

ALLIED

La Cité

Land Acknowledgment

We acknowledge that La Cité is located on a thousand-year-old Indigenous territory, the site of encounters and diplomacy between peoples, and of the Great Peace Treaty.

We thank the Kanien 'keha:ka (Mohawk) Nation for its hospitality on unceded territory.

Welcome to La Cité

La Cité is undergoing a staged transformation to upgrade select common areas and public realm features while integrating new retail, green space and building amenities to create a distinctive urban workspace experience that prioritizes human connection alongside the ease of everyday conveniences.

The Neighbourhood

At the intersection of several dynamic neighbourhoods, La Cité is an extension of the downtown's established business community, infused with the artistic, cultural and historical elements of Old Montréal and the vibrancy and youthful energy of Griffintown.

The unique collection of assets at La Cité supports a wide range of businesses. From small to large, established to startup, the concentration of assets in La Cité ensures that users are supported today, and as their needs evolve and change.



La Cité

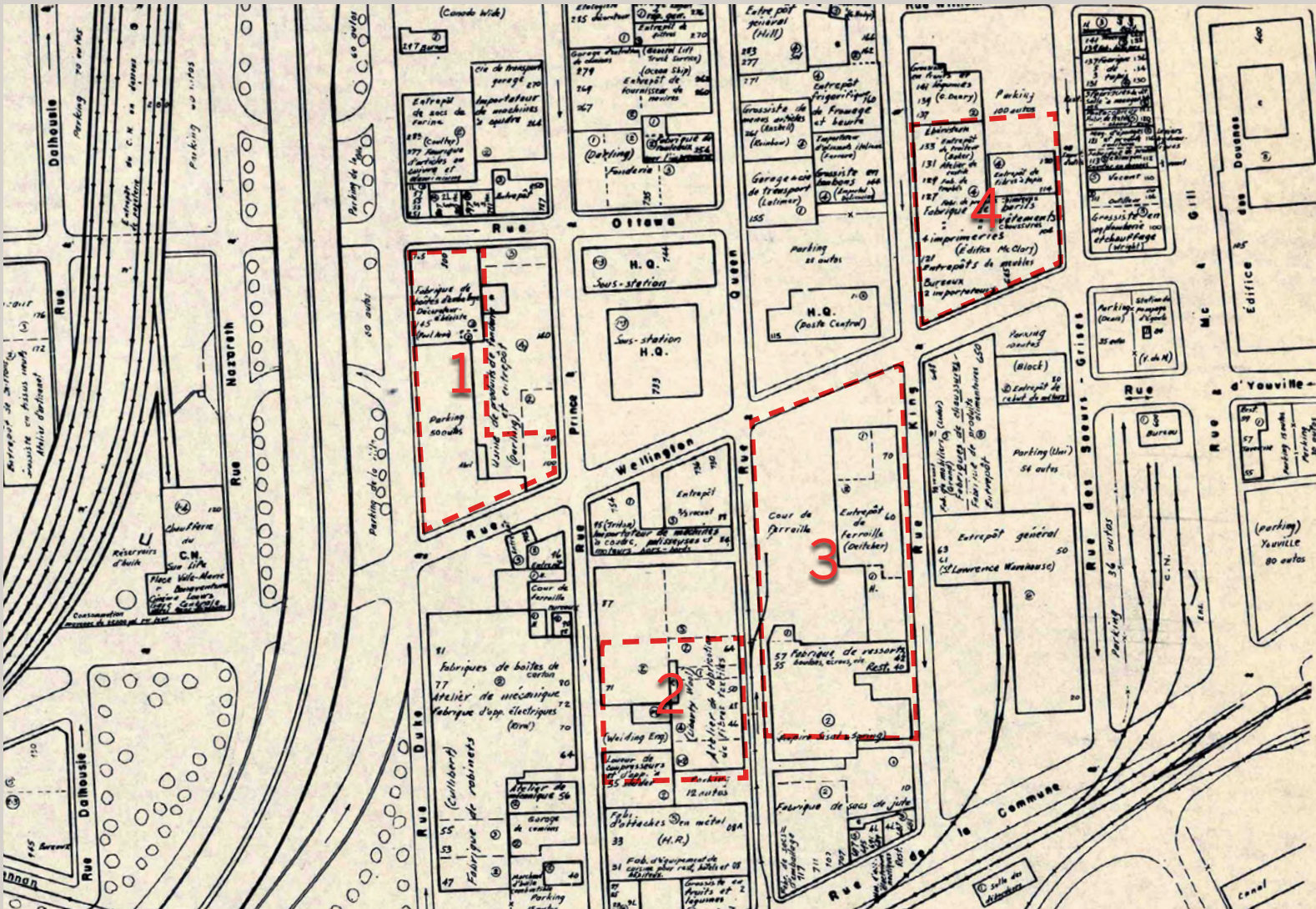
In the Beginning

The development of the Lachine Canal in 1820 transformed the area, formerly the “Fabourg des Récollets”, into an epicenter of industrial innovation within Canada. The site attracted numerous industries because of its proximity to the Canal and Port of Montréal. Local commerce thrived until the 1929 stock market crash and depression of the 1930s.

It wasn't until the 1990s that the area experienced a revival to attract media and telecommunication companies under its futuristic title, Cité du Multimedia. While this term is now outdated, it still provides an important historical reference. The area's new name, La Cité, provides reminder of the past and a promise of the future.



