

CCMM

CENTRE DE COMMERCE MONDIAL DE MONTRÉAL

747 SQUARE-VICTORIA STREET



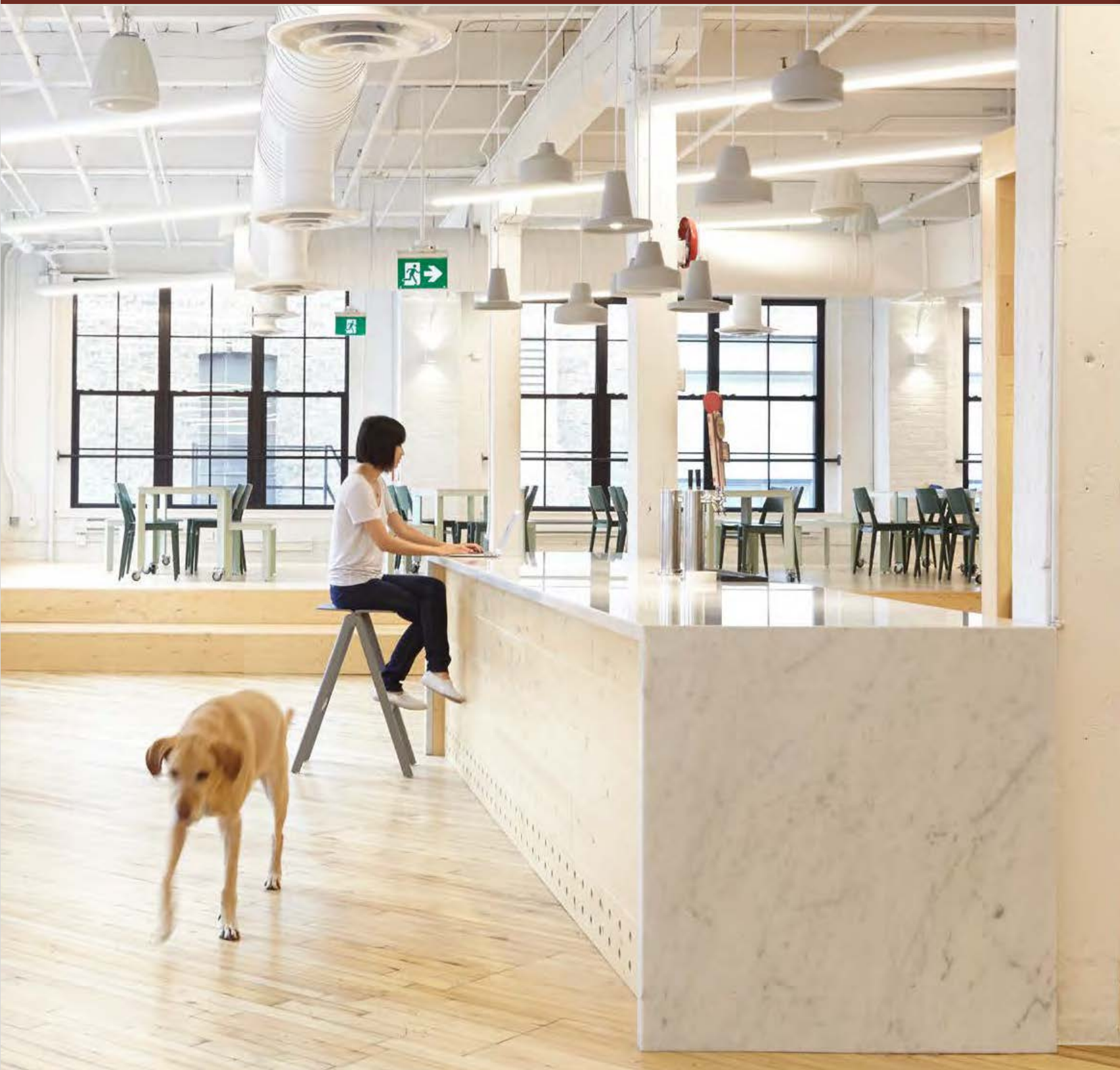
WELCOME TO
CCMM

For over 200 years, CCMM has been a place where history, business and culture come together in a truly unique way. That legacy continues today.

With revitalized spaces and thoughtful enhancements, CCMM is evolving to better serve everyone who enters its doors. Whether you're a visitor, a regular user, or part of our community, there's something new to discover, while still celebrating the rich heritage that makes CCMM so special.



Aerial view of CCMM's main entrance



ALLIED
HÉRITAGE

Adaptively re-used light industrial structures upgraded for office and retail uses.

ALLIED
MODERNE

Mid- to high- rise structures purpose built for workspace use.

ALLIED
FLEX

Buildings slated for redevelopment in the next five to 10 years that currently offer flexible lease terms.

PROPERTY HIGHLIGHTS

Nestled at the crossroads of Old Montréal, the financial district and major cultural landmarks, this vibrant area blends history, energy and connection.

CLASSIFICATION	Allied Moderne
NET RENT	Contact broker
ADDITIONAL RENT	\$28.05 PSF ⁽¹⁾ (2026)
CONNECTIVITY	Square-Victoria-OACI metro RESO underground city REM (10-minute walk)

With restaurants, hotels and green spaces nearby, CCMM offers a workplace experience that balances convenience and character.

Home to leading businesses, government organizations and professional associations, it provides a connected environment designed to support growth and collaboration.

BUILDING AMENITIES

- Parking with electric vehicle charging stations and car wash
- Elegant lobby for events and gatherings
- InterContinental Hotel with conference facilities
- 24-hour on-site security and technical services
- Indoor bicycle storage and shower facilities
- Recurring fitness class programming
- Seamless transit connections



Centre de commerce mondial de Montréal

SOUTH TOWER

1,412 SF Suite 120 <i>Immediate Availability</i>	4,611 SF Suite 140 <i>Immediate Availability</i>	5,401 SF Suite 160 <i>Available January 2028</i>
2,975 SF Suite 247 <i>Available Q1 2027</i>	1,483 SF Suite 252 <i>Available Q1 2027</i>	35,067 SF Suite 400 <i>Available January 2028</i>
+25,302 SF ⁽²⁾ Suite 500 <i>Immediate Availability</i>	21,724 SF Suite 600 <i>Available January 2028</i>	3,027 SF Suite 650 <i>Immediate Availability</i>
4,157 SF Suite 910 <i>Available January 2028</i>	1,199 SF Suite 940 <i>Immediate Availability</i>	18,509 SF ⁽³⁾ Suite 920 & 950 <i>Available October 2026</i>

NORTH TOWER

5,448 SF Suite W209 <i>Immediate Availability</i>	2,174 - 8,480 SF ⁽³⁾ Suites 1100 & 1500 & W204 <i>Immediate Availability</i>	10,651 SF Suite 2000 <i>Immediate Availability</i>
8,307 SF Suite 2010 <i>Available January 2028</i>	1,211 SF Suite 2020 <i>Immediate Availability</i>	6,007 SF Suite 2100 <i>Immediate Availability</i>
4,315 SF Suite 3100 <i>Available January 2028</i>	3,462 SF Suite 7500 <i>Immediate Availability</i>	31,397 SF Suites 8000 & 8500 <i>Immediate Availability</i>

