

PLACE DUPUIS COMPLEX

OFFICE
AVAILABILITIES

PRESENTED BY



BUSAC
IMMOBILIER

COMPLEXE PLACE DUPUIS



Place Dupuis Complex offers 1.1 million square feet of world-class services set at the crossroads of the Entertainment, Health, as well as the Media and Broadcasting Districts. Prominent in Montreal, the property includes three office towers, a commercial concourse, parking facility and direct link to a four-star hotel. The office levels offer great space layout flexibility and sweeping 360° panoramic views of the city, the river and mountain. The building is proudly recognized for its achievements in terms of energy efficiency and for the excellence of its environmental property management practices.

LOCATION AND ACCESSIBILITY

In terms of accessibility, Place Dupuis Complex is one of the most convenient addresses in town. The complex is pedestrian friendly, situated directly above and connected to the Berri-UQAM Metro station, hub of Montreal's subway network where three main Metro lines converge providing a central axis serving the entire Greater Montreal transit network. It is also directly linked to the city's 32 km underground pedestrian network, to the Bus Terminal (Gare d'Autocars de Montréal), hub for commuter and intercity bus transportation, and is just three station stops away from the future McGill Intermodal REM Station.

Cyclists are also favoured by the Complex as it is strategically located at the crossroads of Montreal's famous De Maisonneuve and Berri bike paths. Drivers benefit as well from Place Dupuis' close proximity to both the Ville-Marie and Bonaventure Expressways.

For people travelling by train, Place Dupuis Complex is ideally located just four station stops away from Central Train Station, the major intercity rail station and commuter hub and a mere five stops from the Lucien-L'Allier commuter rail terminal.



Berri-UQAM metro station



Future McGill REM station

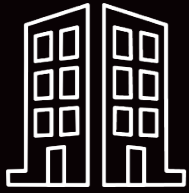
MAP OF REM INTEGRATED WITH STM AND EXO LINES



LÉGENDE

- REM
- Station prévue
- Station intermodale
- Station de métro
- ligne de train de banlieue

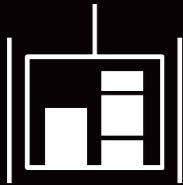
FEATURES



Easy access via numerous entrances



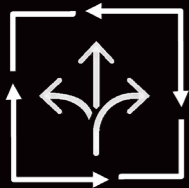
Pedestrian walkways interconnecting the office towers



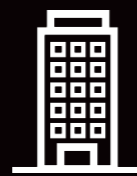
Efficient vertical transportation



Excellent layout flexibility, ideal for developing custom space designs



Option of leasing square footage on contiguous floors



Expansive windows offering abundant natural light



Breathtaking panoramic views of the city, majestic Mount Royal and the mighty Saint Lawrence River



SERVICES FOR YOUR EVERYDAY NEEDS

- Food Court
- Banque Nationale
- Bureau en Gros
- IGA
- Pharmacie Jean Coutu
- SAAQ
- SAQ Express 22 h
- H&R Block
- Vast indoor parking garage
- Large bicycle parking facility



DIRECT AND UNDERGROUND CONNECTIONS

- Berri-UQAM Metro station, Hub of Montreal's subway network where the three main Metro lines converge
- Bibliothèque et archives nationales du Québec (BAnQ)
- Université du Québec à Montréal (UQAM)
- Bus Terminal (Gare d'Autocars de Montréal), Hub for commuter and intercity bus transportation
- Hotel Hyatt Place Montreal Downtown



University of Montreal Hospital Centre (CHUM)



Gare d'Autocars de Montréal



Bibliothèque et archives nationales du Québec (BAnQ)

HOTEL HYATT PLACE MONTREAL DOWNTOWN

- 30-story building with 351 Standard and superior rooms
- Spaces for meetings, conferences and events for up to 200 people
- Bar and lounge area for private events



ENTERTAINMENT DISTRICT LATIN QUARTER

Place Dupuis Complex is strategically located at the eastern entrance of the city's Entertainment District and at the crossroads of the Media and Broadcasting District. Further east is the Health District. To the south is beautiful Old Montreal and the amazing Old Port.



