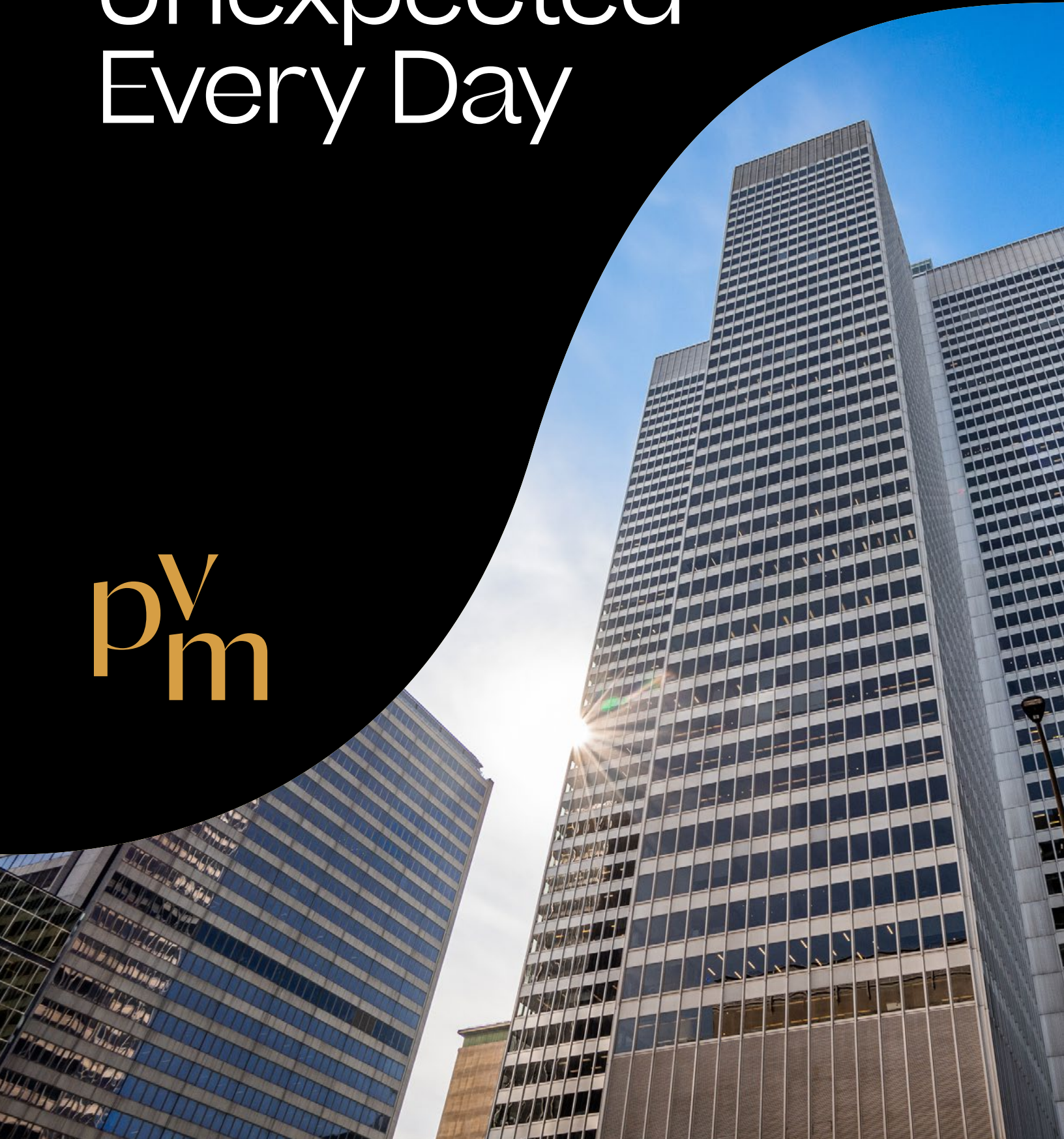


Expect the
Unexpected
Every Day

p^v_m



Where Living and Work Intersect

PVM is the heartbeat of Montreal.
A business campus where culture,
cuisine and lifestyle come together.
Where visionaries and creators meet,
in the centre of the downtown core.