(1) Includes cleaning, utilities, operating expenses and realty taxes (2) Subdivisible (3) Maximum contiguous



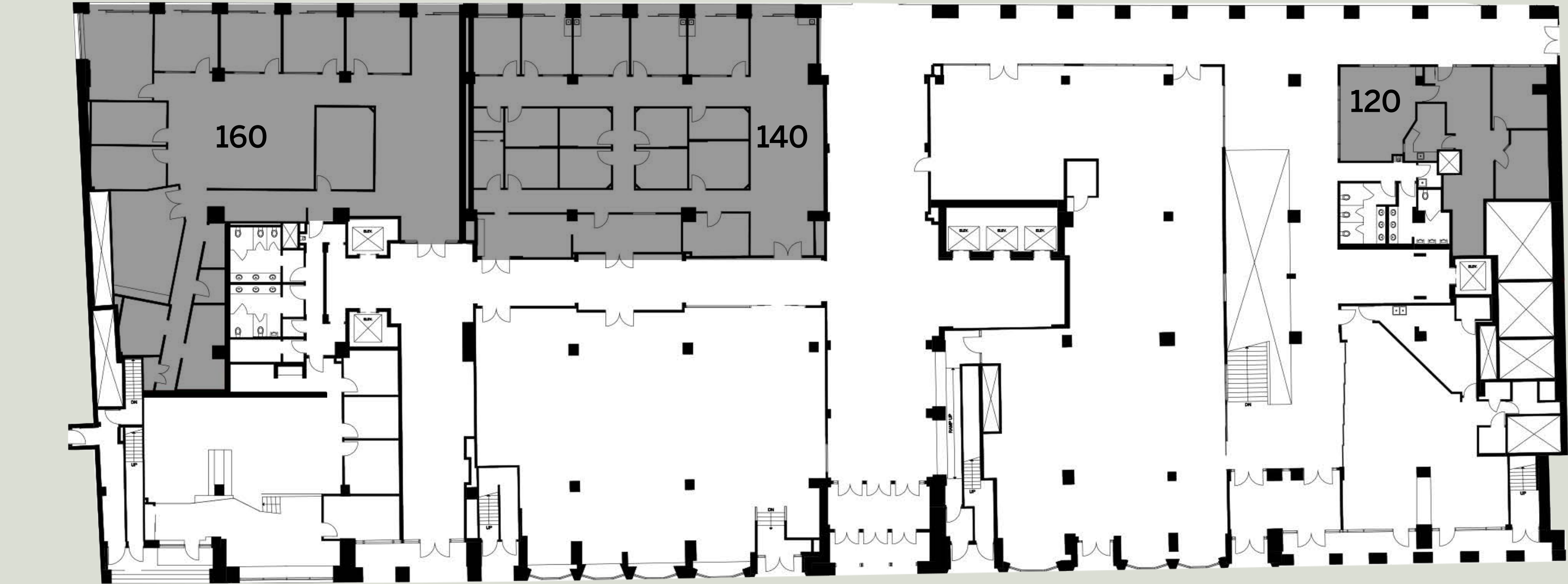
Centre de commerce mondial de Montréal

SOUTH TOWER
DETAILS

FLOOR	1 st
SUITE	120
SF	1,412
NET RENT	Contact broker
AVAILABILITY	Immediate

FLOOR	1 st
SUITE	140
SF	4,611
NET RENT	Contact broker
AVAILABILITY	Immediate

FLOOR	1 st
SUITE	160
SF	5,401
NET RENT	Contact broker
AVAILABILITY	January 2028

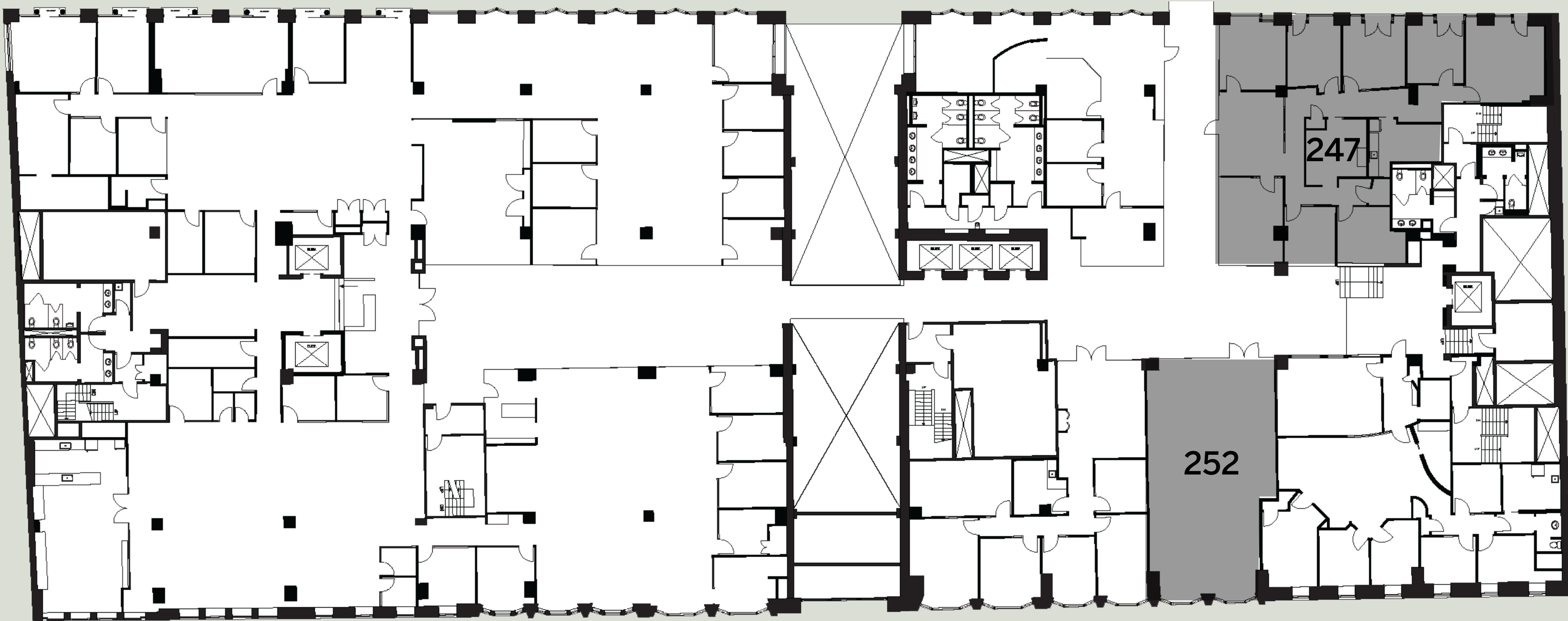


Available Suites

SOUTH TOWER
DETAILS

FLOOR	2 nd
SUITE	247
SF	2,975
NET RENT	Contact broker
