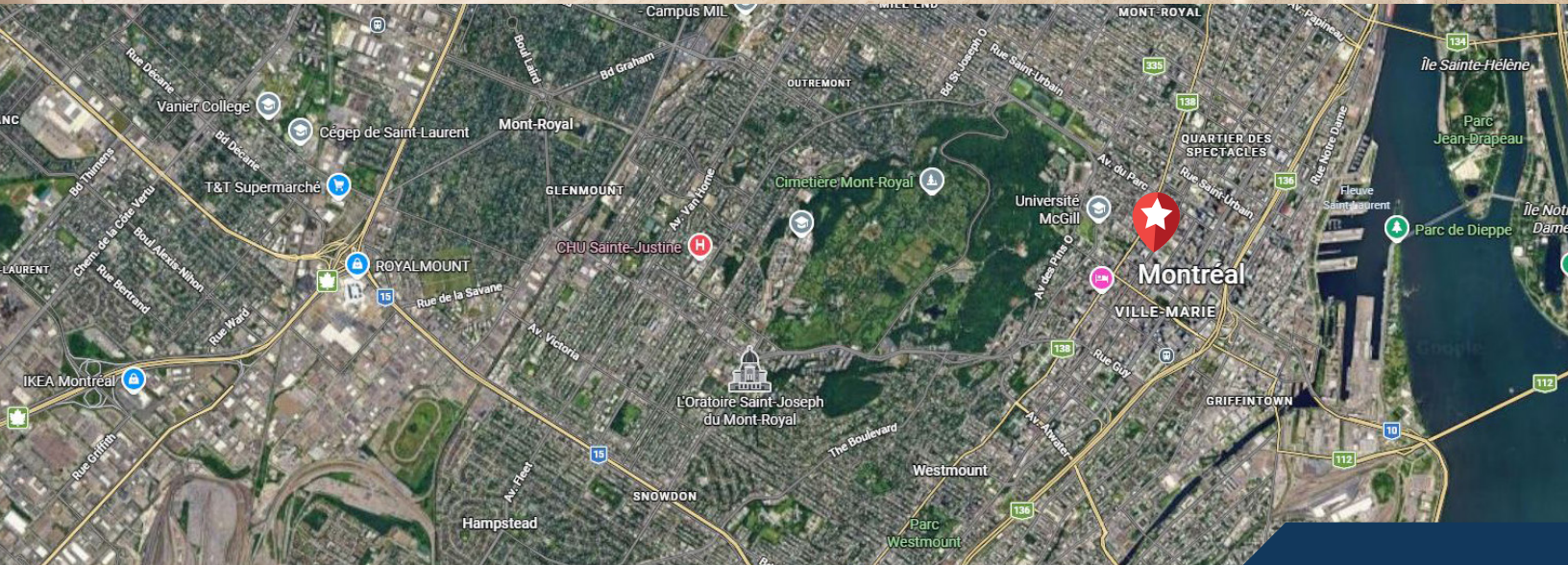


PLUG & PLAY OFFICE

À LOUER • FOR LEASE

2020 BLVD. ROBERT-BOURASSA SUITE 2490
MONTREAL, QC, H3A 2A5



LOCATION

Position your business in the heart of downtown Montreal within one of the city's most recognized Class A office towers. Located at 2020 Boulevard Robert-Bourassa, this prestigious corporate address offers direct access to Montréal's financial district and is within walking distance of Place Ville Marie, McGill University, premier hotels, restaurants, and major business institutions.

Originally constructed in 1973 and extensively renovated in 2015, the building combines the prestige of an established corporate tower with modernized common areas, upgraded elevators, enhanced building systems, and high-quality amenities expected from a premier Class A environment.

The 25-storey tower is directly connected to Montreal Metro and Montréal's underground pedestrian network, while also benefiting from immediate access to the future REM network, offering exceptional accessibility for employees and clients alike.

Suite 2490 presents a turnkey "plug & play" office opportunity featuring:

- Efficient and professional layout
- Windowed private offices
- Reception area with full-height glass entrance
- Boardroom
- Modern kitchen and server area
- Included furniture
- Exceptional natural light and panoramic downtown views

An ideal opportunity for professional firms, consulting groups, financial services companies, technology firms, or businesses seeking a prestigious downtown presence with flexibility and immediate occupancy.