It's where tomorrow's leaders are shaping
the future, today. Our workplaces are
designed to suit occupants' lifestyles and
make their daily lives easier, now and in
the future.



Class AAA
office space



Flexible office spaces
focused on creativity,
collaboration and
innovative ideas



A combination of private
offices, conference
rooms and open-plan
workspaces



Abundant windows
offering breathtaking
views of the city and
plenty of natural light



Be Part of PVM

In addition to a variety of shops and restaurants, PVM tenants and their employees benefit from a multitude of services.

A Building of Choice

- **Connectivity**
The digital infrastructure ensures a fast, reliable connection in all common areas.
- **Elevators**
Over 40 elevators equipped with a destination control system.
- **Certifications**
PVM is recognized and has won numerous awards for its commitment to create living spaces that promote the well-being of people and communities, while reducing its ecological footprint.

A Vibrant Workplace

- **Community**
Engaging activities for its tenants and their occupants are offered throughout the year.
- **Culture**
On-site works of art, plus access to the Musée d'art contemporain (MAC), temporarily relocated to the campus while renovations are underway.
- **Galerie PVM**
A revamped offering that makes daily life easier for the business community, with exclusive services and a carefully curated retail mix.
- **Esplanade PVM**
A terrace open to Montreal, accessible day and night, offering programming that encourages better living and culture.

Easy to Get to, Easy to Enjoy

- **Multiple Transit Options**
Direct access to the underground RESO, two metro lines, two train stations and the REM.
- **Indoor Parking**
700 parking spaces reserved for tenants and 200 spaces for visitors.
- **EV Charging Stations**
Four public charging stations for electric cars in the indoor parking garage, plus two stations reserved for Communauto members.
- **Bicycle Parking**
A secure bicycle parking area for occupants.