AVAILABILITY	Q1 2027

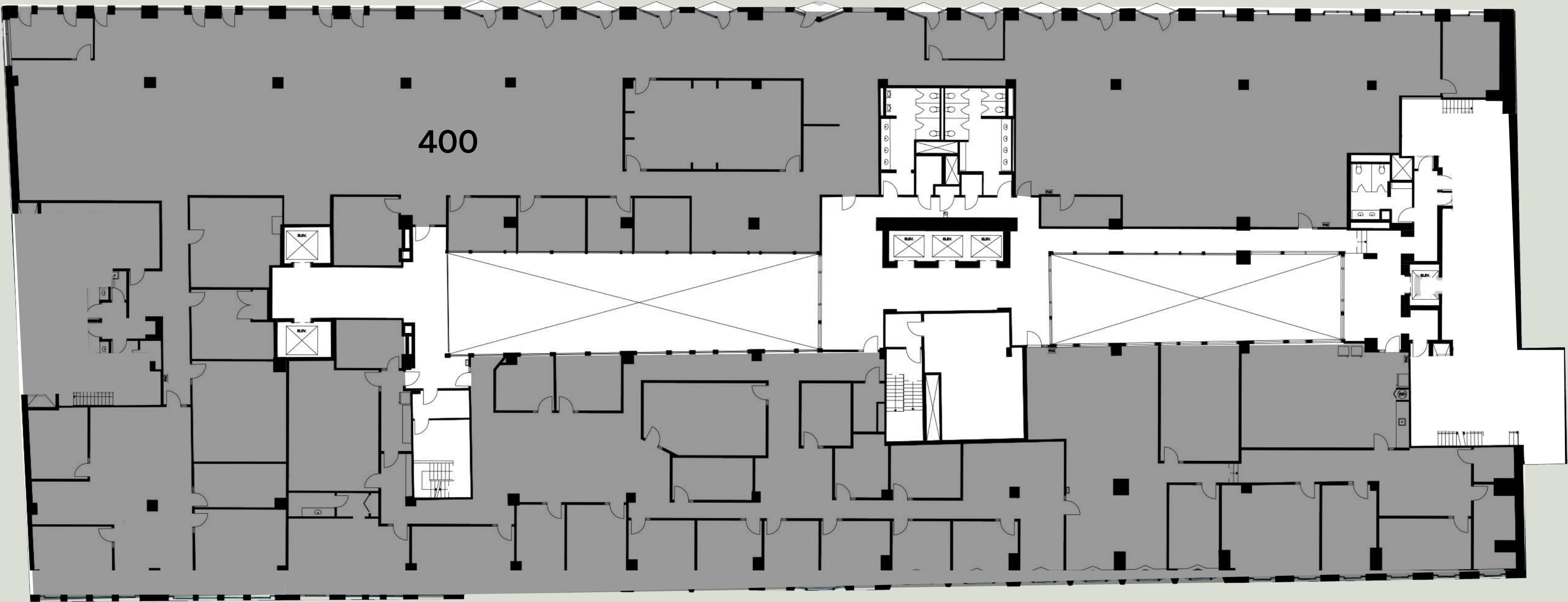
FLOOR	2 nd
SUITE	252
SF	1,483
NET RENT	Contact broker
AVAILABILITY	Q1 2027



Available Suites

SOUTH TOWER DETAILS

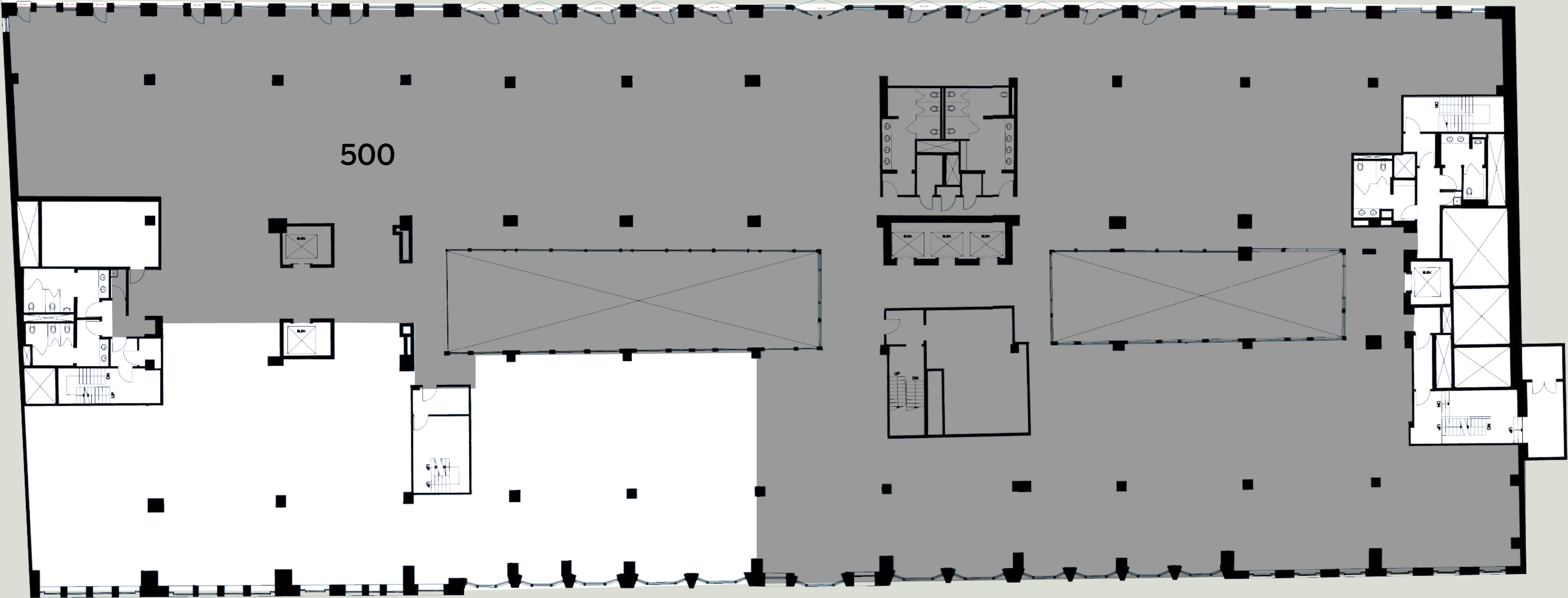
FLOOR	4 th
SUITE	400
SF	35,067
NET RENT	Contact broker
AVAILABILITY	January 2028



Available Suites

SOUTH TOWER
DETAILS

FLOOR	5 th
SUITE	500
SF	25,302 ⁽²⁾
NET RENT	Contact broker
AVAILABILITY	Immediate



⁽²⁾ Subdivisible

Available Suite

SOUTH TOWER
DETAILS

FLOOR	6 th
SUITE	600
SF	21,724 ⁽¹⁾
NET RENT	Contact broker
AVAILABILITY	January 2028