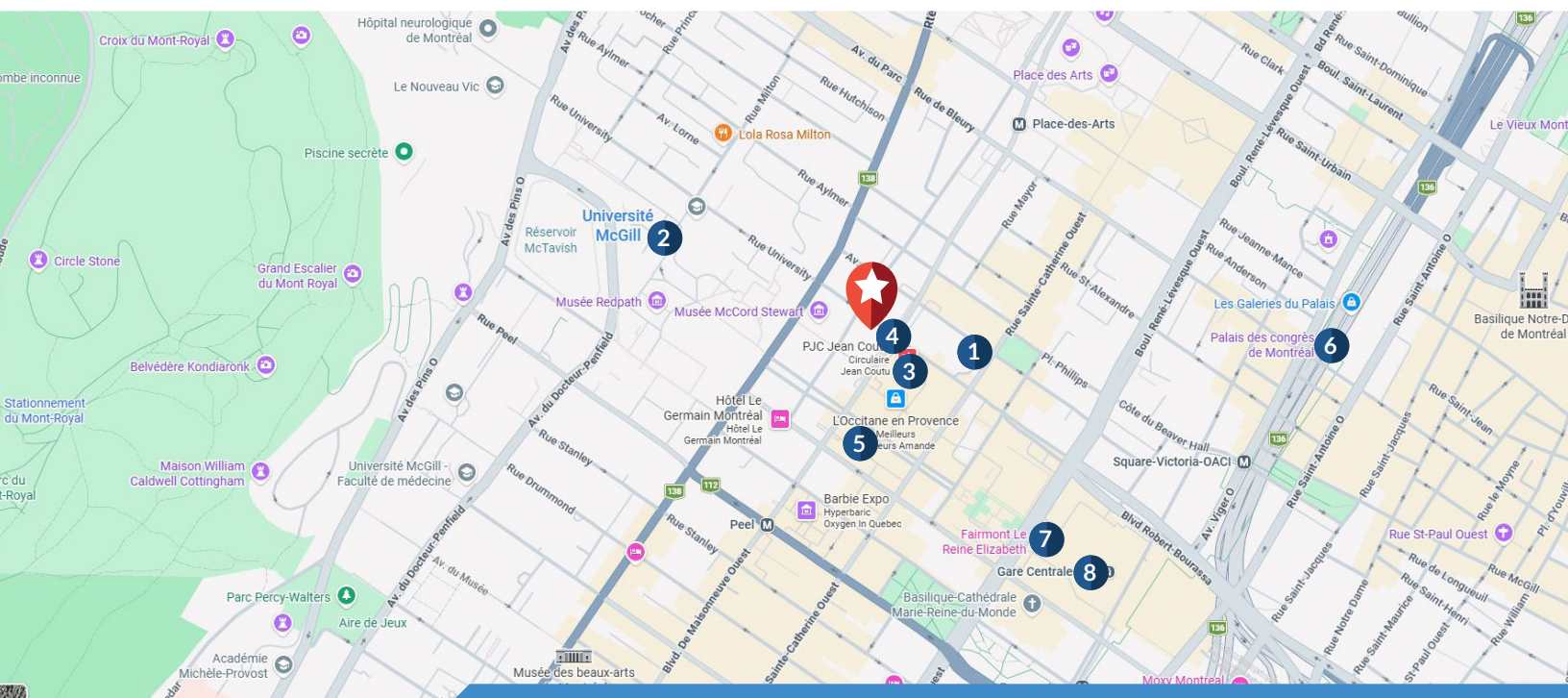
ASKING RENT

→ TO BE DISCUSSED

Area	→ 1 657 SQ.FT.
OPEX	→ \$ 17.55 / SQ.FT.
Property taxes	→ \$ 8.66 / SQ.FT.
Services (electricity, gas)	→ 1.13
Included	→ Daily cleaning security electricity
Excluded	→ Parking

- | | |
|---|---|
| ★ Plug & Play Professional Office Space | ★ Renovated Common Areas & Elevators |
| ★ Located on the 24th Floor | ★ Shared Outdoor Terrace |
| ★ Prestigious Class A Office Tower | ★ 24/7 Building Security |
| ★ Immediate Occupancy Available | ★ Furniture Included |
| ★ Direct Connection to McGill Metro & Underground Network | ★ Prime Downtown Montréal Location |
| ★ Future REM Connectivity | ★ 3 closed perimeter offices with windows |

The lease expires on March 31, 2029.