Unparalleled Services



myCampusPVM
mobile app



Concierge
service



Dedicated
management team



24/7
security



Daycare



Changing rooms
and showers

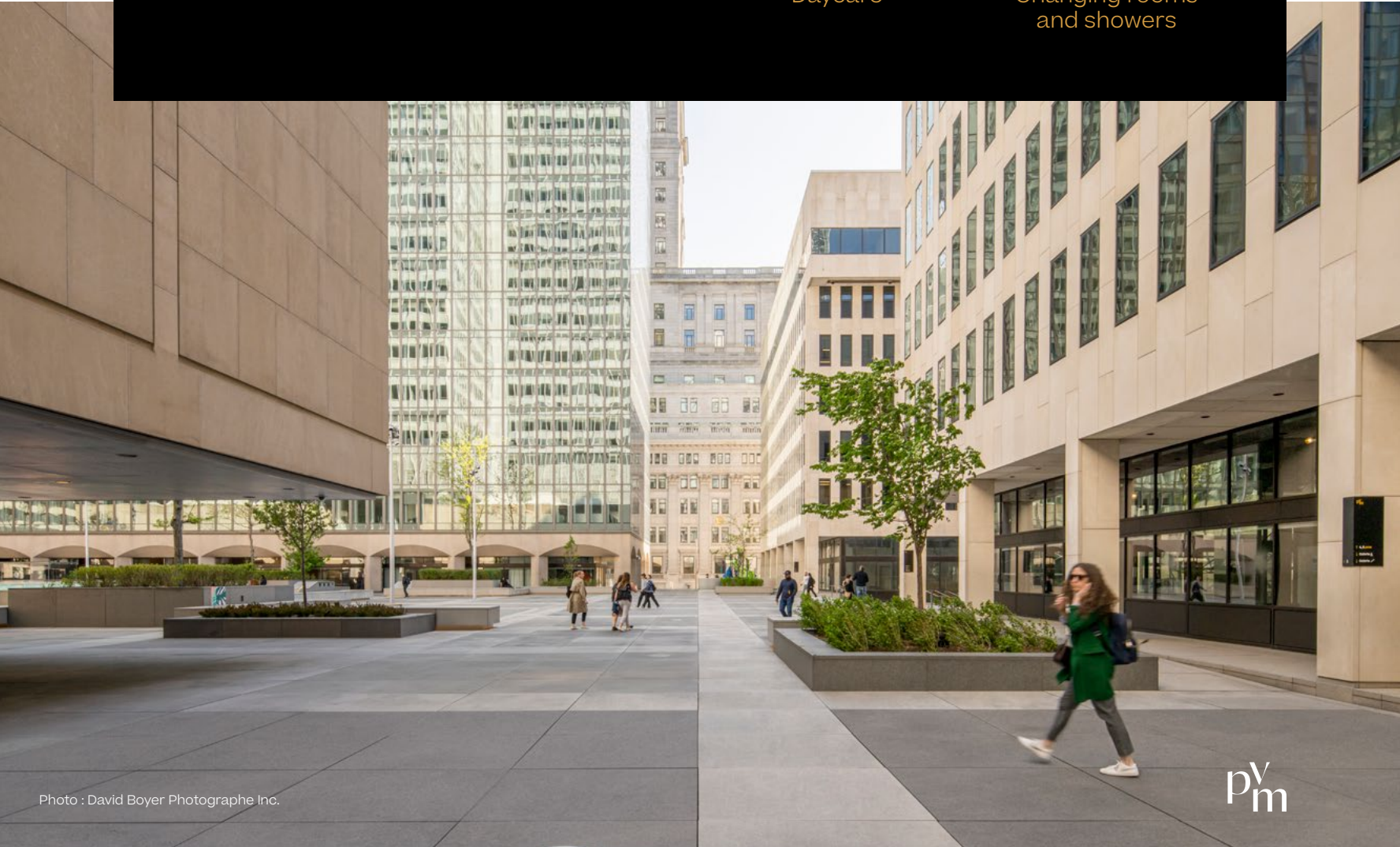


Photo : David Boyer Photographie Inc.



Campus p^V_m

Making Daily Life Easier for Our Community



La Conciergerie

PVM offers tenants and building occupants access to a concierge service through the myCampusPVM app. The La Conciergerie team offers a full array of convenient services:

- Bespoke event planning.
- Health and wellness services.
- An eco-friendly garment cleaning and alteration service.
- Mail forwarding.

myCampusPVM Mobile App

This exclusive app provides PVM occupants with:

- Exclusive on-site services.
- A news feed featuring contests, promotions and events at PVM and properties in the heart of downtown.
- Real-time public transit updates to help workers plan their commutes.

The FLEX: the space that reinvents your meetings

PVM offers a number of distinctive amenities, including spaces that complement traditional offices. Located on the 29th floor of 1 PVM, the FLEX offers:

Rooms that can accommodate up to 100 people.

Rooms that can be reserved according to your needs (hour, day, evening, week, month).

Innovative technology designed for both in-person and hybrid meetings.

A relaxation area with breathtaking views of the city.

A coffee and hot drinks counter.



Photo : Philippe Bernard



Photo : Philippe Bernard



Photo : Philippe Bernard

Elevate your Projects

The Sommet PVM showcases a unique gastronomic experience and an exclusive occupant experience, where refinement reaches new heights.

— 44th FLOOR

RoseOrange : A Spectacular Terrace

Perched at the highest point overlooking the city, RoseOrange is the place to be for savoring summer bites and refreshments.



RoseOrange

— 44th FLOOR

Cappello: Fine Italian Cuisine

Whether for a business dinner, a family supper, or a special occasion, Cappello combines tradition and modernity in its generous and attentive cuisine.



Cappello

— 45th FLOOR

Succumb to the Charms of Sora45

Wine by the glass, signature cocktails and a sumptuous selection of sushi await you in an intimate atmosphere.