Entertainment District (Quartier des Spectacles)



Old Montreal



AVAILABILITIES

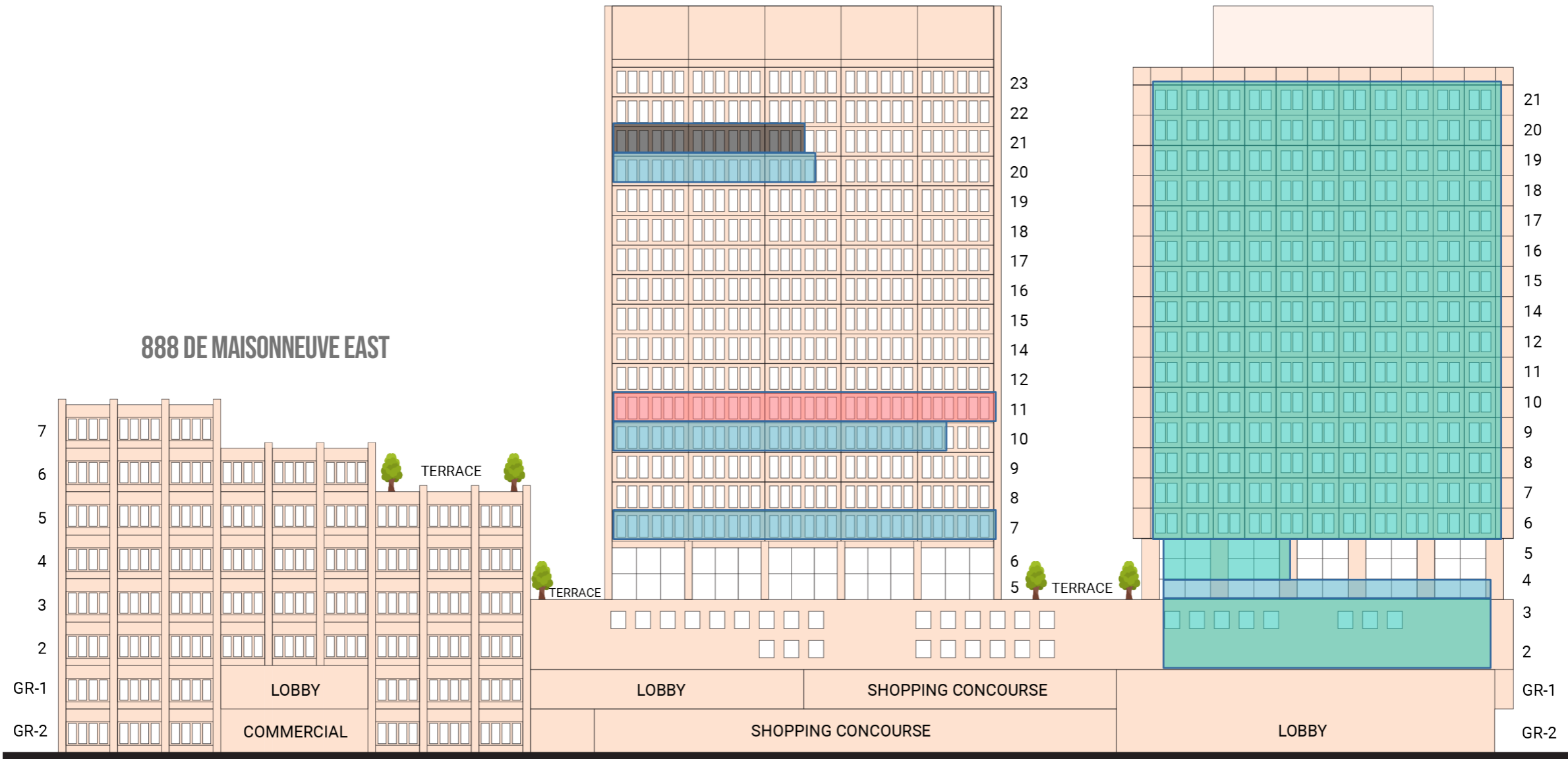
800 DE MAISONNEUVE EAST
55,183 SF AVAILABLE

855 SAINTE-CATHERINE EAST
352,453 SF AVAILABLE

800 DE MAISONNEUVE EAST

855 SAINTE-CATHERINE EAST

888 DE MAISONNEUVE EAST

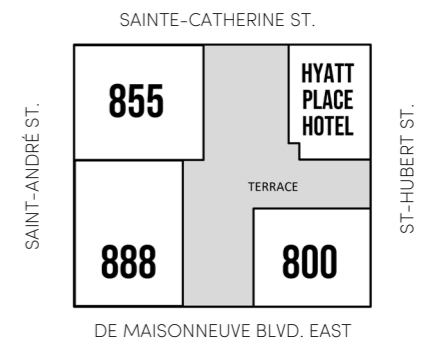


GR1 - DE MAISONNEUVE LEVEL
GR2 - SAINTE-CATHERINE LEVEL

- Availability: Immediate
- Availability: June 2025
- Availability: 2026
- Availability: 2027



