play
opportunity

Lease expiry
November 2037

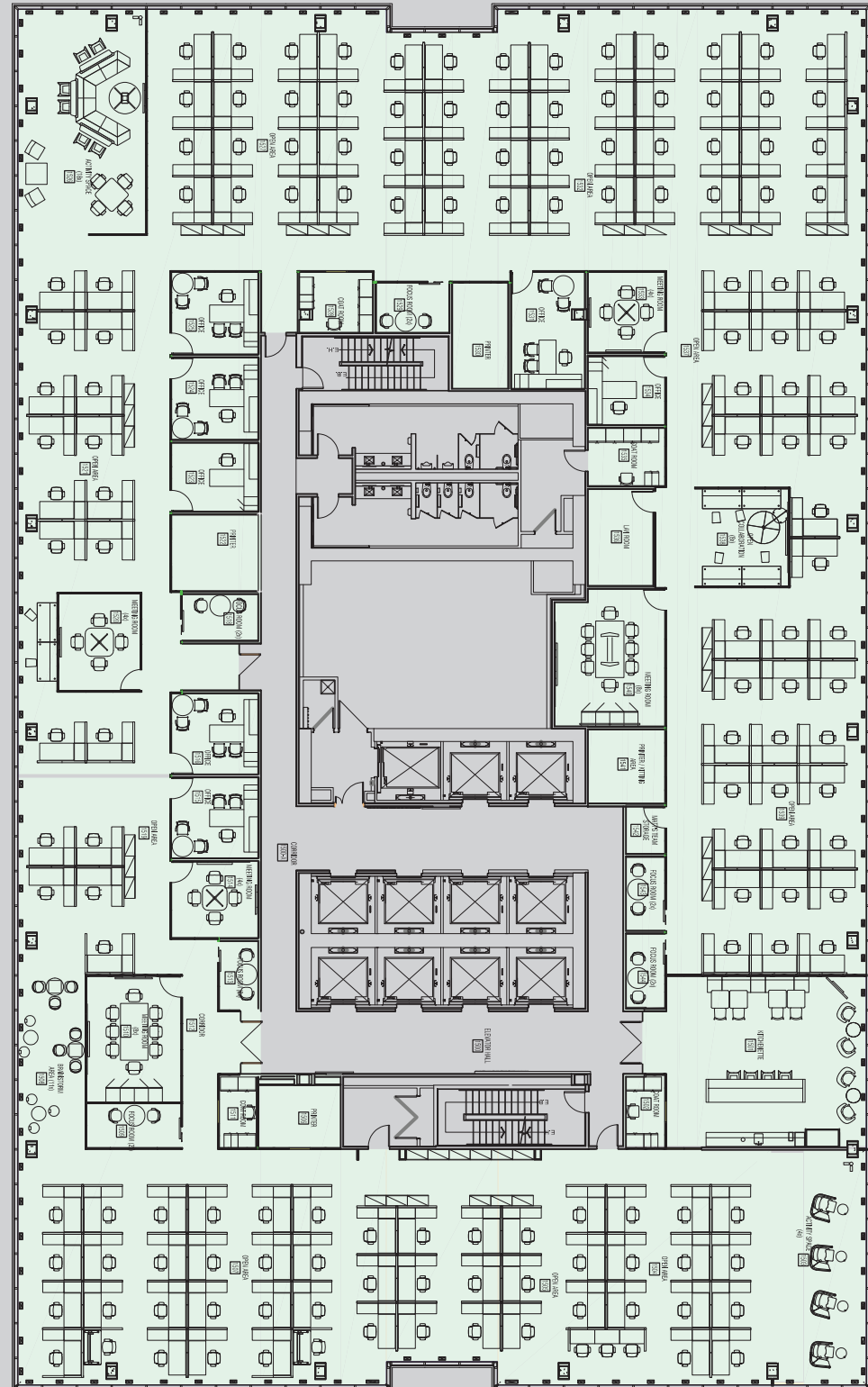
*Maison Manuvie
sublease*

2 Floors Available

→ 15th Floor

→ 16th Floor

* Floor can be subdivided.