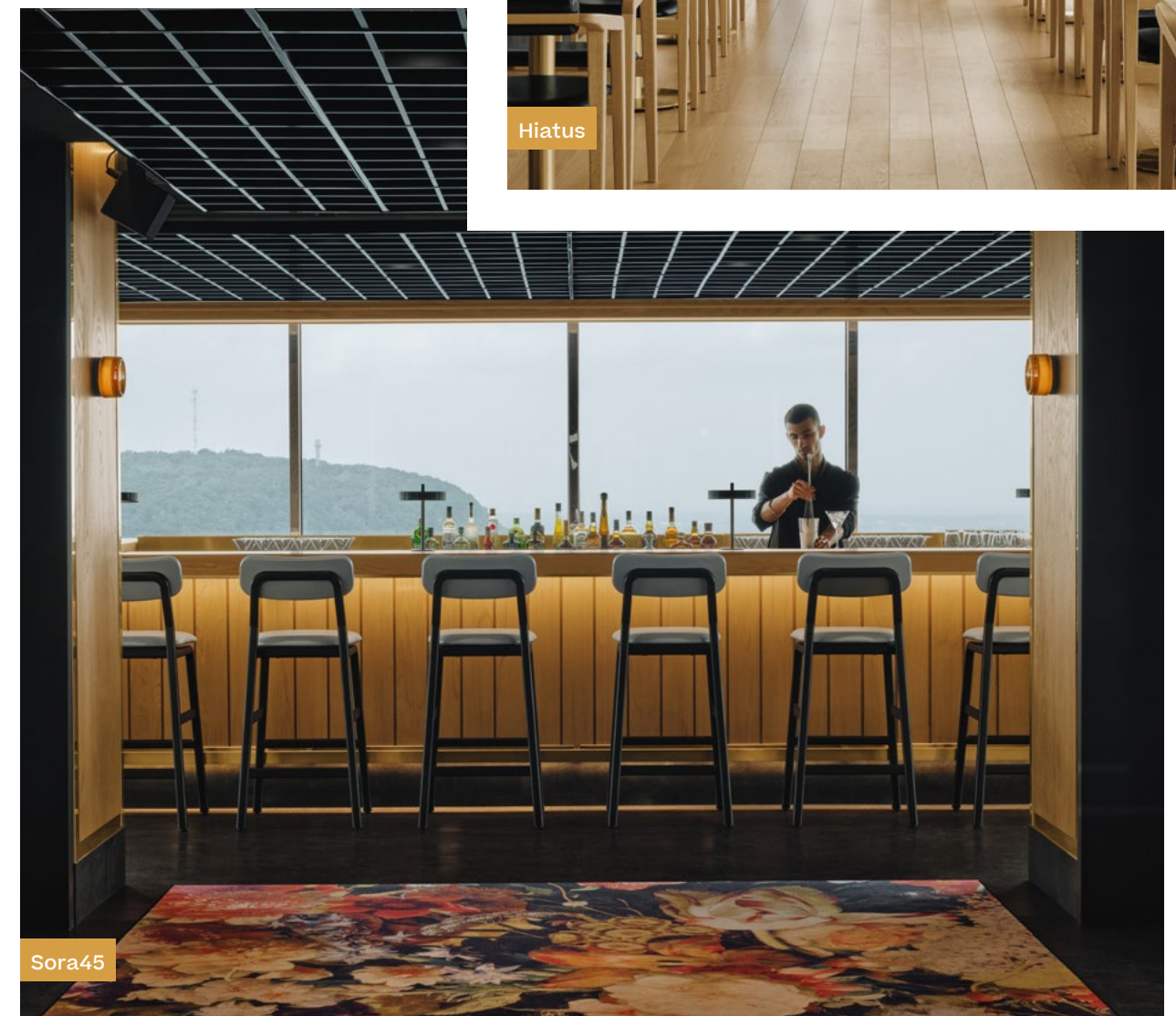
— 46th FLOOR

Hiatus: Where the Art of Living Meets Fine Dining

Savour sophisticated French-Japanese fusion cuisine while gazing out over the Montreal skyline at Hiatus, open from noon until night.



Hiatus



Sora45

An Eco-Friendly Campus

As a sustainable investor, La Caisse is committed to creating living spaces that promote the well-being of its community and make its properties more resilient.

Certifications



Boma Best®
Smart
Building
Silver



Boma Best®
Sustainable
Building
Platinum



Leed®
Gold



Boma Building Of
The Year (2011-2012)



WiredScore Platinum



The Rick Hansen
Foundation Accessibility
Certification™



Ici On Recycle -
Performance Level

Campus PVM Offers Direct Acces to:



RESO
underground
network



Green and orange
metro lines



Multiple
bus routes



Downtown bus
Exo bus terminal



Gare Centrale
and Lucien-L'Allier
train stations



REM Gare Centrale
and future McGill
station

Transit Score



100
Highly walkable



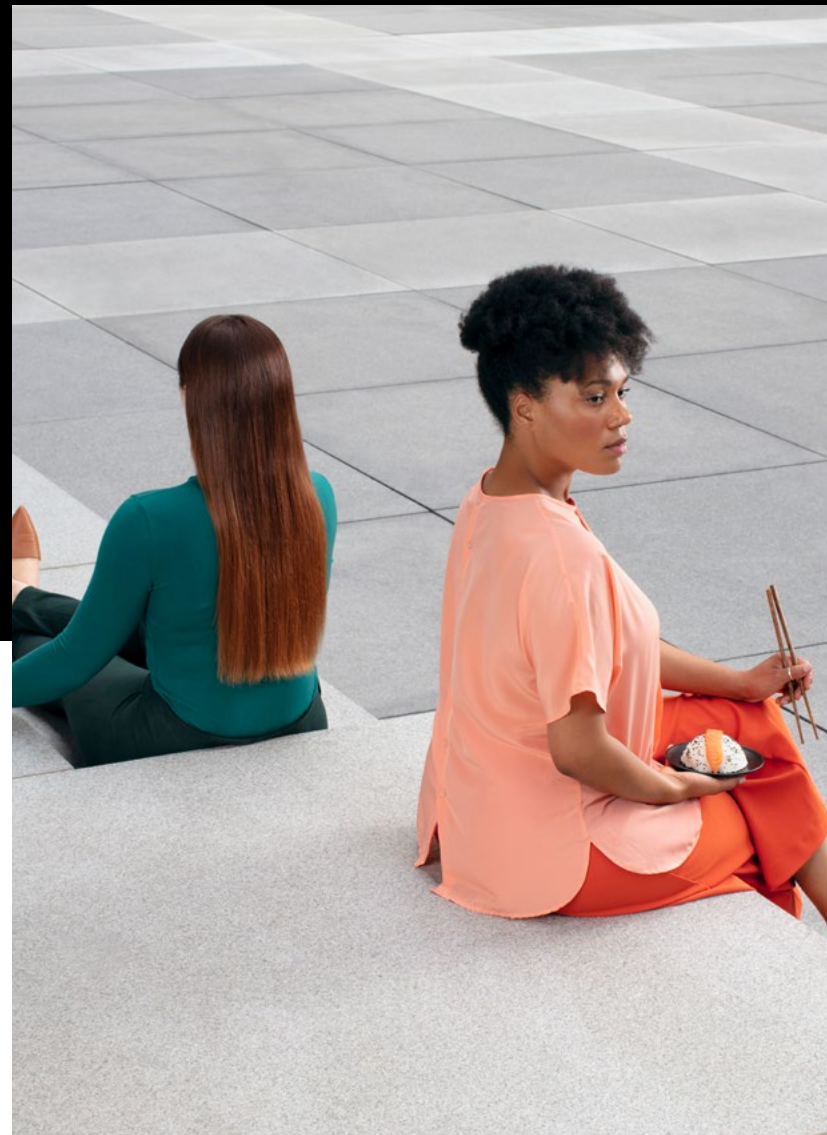
90
Bike-friendly



97
Extremely well served
by public transit

A Unique Culinary Offering in Montreal

From food kiosks and cafés to full-service restaurants and a happening happy hour spot, Galerie PVM has something for everyone in the PVM community.



LE CATHCART

Taste flavours from around the world, all under a magnificent glass pavilion.

But the experience goes beyond the culinary: the eclectic vibe makes it the ideal destination for business dinners or cocktail hours.