City of Montréal lithograph, 1888. Musée McCord



1. Le 111, Robert Bourassa; 2. 87 rue Prince/80 Queen/50 Queen; 3. 75 Queen/700 Wellington; 4. 645 Wellington

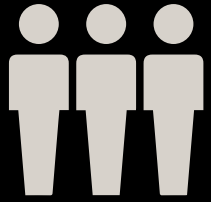


J.Y.Letourneau. 1966. LaPresse

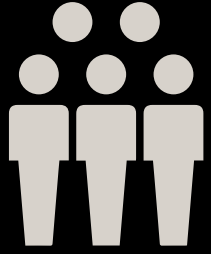


'La renaissance du Vieux-Montréal', 2022. Société de développement de Montréal

Demographic Snapshot



4,767
TOTAL POPULATION



12,337
DAYTIME POPULATION



3,088
NUMBER OF HOUSEHOLDS



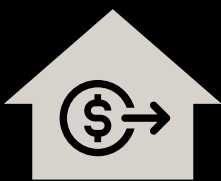
33
MEDIAN AGE



86%
POST SECONDARY EDUCATED



\$199,500
AVERAGE HOUSEHOLD INCOME



\$101,000
AVERAGE HOUSEHOLD SPEND

Data collected from Pin Point, encompassing 0.3km radius surrounding La Cité

Connectivity

Bus Stops

12

Bixi Stations

11

Metro Station

1

Car Sharing Station

1

Indoor Allied Parking Spots

777

Street Parking Spots

341

Daily Bus Passings

20,796

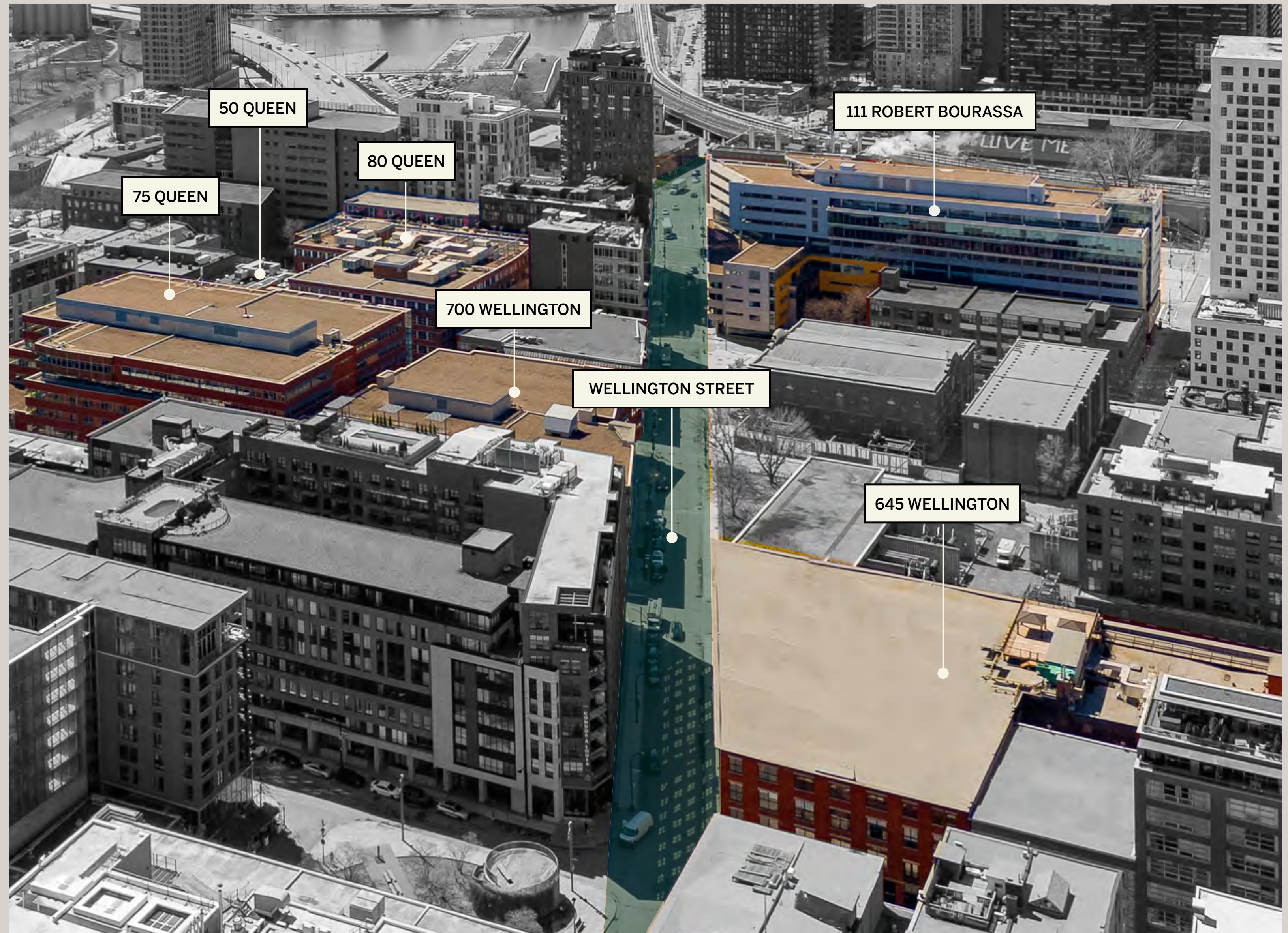


Mixed-Used & Amenity Rich

Members of the La Cité community can move seamlessly throughout each building, accessing different services and spaces including:

- Bicycle parking
- Renovated bicycle room with showers, e-bike charging & repair station
- Parking facilities with electric vehicle charging stations and car wash
- Bookable meeting room
- Updated lobby ideal for events and gatherings
- Forme by Allied fitness facility with showers, sauna and towel service
- Café and restaurants

Wellington Street, as the artery of the community, will also be transformed to integrate more food and beverage as well as retail amenities, bringing energy and vibrancy to the area.