1 Promenade Cathédrale

2 Université McGill

3 Centre Eaton

4 Station de métro McGill

5 Place Montréal Trust

6 Palais des congrès de Montréal

7 Fairmont Le Reine Elizabeth

8 Gare Central

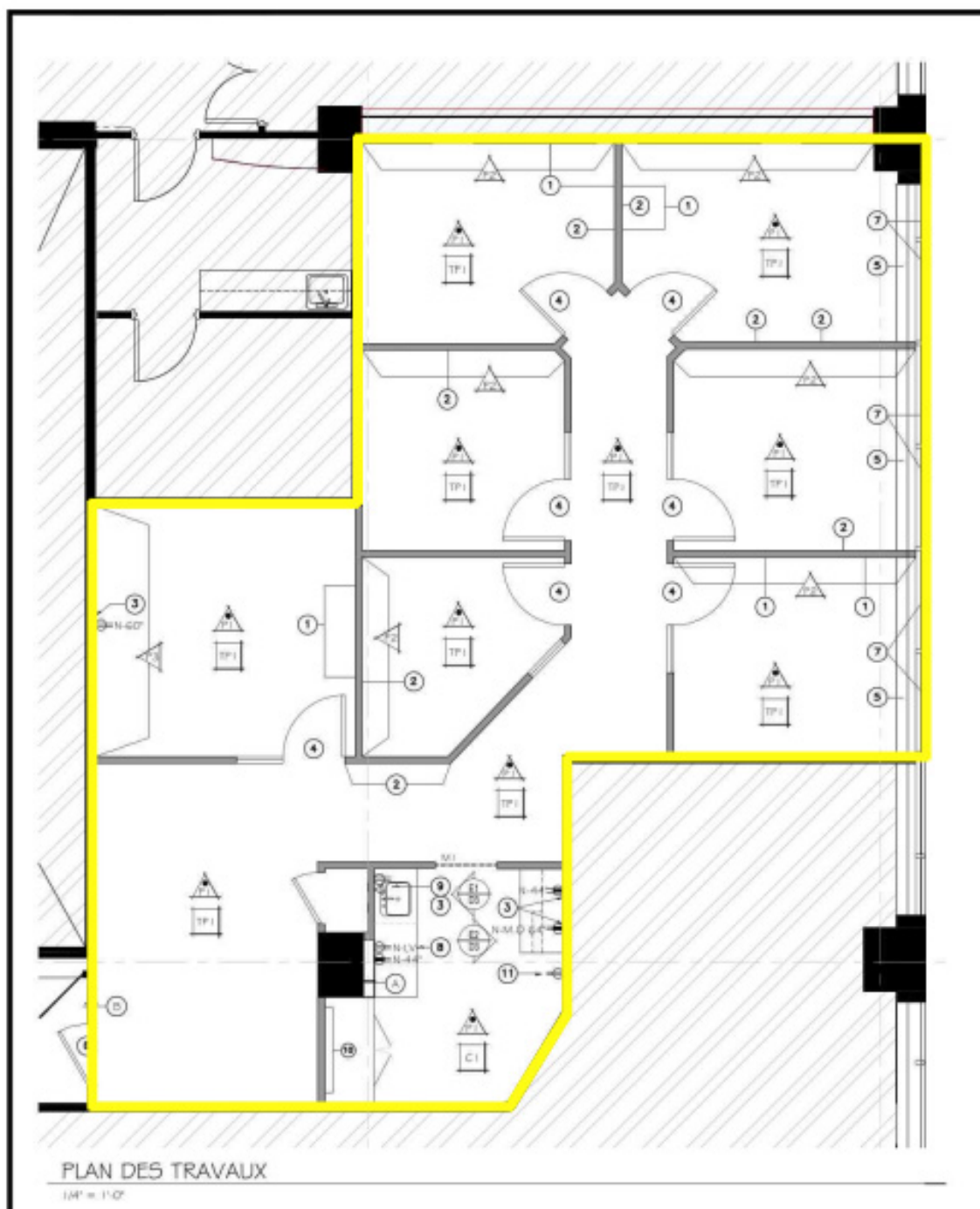


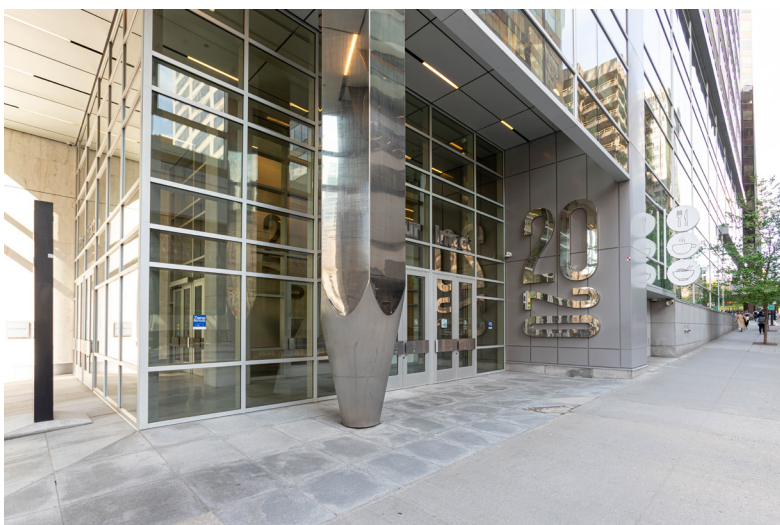
2490-2020 BLVD. ROBERT-BOURASSA

MONTREAL

QUEBEC, H3A 2A5

FLOOR LAYOUT





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