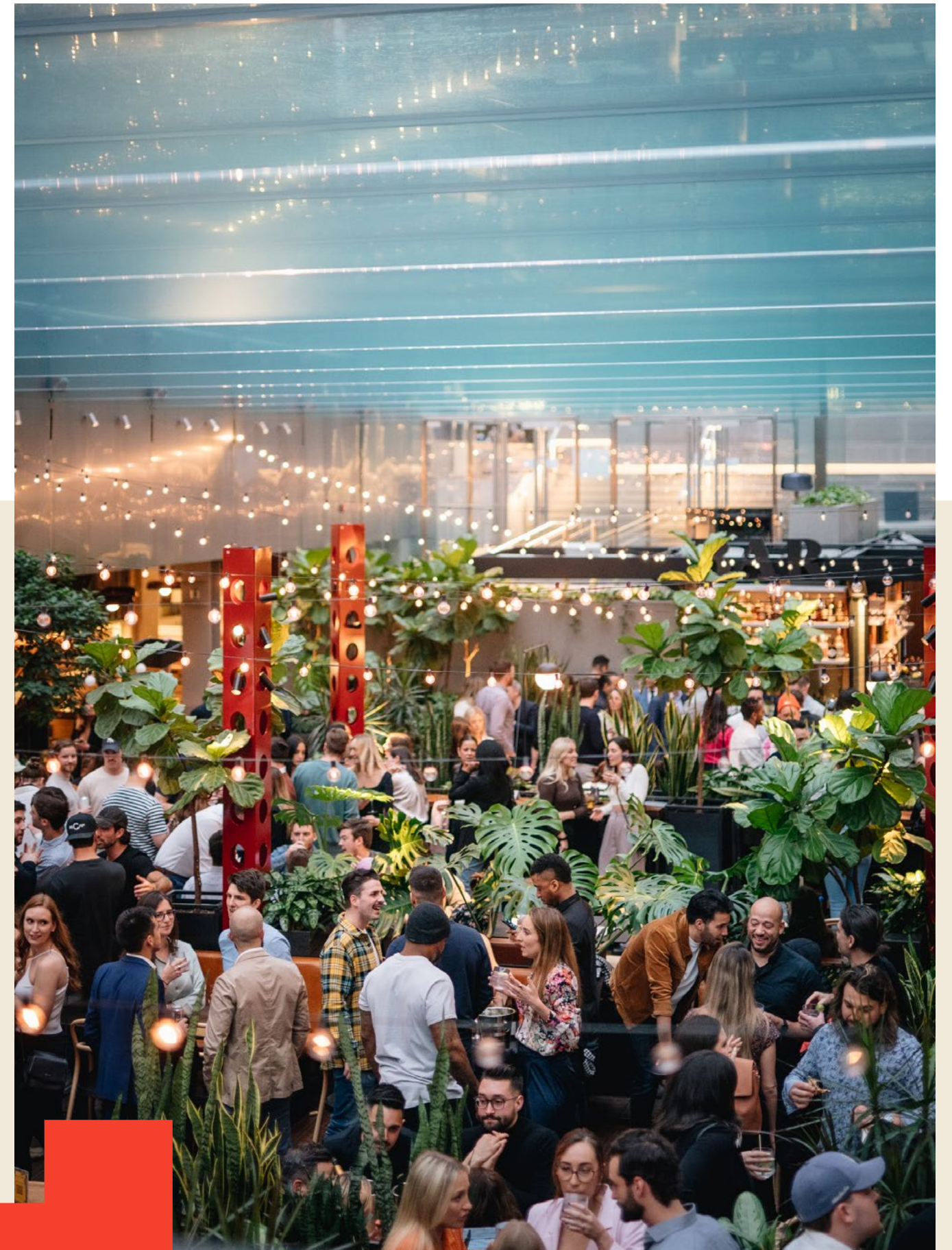
les Enfants Terribles BRASSERIE

This popular destination is warm and welcoming, with a menu that revisits classics and invents simple dishes with a rebellious accent.

THE KEG STEAK + BAR

Whether it's for a workday lunch or a take-out meal, The KEG Steak+Bar has something to delight everyone's taste buds.

The KEG is a regular haunt for lovers of grilled fare and a great spot for weeknight cocktails.



A Diversified Shopping Experience



Directly linked to PVM's five office buildings, Galerie PVM is home to an exclusive lineup of shops, services and amenities designed to make daily life easier for the PVM community.



