

1001 de Maisonneuve Blvd. W.
Montreal, QC

The Office of Tomorrow, Today

Class-A Office Building
Located in the Heart of
the Montreal Business
District

 **Manulife** Investment Management

Colliers





An Exceptional Working Environnement in a Highly Sought After Address

Strategically located in the heart of Montreal's financial sector, this 15-story office tower provides superior access to major thoroughways and is steps from public transit.

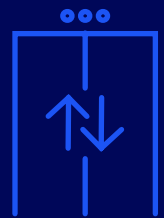
Within a walking distance to numerous bars, restaurants, and shops, 1001 de Maisonneuve boasts a strategically advantageous location and provides tenants a superior-quality professional environment.



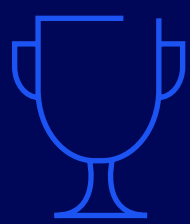
Connected and sustainable



Direct access to Peel Metro station from the building



Destination dispatch elevators



BOMA Best Silver 2022-2023, GBAC Star and LEED Gold Certification (2023)

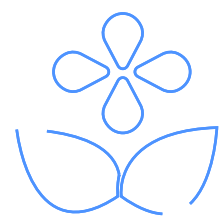
Great Features and **Building Amenities**



Newly renovated



On-site security guards



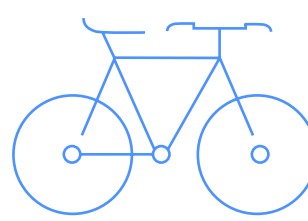
Rooftop urban garden



Interior parking



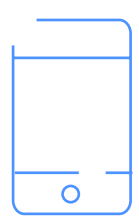
EV charging stations



Dedicated bicycle parking



Smart lockers



Manulife Concierge App



Smart lockers



Bicycle parking



Collaborative space

Available Spaces



HOVER OVER THE FLOOR TO
SEE THE CHARACTERISTICS
AND THE FLOOR PLAN

Available
Immediately

Available
Soon

Leased

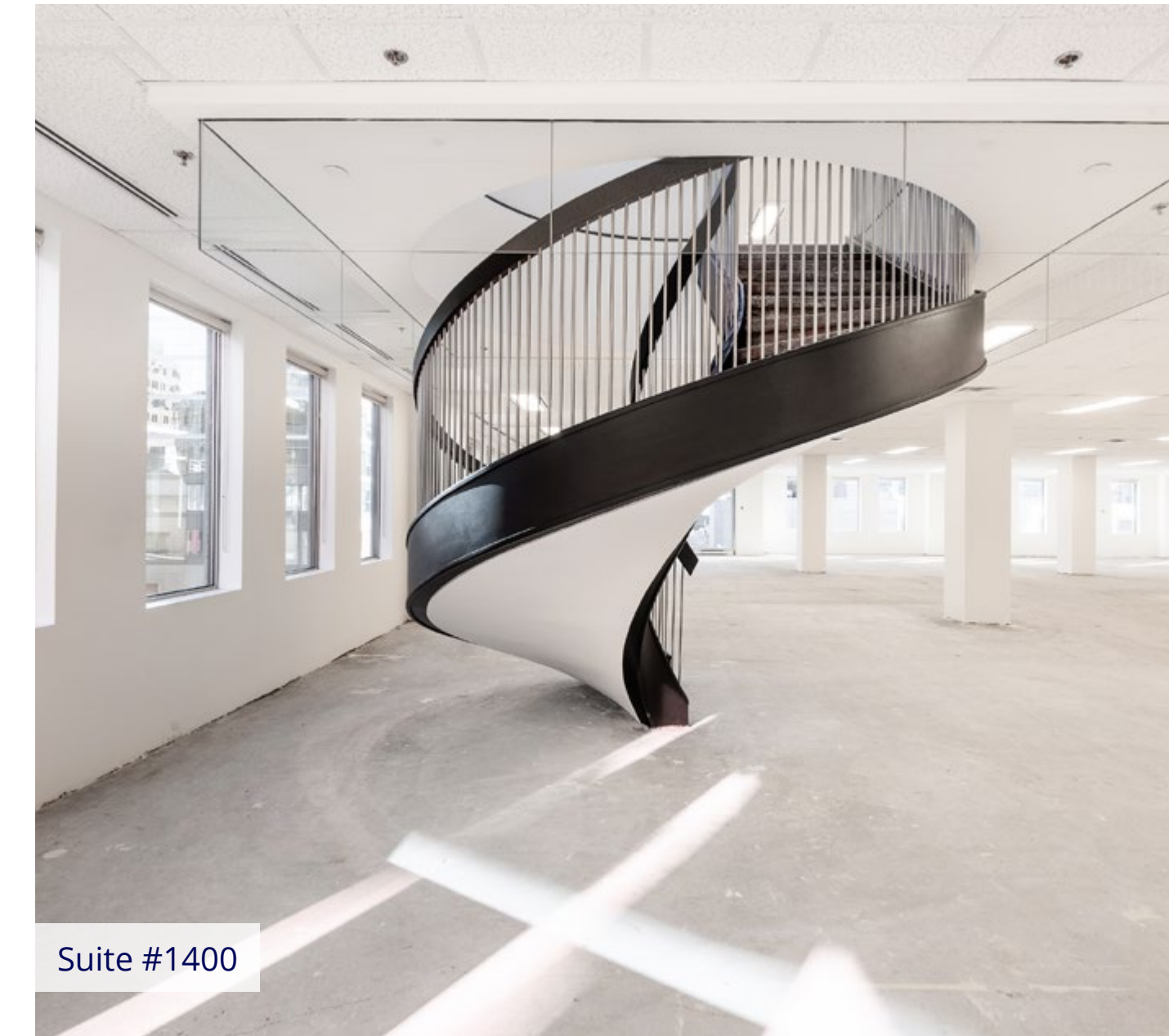
Your **New Offices**



Suite #310



Suite #310



Suite #1400



Suite #310



Suite #400

Around the Area

1001 Maisonneuve benefits from its central location in Montreal's downtown core, in close proximity to office workers, numerous residential towers and a highly concentrated array of retail, restaurants and multiple services.

Food

- 1 Le Boulevardier
- 2 Café Humble Lion
- 3 Café Vasco Da Gama
- 4 Freshii
- 5 Chez Alexandre
- 6 Ferreira
- 7 Au Pain Doré
- 8 3 Brasseurs McGill
- 9 Time Out Market
- 10 Le Cathcart
- 11 Materia Prima
- 12 Café Solit
- 13 Universel Déjeuners et Grillades
- 14 Bar George
- 15 Mandy's