FLOOR	6 th
SUITE	650
SF	3,027 ⁽¹⁾
NET RENT	Contact broker
AVAILABILITY	Immediate



⁽¹⁾ Contiguous

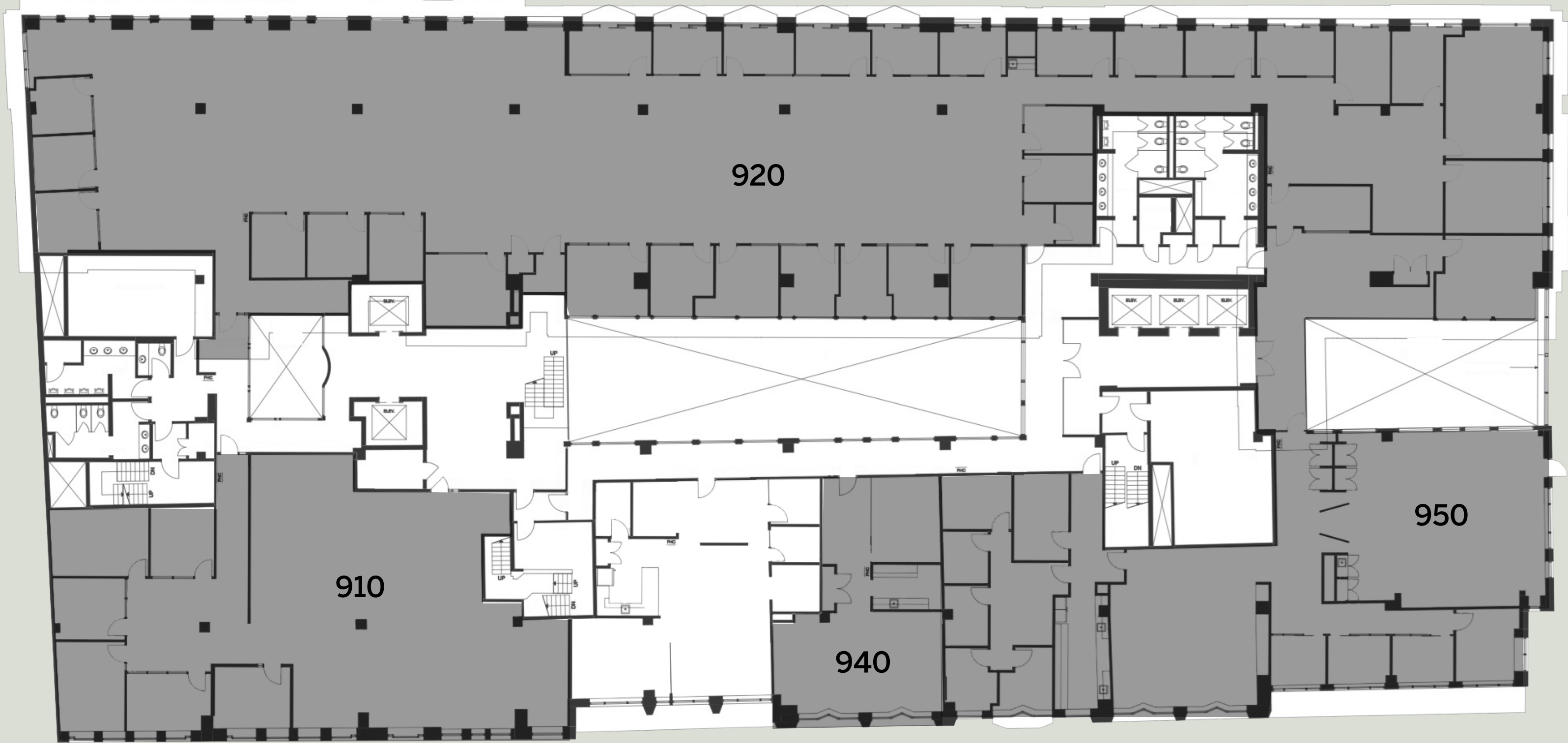
Available Suite

SOUTH TOWER
DETAILS

FLOOR	9 th
SUITE	910
SF	4,157
NET RENT	Contact broker
AVAILABILITY	January 2028

FLOOR	9 th
SUITE	940
SF	1,199
NET RENT	Contact broker
AVAILABILITY	Immediate

FLOOR	9 th
SUITE	920 & 950
SF	18,509
NET RENT	Contact broker
AVAILABILITY	October 2026



Available Suites

NORTH TOWER
DETAILS

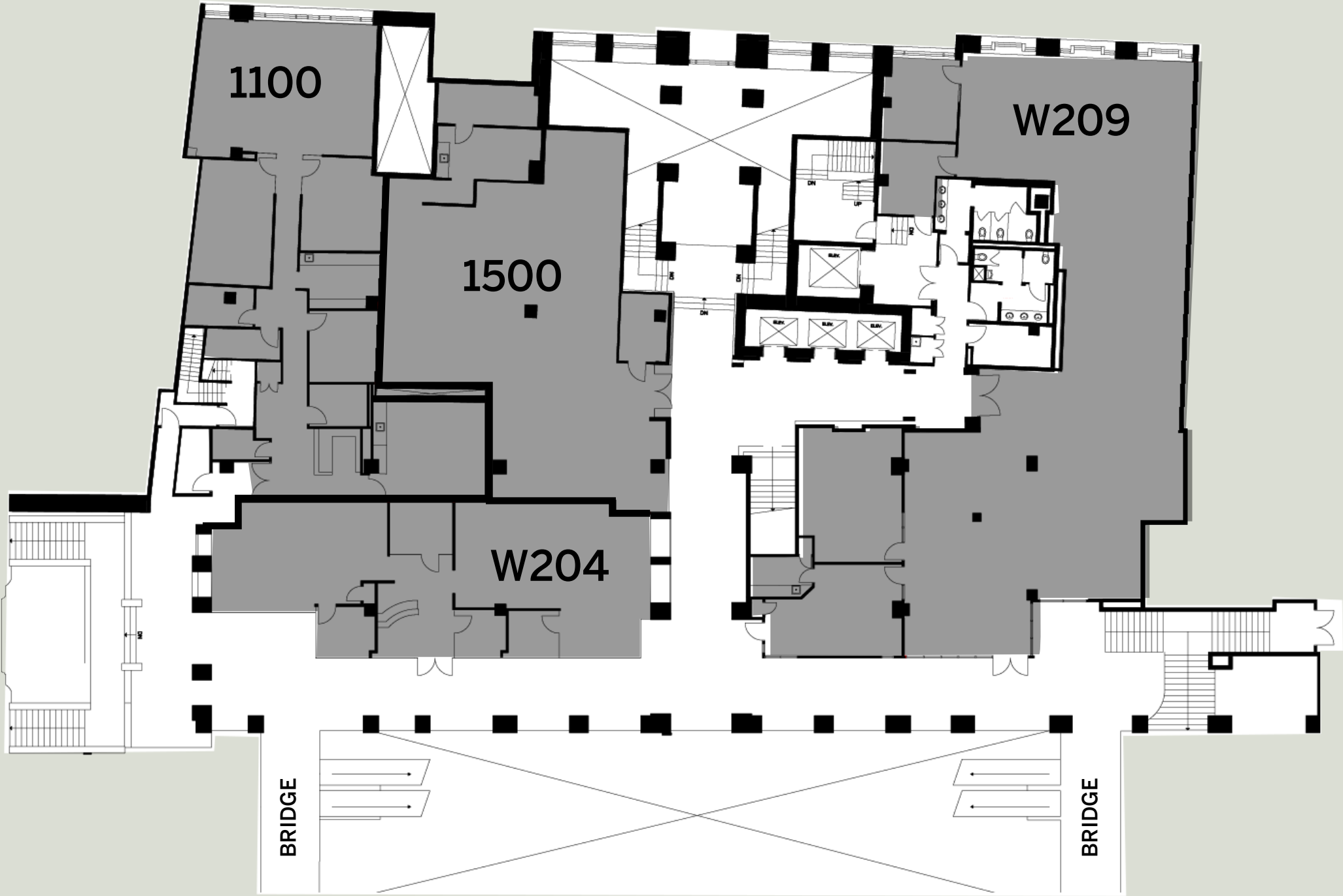
FLOOR Mezzanine
SUITE W209
SF 5,448
NET RENT Contact broker
AVAILABILITY Immediate