Services

Meet your wellness needs:

- Beauty and personal care
- Dental clinic
- Fitness centre
- Optician



Amenities

Save time and hassle:

- Financial institution
- Pharmacy
- Post office
- Shoe repair



Shops

Browse and buy without having to step foot outside:

- Jewelry store
- Clothing and shoe store for men and women
- Bookstore and art store



Esplanade p_m^v

An Open-Air Meeting

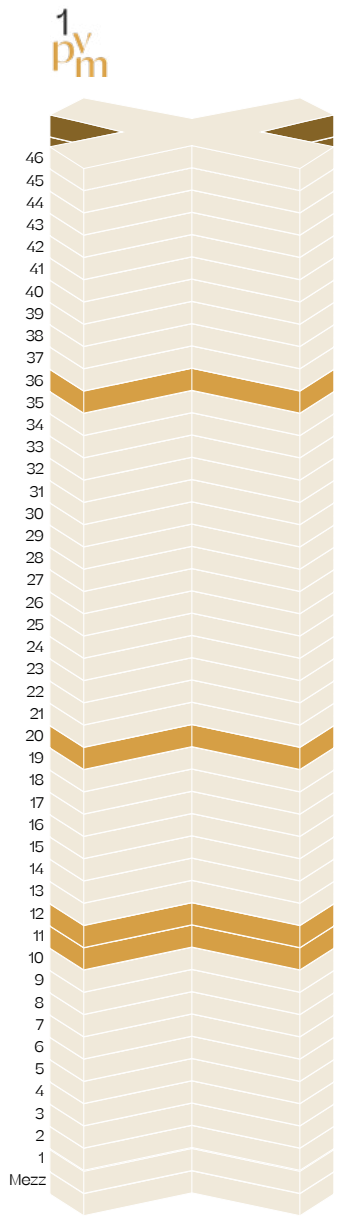
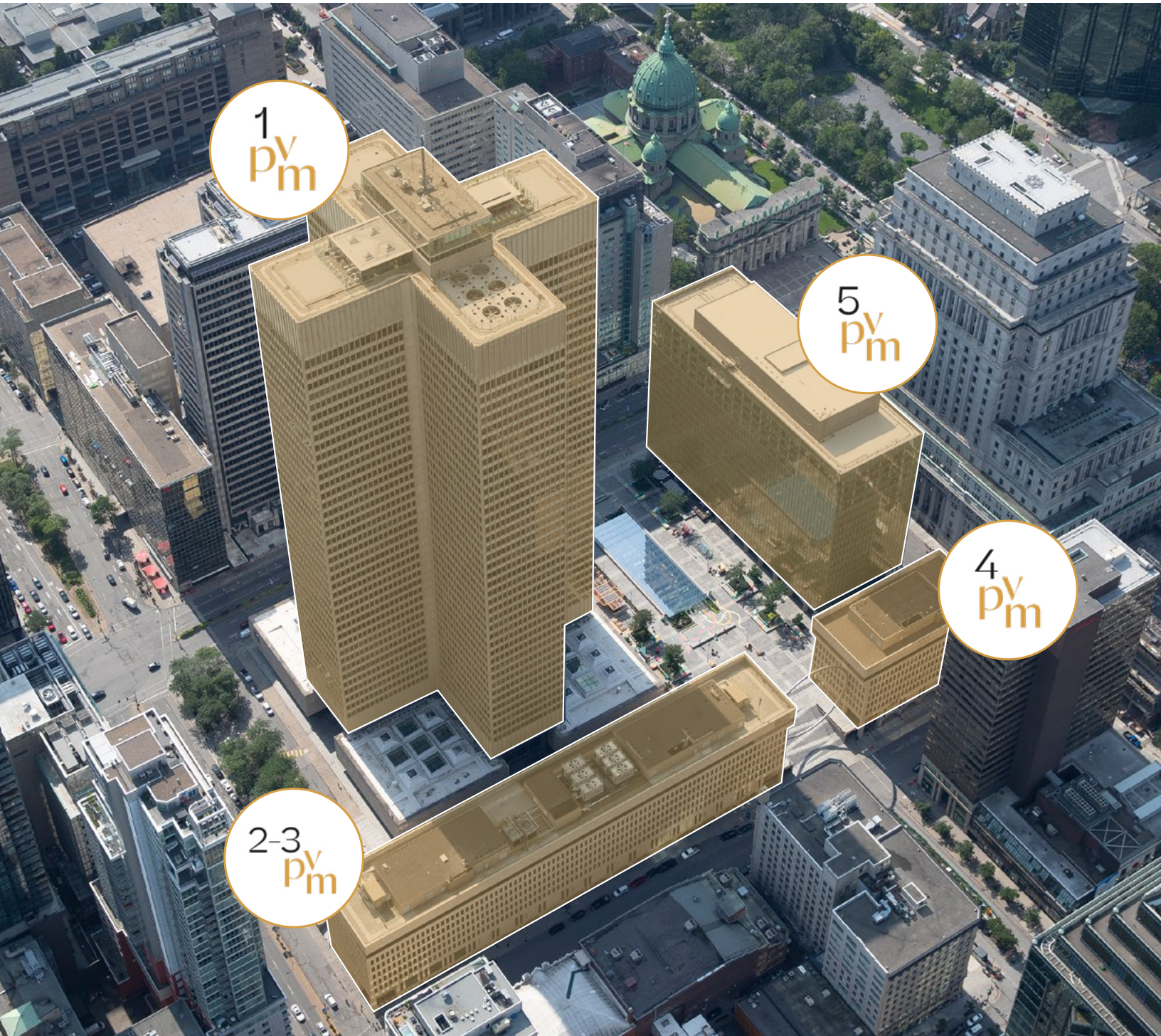
Accessible day and night, Esplanade PVM is where Montreal's heart beats. An outdoor space that integrates into Montreal's urban fabric offering programming to encourage wellness, culture and community.