ALL CONDITIONS ARE APPROXIMATE



OFFICE AVAILABILITES

800 De Maisonneuve East Boulevard

Floor	Area (SF)	Availability	Net Rent	Additional
800 De Maisonneuve East			Negotiable	\$18.30 (est. 2025)
7 th	± 14,147	Immediate		Included: Electricity and maintenance
10 th	± 13,305	Immediate		
11 th	± 14,136	Jan. 2026		
20 th	± 7,335	Immediate		
21 st	± 6,530	June 2025		

855 Sainte-Catherine East Street

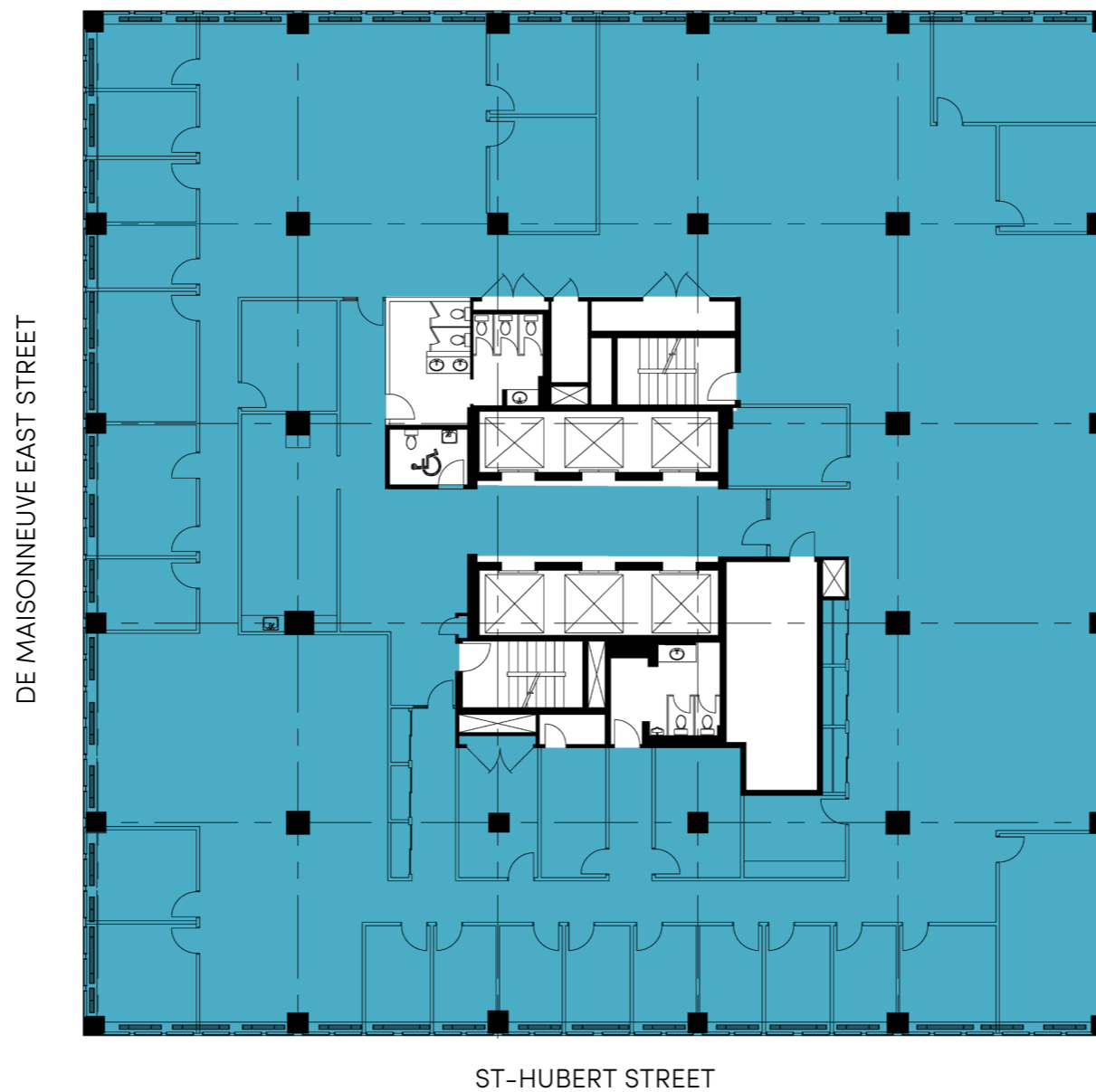
Floor	Area (SF)	Availability	Net Rent	Additional
855 Sainte-Catherine East			Negotiable	\$18.05 (est.2025)
2 nd	± 19,467	Jan. 2027		Included: Electricity and maintenance
3 rd	± 35,946	Jan. 2027		
4 th	± 14,868	Immediate		
5 th	± 4,700	Jan. 2027		
6 th	± 18,497	Jan. 2027		
7 th	± 18,465	Jan. 2027		
8 th	± 18,165	Jan. 2027		
9 th	± 18,465	Jan. 2027		
10 th	± 18,318	Jan. 2027		