FLOOR Mezzanine
SUITE 1100
SF 3,205 ⁽¹⁾
NET RENT Contact broker
AVAILABILITY Immediate

FLOOR Mezzanine
SUITE 1500
SF 3,101 ⁽¹⁾
NET RENT Contact broker
AVAILABILITY Immediate

FLOOR Mezzanine
SUITE W204
SF 2,174 ⁽¹⁾
NET RENT Contact broker
AVAILABILITY Immediate

Available Suites



⁽¹⁾ Contiguous

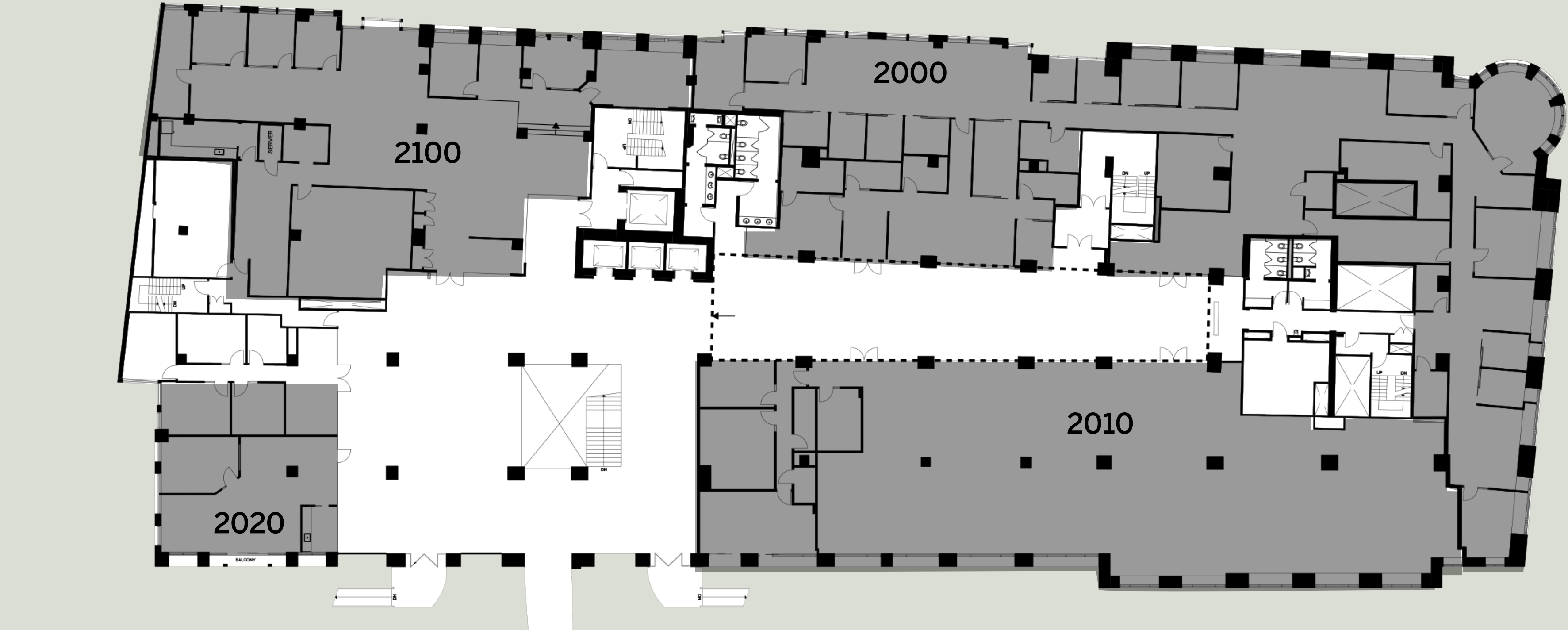
NORTH TOWER
DETAILS

FLOOR	2 nd
SUITE	2000 ⁽¹⁾
SF	10,651
NET RENT	Contact broker
AVAILABILITY	Immediate

FLOOR	2 nd
SUITE	2010 ⁽¹⁾
SF	8,307
NET RENT	Contact broker
AVAILABILITY	January 2028

FLOOR	2 nd
SUITE	2100 ⁽¹⁾
SF	6,007
NET RENT	Contact broker
AVAILABILITY	Immediate