A Lasting Legacy for the City of Montreal

Designed by landscape architecture and urban design firm CCxA, the Ring underscores the dynamism of the downtown area and reflects its cultural effervescence.

The 30-metre-high art installation is suspended at the main entrance of Esplanade PVM, thereby confirming its status as an iconic public square.

Spaces Available for Lease



#	FLOOR	GLA (SF)	DATE
1110	11	3,603	01/10/2026
1150	11	2,160	Immediate
1220	12	5,509	04/01/2027
1288	12	967	Immediate
2070	20	10,971	05/01/2027
3610	36	8,215	Immediate

Financial Parameters (2026 est.)

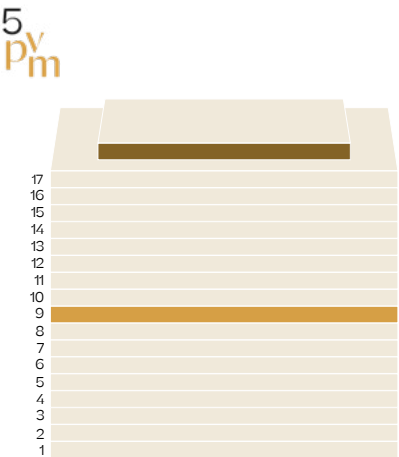
Taxes	\$12.02 PSF
Opex	\$17.24 PSF
Electricity	\$1.18 PSF
Cleaning	Included
Total additional rent	\$30.44 PSF



100% LEASED

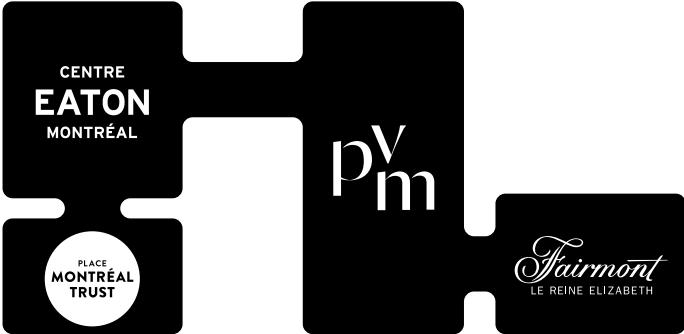


#	FLOOR	GLA (SF)	DATE
0130	1	7,211	Immediately



#	FLOOR	GLA (SF)	DATE
0950	9	13,394	11/01/2026

Experience downtown Montreal through unique experiences, lively terraces, your favorite shops, and festive programming.



A La Caisse property

La Caisse develops and invests in high-quality real estate properties, projects and companies shaping the urban fabric of dynamic cities around the world.

It does so responsibly in order to generate long-term performance.

La Caisse is committed to creating living spaces that promote the well-being of people and communities, while reducing its environmental footprint.



CIBC SQUARE – Toronto (2020/2023)



DUO – Paris (2021)



River Point – Chicago (2016)

Contact Us Today

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