Floor	Area (SF)	Availability	Net Rent	Additional
855 Sainte-Catherine East			Negotiable	\$18.05 (est.2025)
11 th	± 18,625	Jan. 2027		Included: Electricity and maintenance
12 th	± 18,597	Jan. 2027		
14 th	± 18,593	Jan. 2027		
15 th	± 18,565	Jan. 2027		
16 th	± 18,565	Jan. 2027		
17 th	± 18,552	Jan. 2027		
18 th	± 18,550	Jan. 2027		
19 th	± 18,507	Jan. 2027		
20 th	± 18,494	Jan. 2027		
21 st	± 18,494	Jan. 2027		

TYPICAL FLOOR PLAN

800 de Maisonneuve East

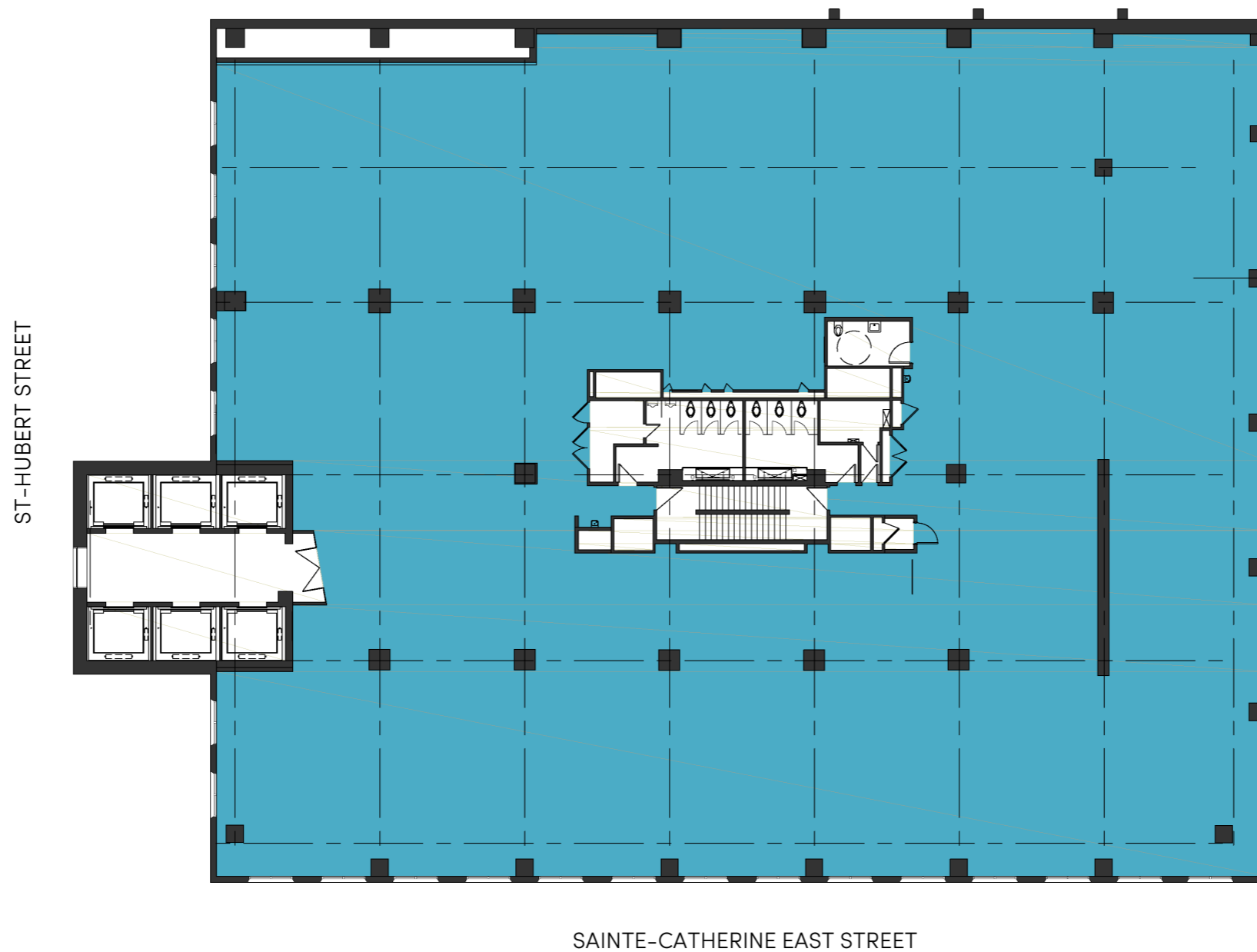
7TH FLOOR - 14,147 SF - AVAILABILITY: IMMEDIATE