*740 St. Maurice not shown

Local Amenities

11

Supermarkets &
Convenience Stores

46

Health & Wellness
Services

20

Parks & Green
Spaces

12

Bakeries & Cafes

33

Restaurants

5

Bars & Clubs

31

Boutiques

Neighbourhood Map

RESTAURANTS

1. Caffè Un Po' di Più
2. Monarque
3. Holder
4. Moishes
5. Toqué!
6. Da Emma
7. Mano Cornuto
8. Place Carmin
9. Fleurs & Cadeaux
10. Le Serpent
11. Neotokyo
12. Jellyfish
13. Moretti
14. Moretti Griffintown
15. Palma
16. India Rosa

THE BREAKFAST CLUB

17. Le Cartet
18. Mélisse
19. Dandy

FOOD ON THE RUN

20. Bvrger by Christian Ventura
21. Olive et Gourmando
22. Il Miglio Express
23. Sushi Shop
24. Mokafe
25. Tejano BBQ
26. Nevski
27. Les Grillades du Cèdre

CAFÉS

28. Paquebot
29. Crew Collective
30. 49th Parallel
31. Mano Figa
32. Café Olimpico

33. Cafecito
34. Tommy Café
35. Le Café Pick Me Up

BARS & PUBS

36. Cold Room
37. STILLIFE
38. Monopole
39. Nh•Âu Bar
40. El Pequeño
41. Sans Soleil
42. Wolf and Workman
43. Pub Saint-Pierre

ACCOMODATION

44. Gault Hotel
45. Hotel Uville
46. Hotel Monville
47. Hotel William Gray
48. Hotel Intercontinental Montréal
49. W Montréal

ARTS & ENTERTAINMENT

50. Centaur Theatre
51. Darling Foundry
52. Centre PHI
53. Pointe-à-Callière

HEALTH & WELLNESS

54. Spa Bota Bota
55. Spa Scandinave
56. Luna Yoga
57. B.cycle
58. Maxwell Salon & Spa
59. Dermapure
60. The Ten Spot
61. Roze Pilates
62. Orangetheory Fitness
63. Le Hideout

64. Coiffure Blunt
65. Ongles Griffintown
66. Soie Clinique Dentaire

LOCAL GROCERS

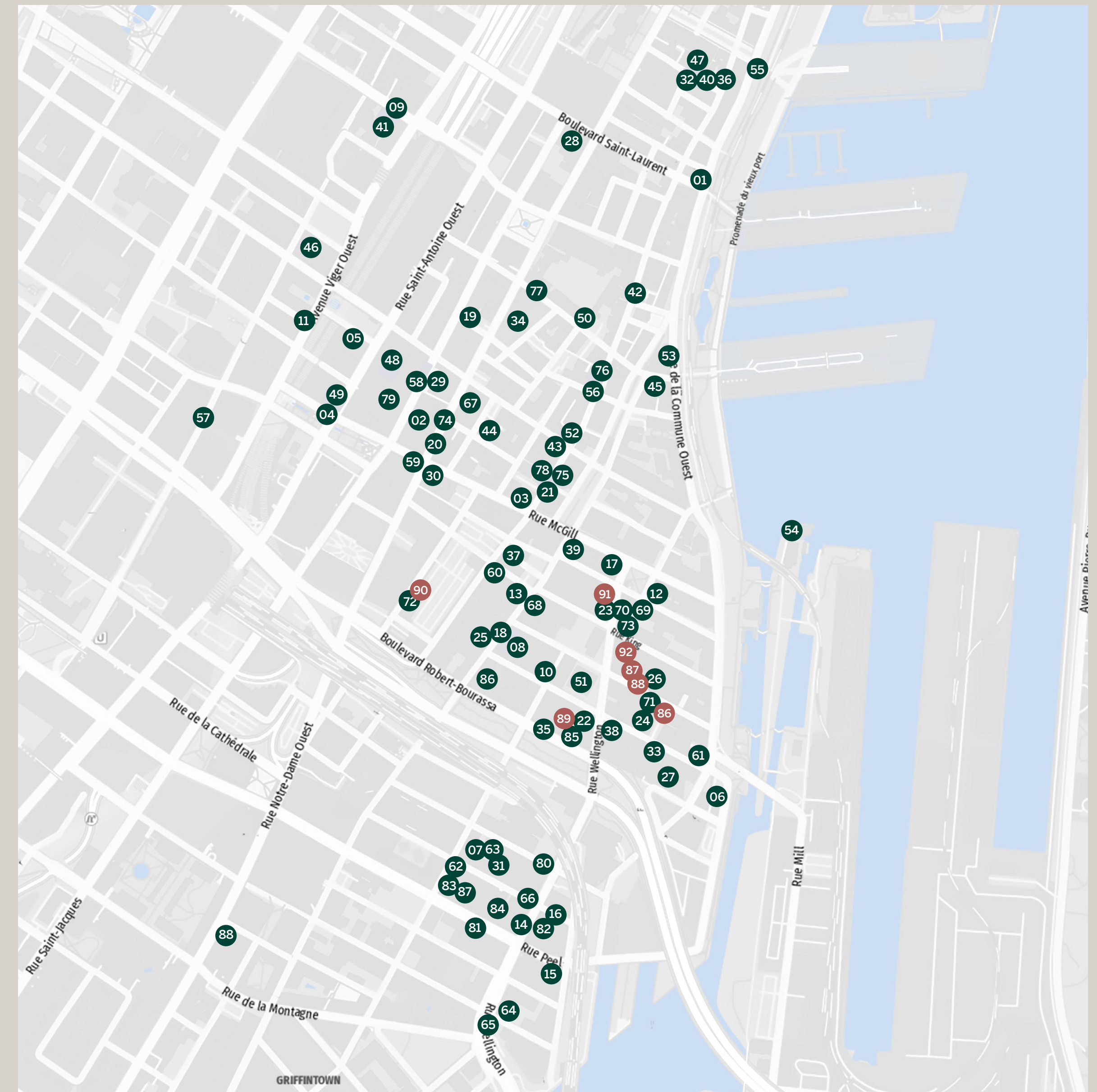
67. Le Petit Dep
68. Le Beau Marché
69. Dispensa
70. Chez Potier
71. Marché Aisle 24
72. IGA
73. Adonis
74. Metro