*Sublease
available*

15th Floor

Proposed lease terms

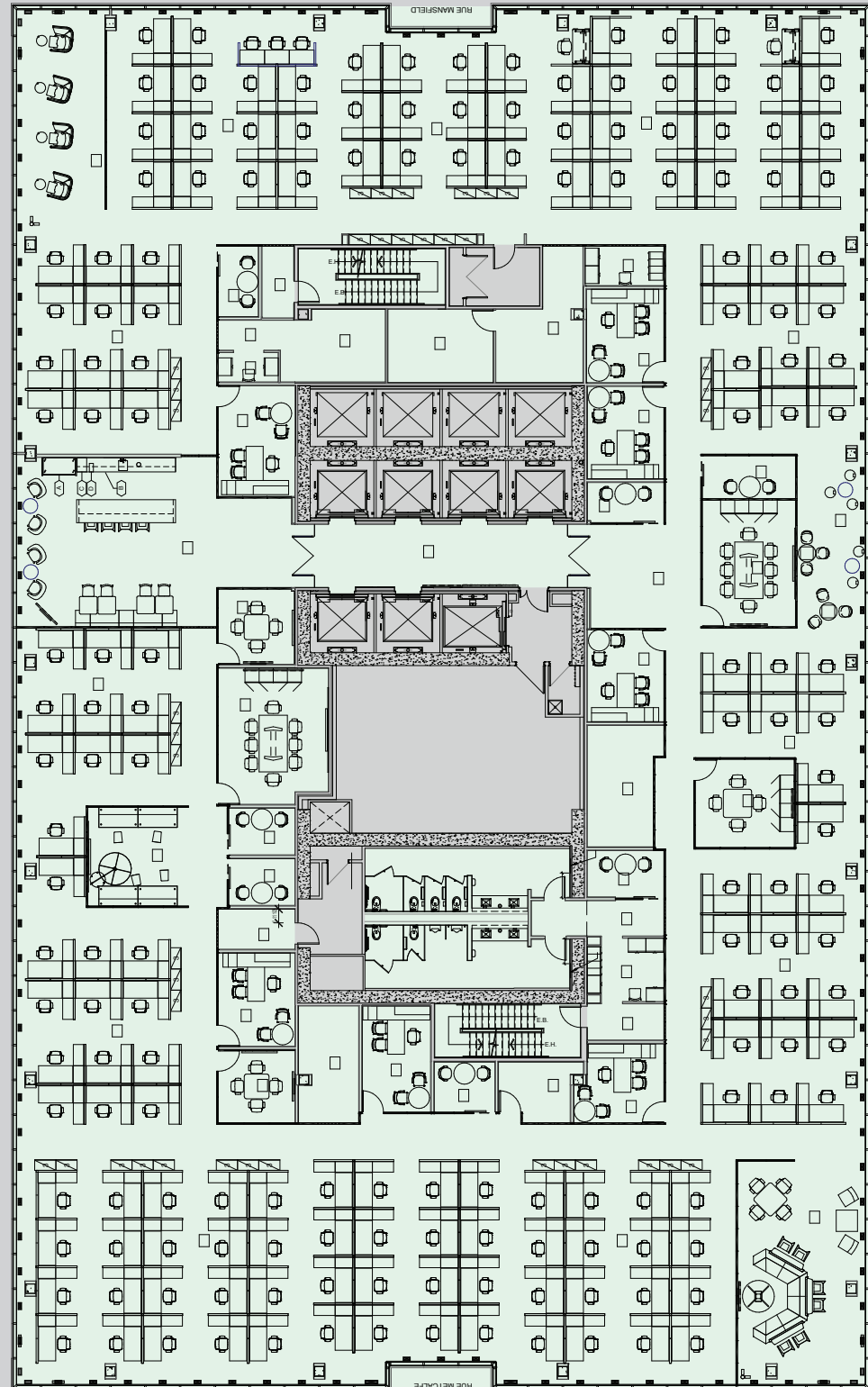
Additional Rent	\$ 31.73 per sq. ft. (2024 est.)
Base Rent	Negotiable
Electricity	Included
Cleaning	Included
Furniture	Negotiable
Parking Ratio	1:1,300 sq. ft.
Non reserved Cost/Month+txs	\$335/space
Reserved Cost/Month+txs	\$480/space

Available space

Full Floor	24,429 sq. ft.
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*Sublease
available*