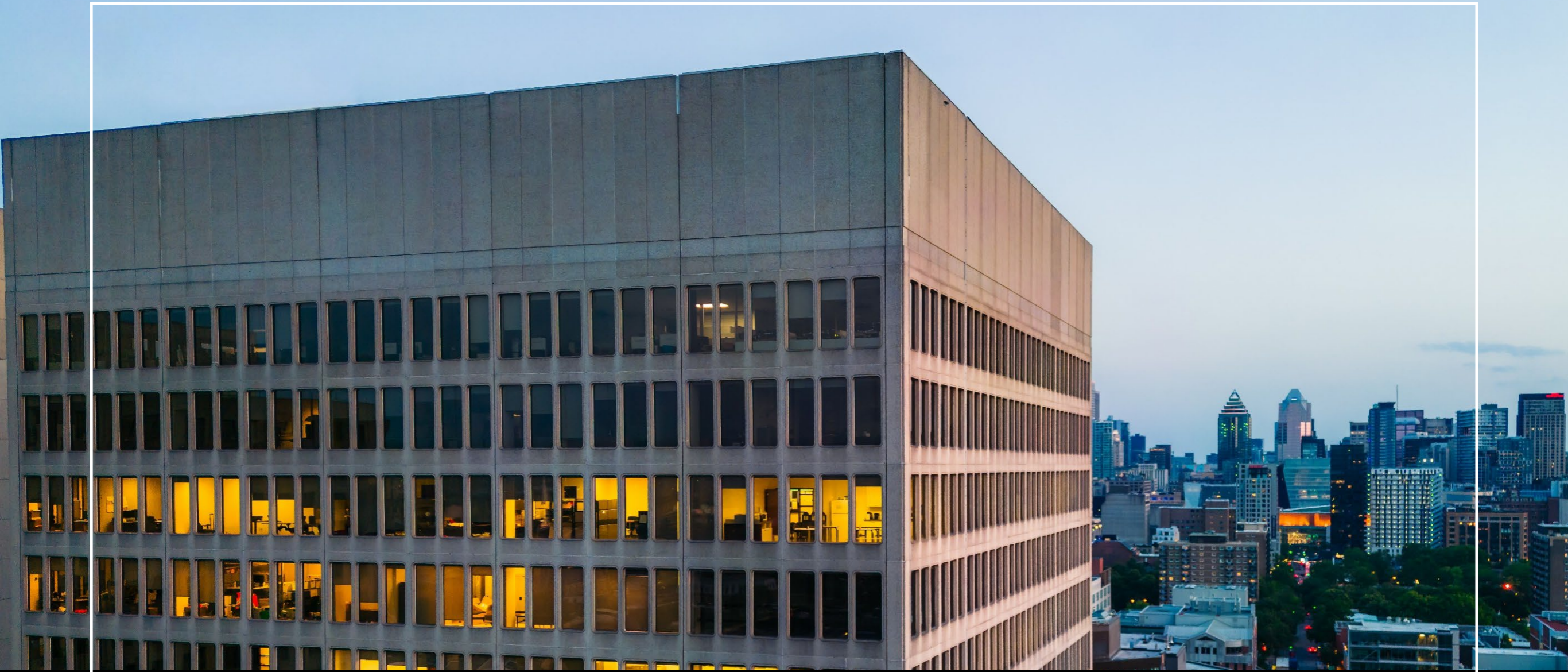


TYPICAL FLOOR PLAN

855 Sainte-Catherine East

10TH FLOOR – 18,318 SF - AVAILABILITY: **JANUARY 2027**





Taking things in hand.

FOR MORE INFORMATION, CONTACT:



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