RETAIL THERAPY

75. Rooney
76. Espace Pepin + Maison Pepin
77. Naïf
78. L'Affichiste
79. Station 16 Editions
80. Europa & Prfkt
81. West Elm
82. Must
83. EQ3
84. SAQ
85. Allo Velo Boutique

ALLIED PROPERTIES

86. 50 Queen
87. 75 Queen
88. 80 Queen
89. 111 Robert-Bourassa
90. 740 Saint-Maurice
91. 645 Wellington
92. 700 Wellington



Find Space that Fits Your Team

Allied works to support you as a partner. Over a third of our tenants across the country have grown within our portfolio. We have helped them find the workspace to best accommodate their business, brand and team. As your partner, we contribute to your vision by providing space that nurtures creativity and amplifies your organizational culture.



ALLIED
HERITAGE

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



ALLIED
MODERN

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.

Be Part of Something

Allied's national tenant community includes over 1,700 organizations from across Vancouver, Edmonton, Calgary, Toronto, Kitchener, Ottawa and Montréal, representing tech, media, entertainment, life-sciences, education, government, financial, professional services and more.

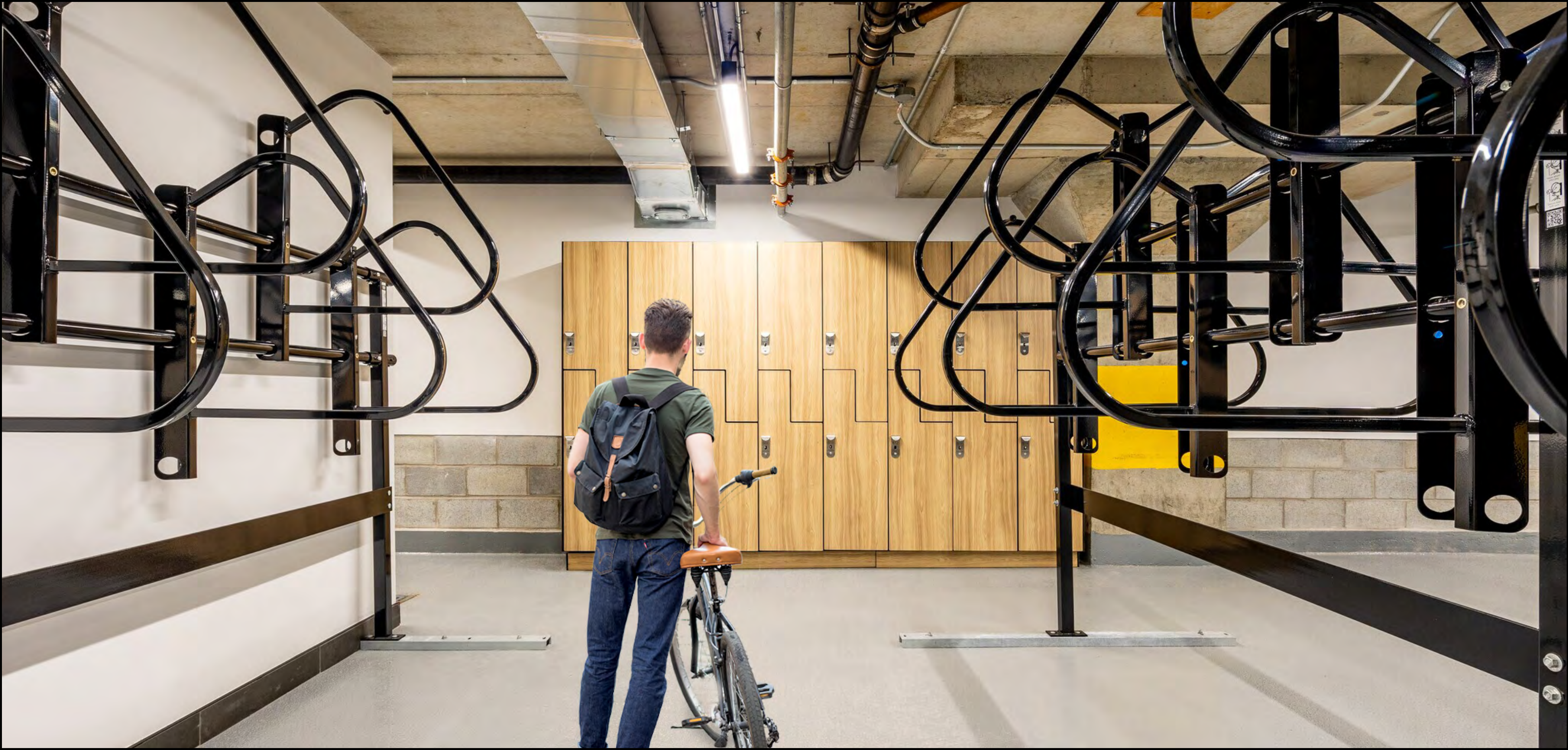
La Cité is home to number of tenants that have been able to expand their local footprint and grow with us over time. As a concentrated and dynamic office offering, La Cité provides its tenants with options as their needs change.

Experience La Cité

Feel invigorated and supported in your workday, from arrival to departure, from here to home.



Schematic design of new lobby and elevator bank at 80 Queen.



Bike parking and showers at 111 Robert-Bourassa.



Schematic design of new common areas on the office floors.



Images of office space at 80 Queen and 75 Queen.



Schematic design of green space at 75 Queen.



Green space and café at 111 Robert Bourassa.



Forme by Allied fitness facility at 80 Queen.



Bookable meeting room at 111 Robert Bourassa.



Updated lobby ideal for events and gatherings at 111 Robert Bourassa.



Schematic designs of future transformation of Wellington Street.

Explore La Cité

111
Robert
Bourassa

645
Wellington

700
Wellington

75
Queen

50
Queen

80
Queen
(includes 87 Prince)

[Click to learn more about each property.](#)

La Cité

Distinctive spaces that can only be experienced —
contact our team to schedule a tour.

MARTINE GRATTON

Senior Manager, Leasing
514.868.9002
mgratton@alliedreit.com