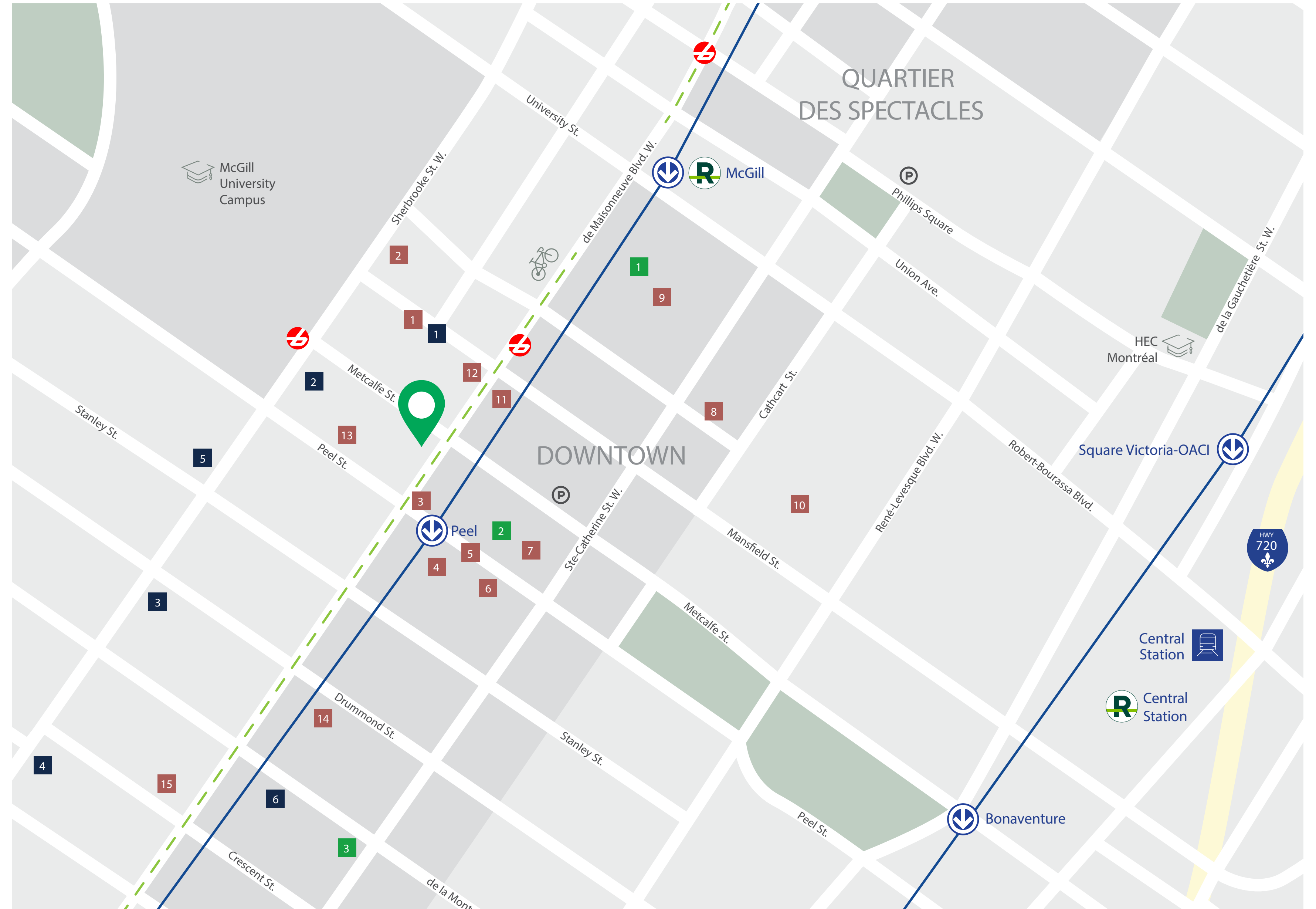
Retail

- 1 Centre Eaton Montreal
- 2 Les Cours Mont Royal
- 3 Holt Renfrew Oglivy

Attractions

- 1 Hotel le Germain Montreal
- 2 Club Sportif MAA
- 3 The Ritz-Carlton, Montreal
- 4 The Montreal Museum of Fine Arts
- 5 Sofitel Montreal Golden Mile
- 6 Four Seasons Hotel Montreal

— Subway Line - - - Bike Path  Bixi Station



About the Ownership: **Trusted and Reputable**

 **Manulife** Investment Management

Real Estate

Manulife Investment Management's real estate platform provides investment solutions globally as part of its comprehensive private markets' capabilities.

As of March 31, 2023, our sustainably operated platform offers core, core-plus, and value-add strategies spanning over 73 million square feet of office, industrial, retail, and multifamily assets strategically located in Canada, the U.S., and Asia Pacific.

The real estate investment team leverages its global platform and asset management expertise to engage with and understand local markets, and to drive results for its investment clients.



For more **details:**

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Manulife Investment Management

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