FLOOR	2 nd
SUITE	2020
SF	1,211
NET RENT	Contact broker
AVAILABILITY	Immediate

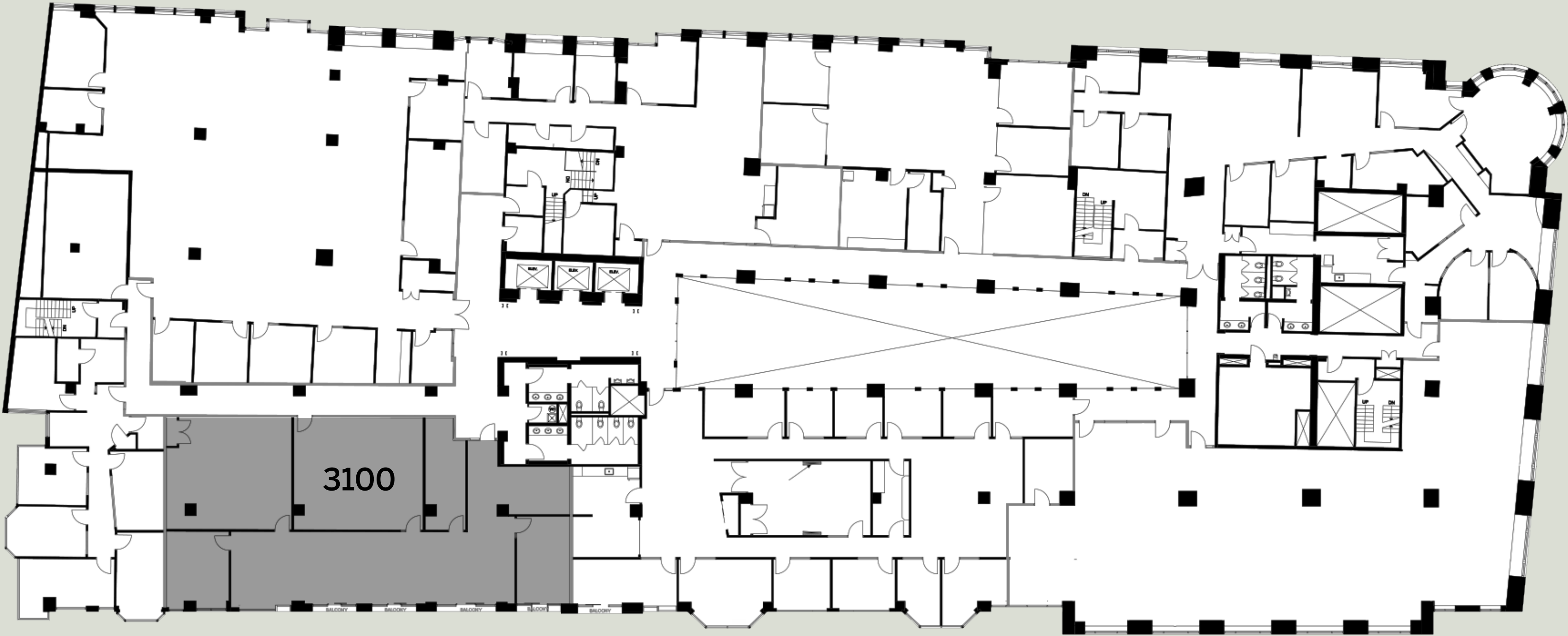


Available Suites

⁽¹⁾ Contiguous

NORTH TOWER
DETAILS

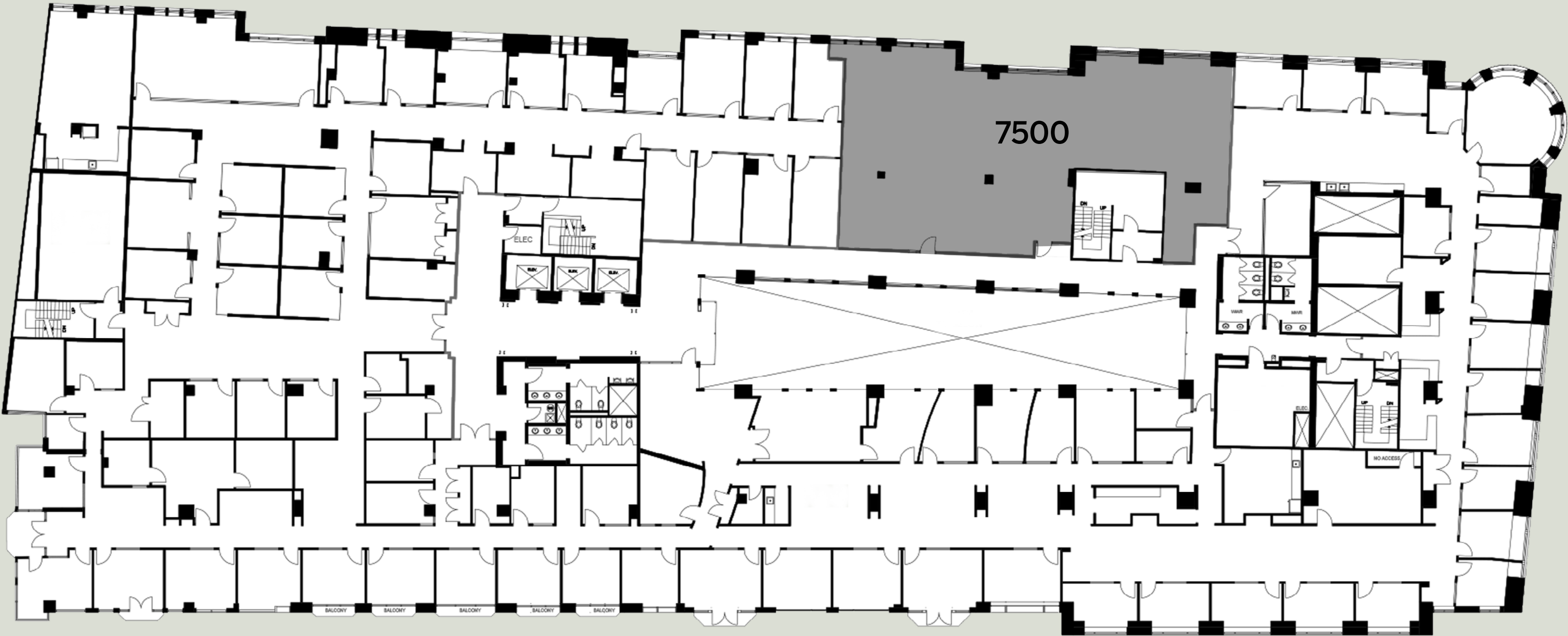
FLOOR	3 rd
SUITE	3100
SF	4,315
NET RENT	Contact broker
AVAILABILITY	January 2028



■ Available Suite

NORTH TOWER
DETAILS

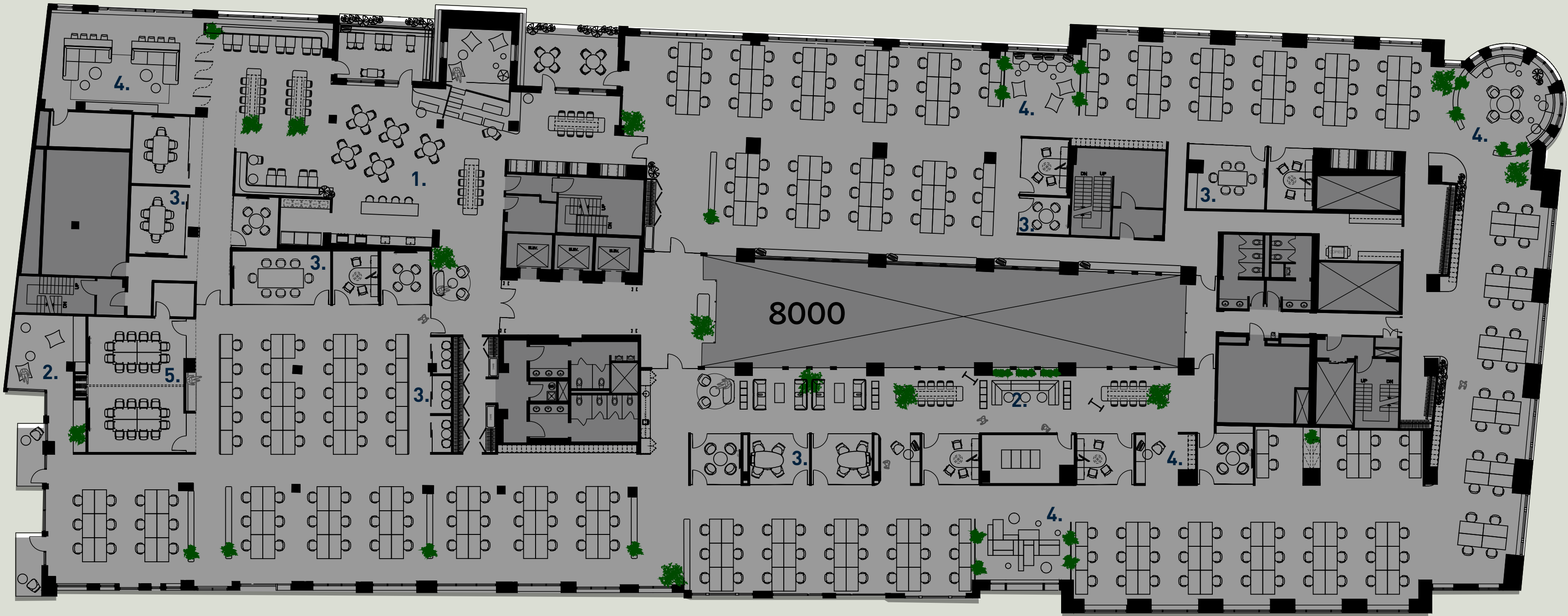
FLOOR	7 th
SUITE	7500
SF	3,462
NET RENT	Contact broker
AVAILABILITY	Immediate