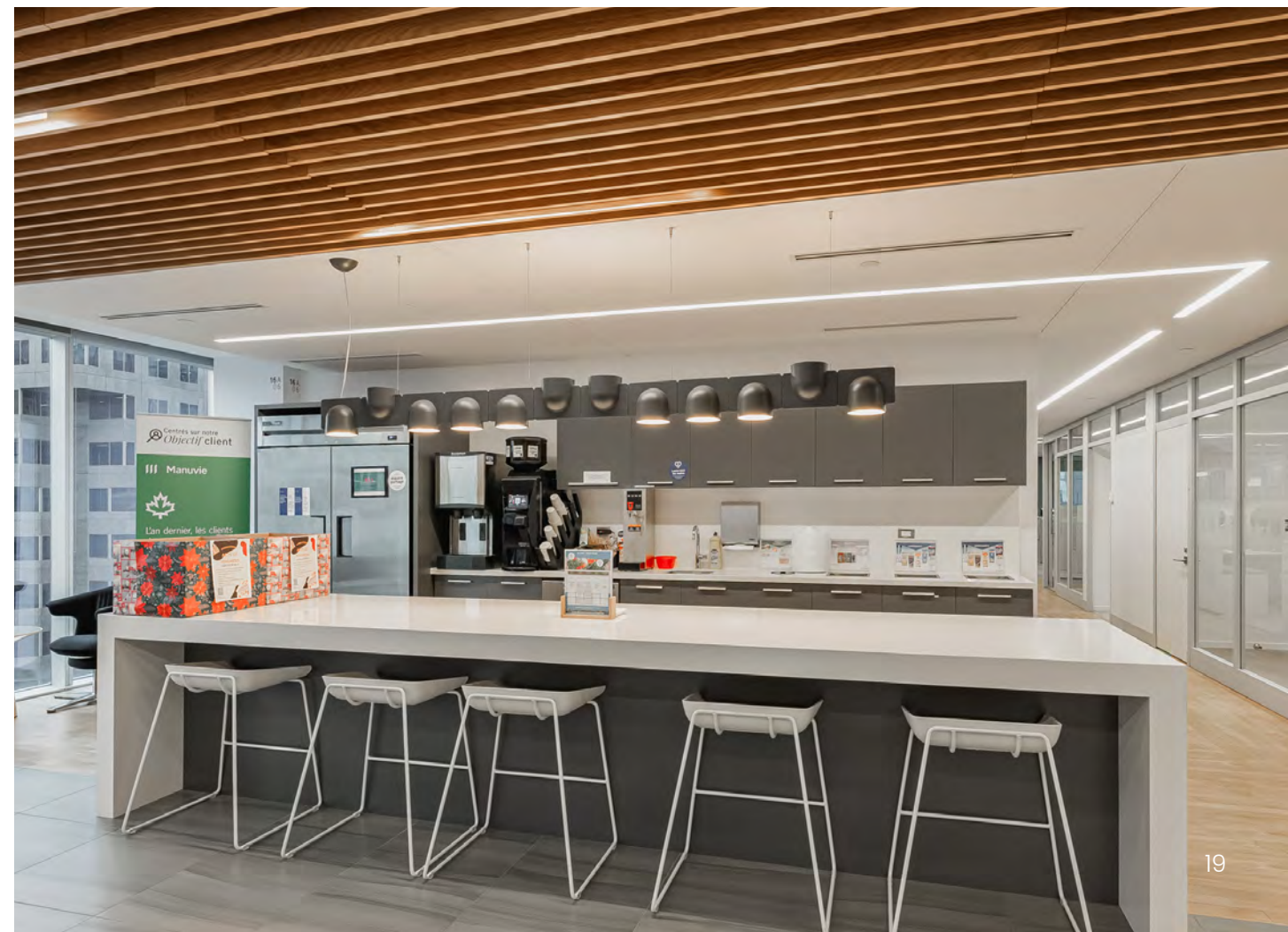
16th Floor

Proposed lease terms

Additional Rent	\$ 31.73 per sq. ft. (2024 est.)
Base Rent	Negotiable
Electricity	Included
Cleaning	Included
Furniture	Negotiable
Parking Ratio	1:1,300 sq. ft.
Non reserved Cost/Month+txs	\$335/space
Reserved Cost/Month+txs	\$480/space

Available space

Full Floor	24,467 sq. ft.
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Maison Manuvie Amenities and Services



Chic lobby
with interactive
colorimeter artwork



Materia Prima Café
located at ground-level



Lounge
located at 8th floor



Conference Center
located at 8th floor



Terrace



Electric vehicle
charging stations



Bike Room
with 114 bicycle spaces with
adjacent changing rooms,
showers and lockers



Aramark Catering

Lobby



Materia Prima café located at ground-level



Lobby with interactive Colorimeter artwork



Common Area, Lounge, Meeting Room - 8th Floor

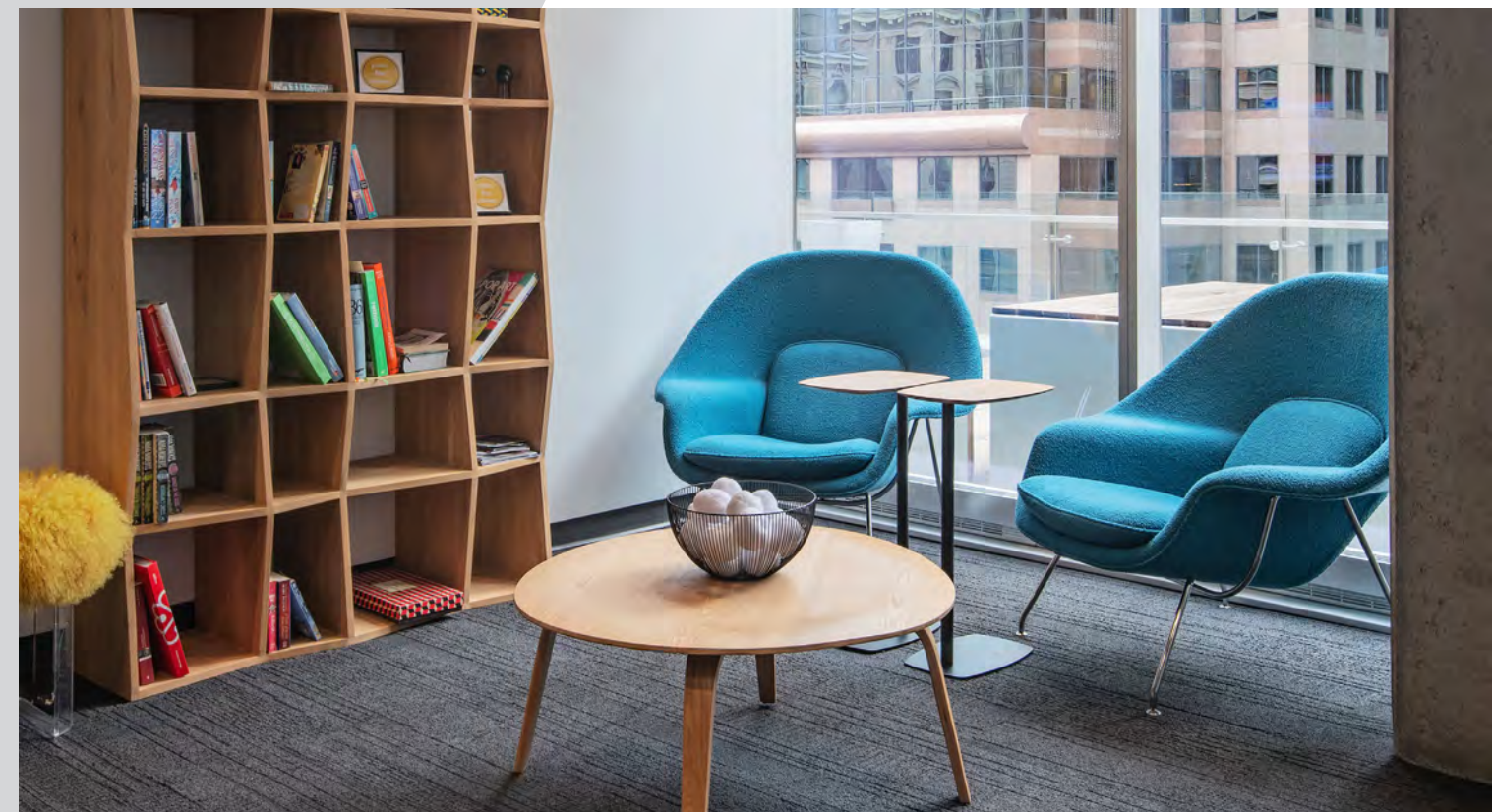


*tenant only

Modular conference center
8th floor



Lounge adjacent to the
conference Center
8th floor



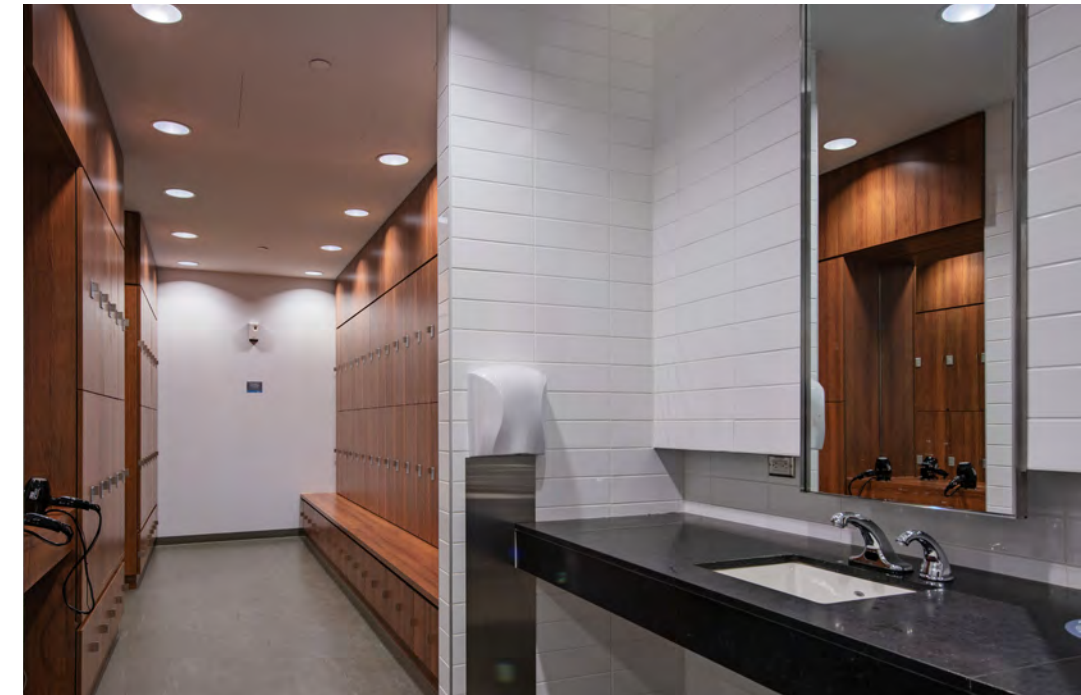
Access simplified



←
Electric Bike charging stations



↑
Bike room with 114 bicycle spaces.



→
Adjacent changing rooms with ventilation, showers, locker wis with towel service
*Tenant only

Neighborhood

A strategic location in the heart of the city.

Located in the vibrant core of Montreal's business district and urban life, 900 Boulevard De Maisonneuve Ouest is an "AAA" category building that masterfully blends functionality and prestige. Known as Maison Manuvie, this building offers an enviable position in the heart of downtown, surrounded by a multitude of cultural and activity centers.

This prime location boasts proximity to prominent landmarks such as McGill University, the Montreal Museum of Contemporary Art, Place Ville Marie, the Eaton Centre, Place Montréal Trust, and the Time Out Market, all just a few steps away.

Maison Manuvie is directly connected to Montreal's underground network and McGill Metro Station. Additionally, the Réseau express métropolitain (REM) can be accessed via Gare Centrale, a 10-minute walk either through the underground network or outdoors

The Claire-Morissette cycle path on De Maisonneuve Boulevard, between Atwater and McGill College avenues, provides excellent connectivity for cyclists throughout the city from spring to fall.

Conveniently accessible via the main thoroughways, drivers can reach the building by taking the appropriate exit after the Atwater Street exit. The site features an underground parking lot with 344 spaces, ensuring ample parking availability.



Car

900 meters from the highway exit 720 and near Jacques-Cartier point.

360 underground parking spaces with electrical terminals available.



Metro

Rider's Paradise (Transit Score 95)

1 minute walk from Peel station.

1 minutes walk from McGill station. (Connection between the orange, green and yellow lines.)



Bus

Bus Line 125, 15, 185, 355, 356, 358, 364, 365 and 420 in proximity.



Biking

Very Bikeable (Bike Score 98)

Secure bicycle storage on site offering 114 spaces.

Several Bixi in front of the building entrance.



Walk

Walker's Paradise (Walk Score 100)





*For more information,
please contact*

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