 Available Suite

NORTH TOWER
DETAILS

FLOOR	8 th
SUITE	8000 & 8500
SF	31,397
NET RENT	Contact broker
AVAILABILITY	Immediate

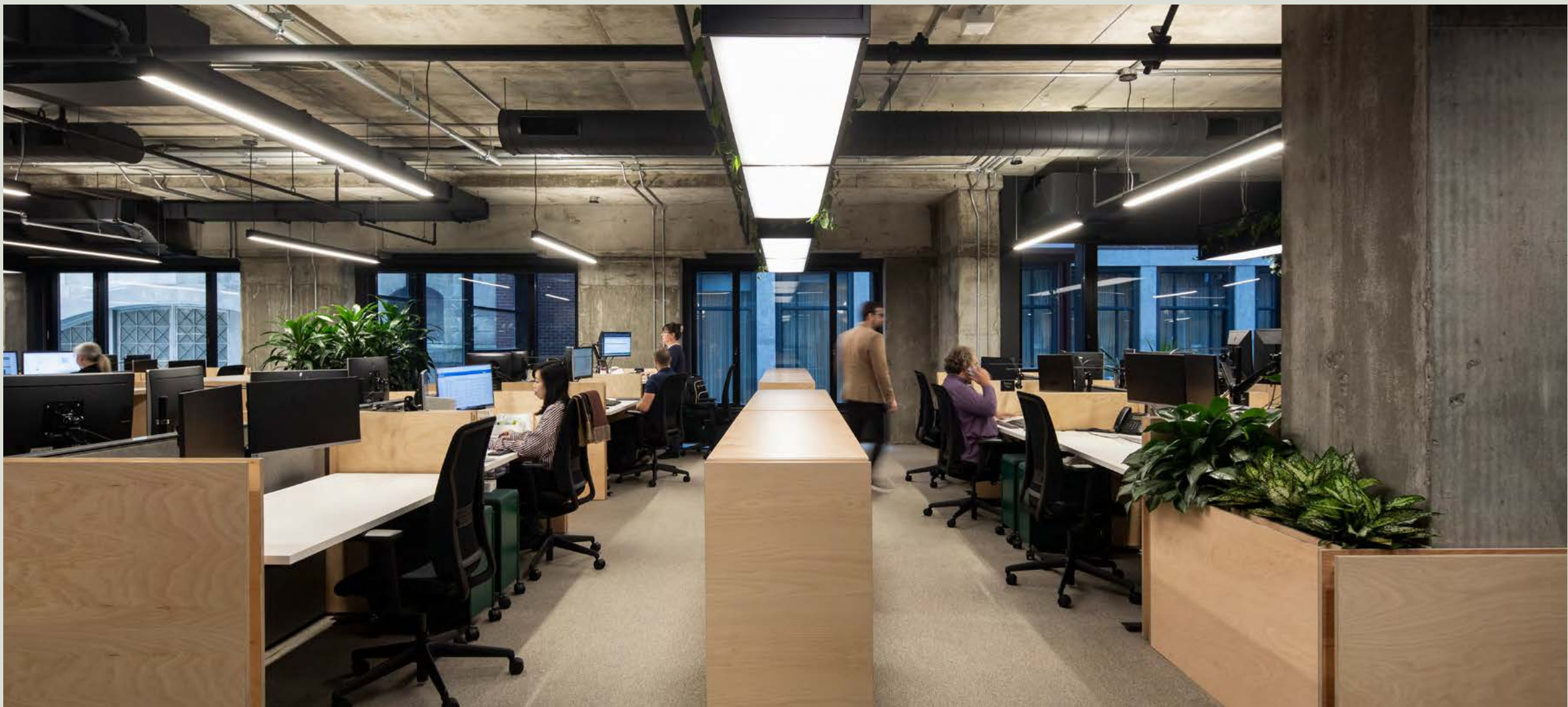


Kindly note that this is a potential plan

Available Suite



Common area



Open space offices



Multipurpose lounge



Conference room

IT ALL HAPPENS HERE

SEAMLESS TENANT EXPERIENCE

Thoughtfully designed entrances, upgraded common areas and high-end amenities create a welcoming and professional atmosphere.

A UNIQUE IDENTITY

CCMM seamlessly blends European architectural influences with contemporary design, offering a refined workspace unlike any other in Montréal.

COMPREHENSIVE SERVICES

The complex includes a coffee shop, restaurants, hotel, conference center and parking, ensuring convenience for businesses and visitors alike.

RUELLE DES FORTIFICATIONS

A unique space that hosts curated events, industry gatherings and cultural activations. Serves as a destination for tourists and international visitors.

COMMITTED TO THE ENVIRONMENT

Allied and CCMM promote sustainability, ensuring responsible property management and environmental consciousness.



An event in the Ruelle des Fortifications

AMENITIES
WITHIN 1KM

37
Coffee Shops

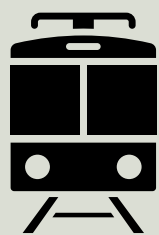
300+
Restaurants

10+
Fitness Centres

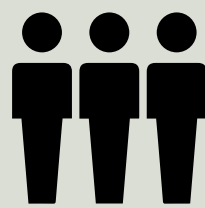
125
Green Spaces
& Parks

25
Grocery Stores

NEIGHBOURHOOD
CONNECTIVITY



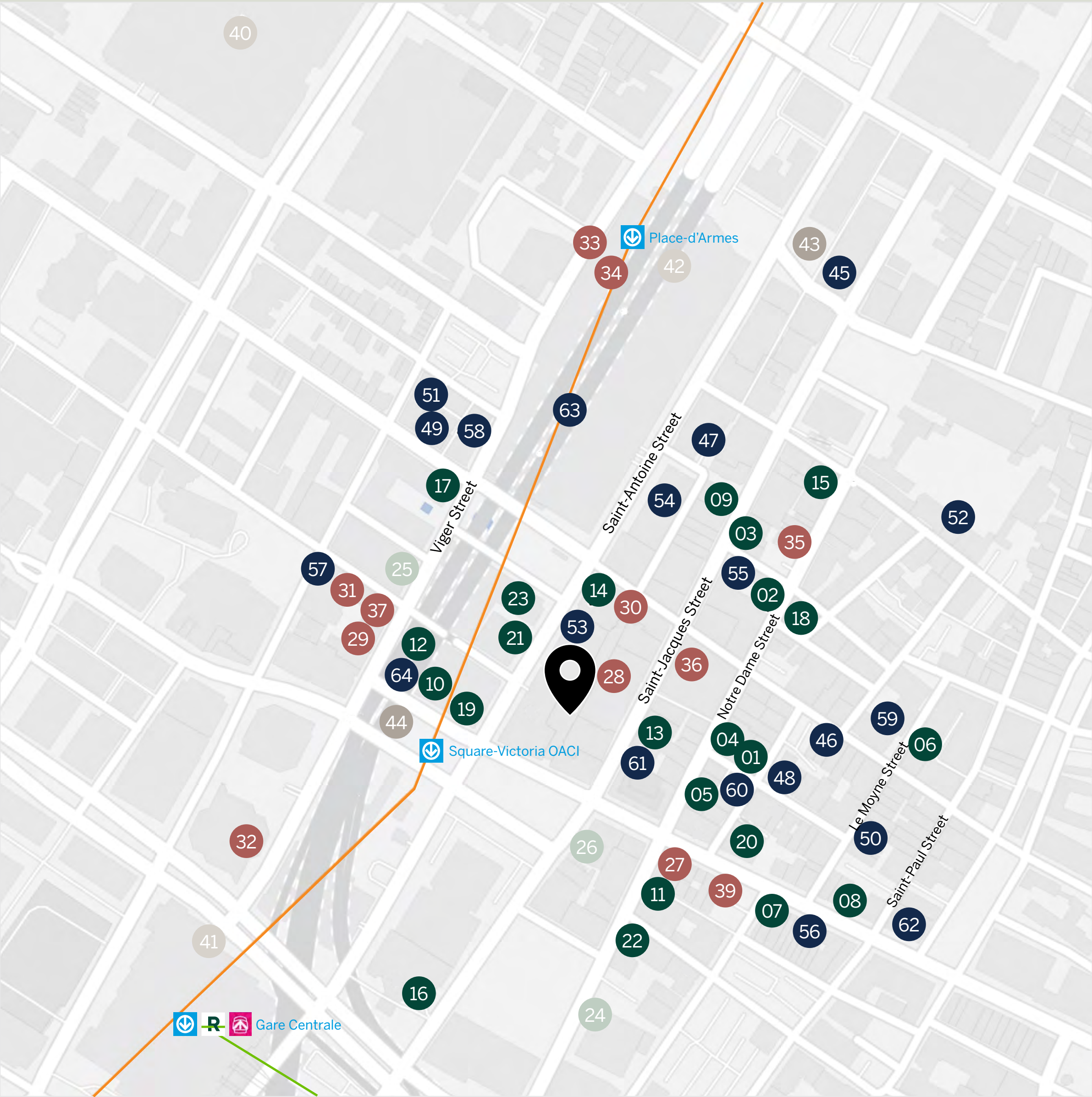
13,000+
RIDERS PER DAY
(Square-Victoria station)



33,000+
PEDESTRIANS



40,000+
VEHICLES
Via René-Lévesque, Beaver Hall
and Robert-Bourassa



AMENITY MAP

FOOD & BEVERAGE

- RESTAURANTS

1. Bowie

2. Chez Delmo

3. Dandy

4. Dorsia

5. Fish Bone

6. Flyjin

7. Helena

8. Holder

9. Les Moulins La Fayette

10. Living Room

11. Mémo

12. Moishes

13. Monarque

14. Osco!

15. Paparmane

16. Portus 360

17. Restaurant H3

18. Restaurant L'Original

19. Restaurant Tbsp.

20. Romies

21. Steak Frites St-Paul

22. The Farsides

23. Toqué!
- CAFÉS

27. 49th Parallel Café - McGill

28. Café Dépôt CCMM

29. Café Di Bernardo

30. Cafe Java U

31. Café Paper Hill

32. Café Saint-Henri

33. Café Saint-Laurent

34. Café Van Houtte

35. Cafeterra

36. Crew Collective & Cafe

37. diff.

38. Tommy Café

39. Structure Roasters
- HOTELS

45. Hôtel Place d'Armes

46. David Hotel

47. Embassy Suites by Hilton

48. Hôtel Gault

49. Hôtel Le Dauphin

50. Hotel Le Moyne

51. Hôtel Monville

52. Hôtel Bonaparte

53. InterContinental by IHG

54. Le Westin Montréal

55. Hotel Montréal

56. LikeAHotel - Le McGill

57. Loft4u

58. Premiere Suites

59. Sonder Apollon

60. Sonder Le Victoria

61. Sonder Penny Lane

62. St Paul Hotel

63. The Galleries of the Palace

64. W Montréal
- POINTS OF INTERESTS

40. Complexe Desjardins

41. Place Bonaventure

42. Palais des Congrès
- PARKS AND SQUARES

43. Parc de La Presse

44. Victoria Square
- MAJOR COMPANIES

24. CIMA+

25. Google Montréal

26. Quebecor

📍 747 Square-Victoria Street

100
WALK SCORE

85
BIKE SCORE

96
TRANSIT SCORE

Sustainability

FOCUS AREAS



MAKING ROOM FOR THE ARTS

Allied's Make Room for the Arts program supports arts and culture by offering discounted space for artists, commissioning artist works for Allied buildings and partnering with organizations that support the arts across Canada.



ENHANCING USER EXPERIENCE

Allied's User Experience Program offers unique programming and benefits to foster connectivity and creativity among all building occupants.



ADVANCING EQUITY, DIVERSITY & INCLUSIVITY (EDI)

Allied's 2024+ EDI roadmap helps us cultivate an environment that advances equity, reflects diversity and demonstrates inclusivity.



EXECUTING OUR NET ZERO CARBON PLAN

Allied is advancing our Net Zero Carbon Plan by setting greenhouse gas emissions reduction targets validated by the Science-Based Targets initiative.



PRIORITIZING BUILDING CERTIFICATIONS

Allied has committed to certify 70% of our standing portfolio to LEED and/or BOMA BEST by 2028.



INVESTING IN ENERGY CONSERVATION

Over the past six years, Allied has invested over \$11 million in energy conservation measures.



SUPPORTING SUSTAINABLE TRANSPORTATION

Allied's buildings are within easy reach of public transit, cyclist and pedestrian networks, exceeding city averages for Transit, Bike and Walk Scores. Programming and amenities such as complimentary seasonal bike tune-ups and bike storage rooms help encourage the use of sustainable modes of transportation.



Make Room for the Arts mural | 2233 Columbia Street, Vancouver



Rooftop Garden | 555 Richmond St, Toronto

HIGHLIGHTS



USER EXPERIENCE PROGRAM

Allied’s User Experience Program focuses on designing and delivering programs that explore environmental and social topics, including health and wellness, arts and culture, EDI and sustainability. In 2025, we hosted 150+ events across our portfolio.

Highlights include:

- 37 urban beehive workshops on Allied building roofs
- Toy drive in support of the Yonge Street Mission
- Complimentary bike tune-ups
- Puppy socials



BUILDING PERFORMANCE

In 2024, we achieved our five-year environmental reduction targets to improve energy use intensity, greenhouse gas intensity, water use intensity and waste diversion.



ADAPTIVE RE-USE AND HISTORICAL PRESERVATION

Our portfolio comprises heritage buildings that have been upgraded to meet the demands of modern-day office users without compromise to character. Adaptive reuse reduces the embodied carbon of our portfolio, while preserving the history and unique features of urban neighbourhoods.

MORE THAN A
WORKSPACE
747 SQUARE-VICTORIA STREET

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