

ALLIED

CCMM

CENTRE DE COMMERCE
MONDIAL DE MONTRÉAL



We build and operate commercial real estate to save the global environment, not to destroy it.

We build and operate to foster human wellness, not to undermine it.

We build and operate to promote diversity, not to impose uniformity.

We build and operate to facilitate creativity, not to encourage conformity.

We build and operate as city builders, which in a way embraces everything else.

MICHAEL EMORY
Founder and Executive Chair

Welcome to CCMM

For over two centuries, CCMM has stood at the heart of Montréal's business community, a landmark shaped by commerce, connection and innovation.

As its most recent steward, Allied is committed to enhancing this historic complex for the next era—preserving its distinctive character while refining its spaces to better serve its users, visitors and the surrounding community.

With thoughtful improvements, CCMM will continue to be a place where history, business and culture converge.

Property Overview

RESPECTING HERITAGE, WELCOMING THE FUTURE

In 1992, Centre de Commerce Mondial de Montréal (CCMM) combined eleven 19th century heritage buildings under a striking glass canopy. Allied acquired many of the highlighted sections of the property in 2020.

With a promenade built along the former Ruelle des Fortifications, CCMM remains one of Montreal's most iconic landmarks.

For over 200 years, these distinctive spaces have housed the businesses, institutions and ideas that define the city's industrious spirit—a legacy to be preserved and built upon in future.





The Neighbourhood

AT THE EPICENTER OF MONTRÉAL'S BUSINESS COMMUNITY

At the intersection of several dynamic neighbourhoods, CCMM 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 CCMM supports a wide range of businesses. From small to large, established to startup, the concentration of assets in CCMM ensures that users are supported today, and as their needs evolve and change.



Connectivity

33

Bus Stops

11

Bixi Stations

1

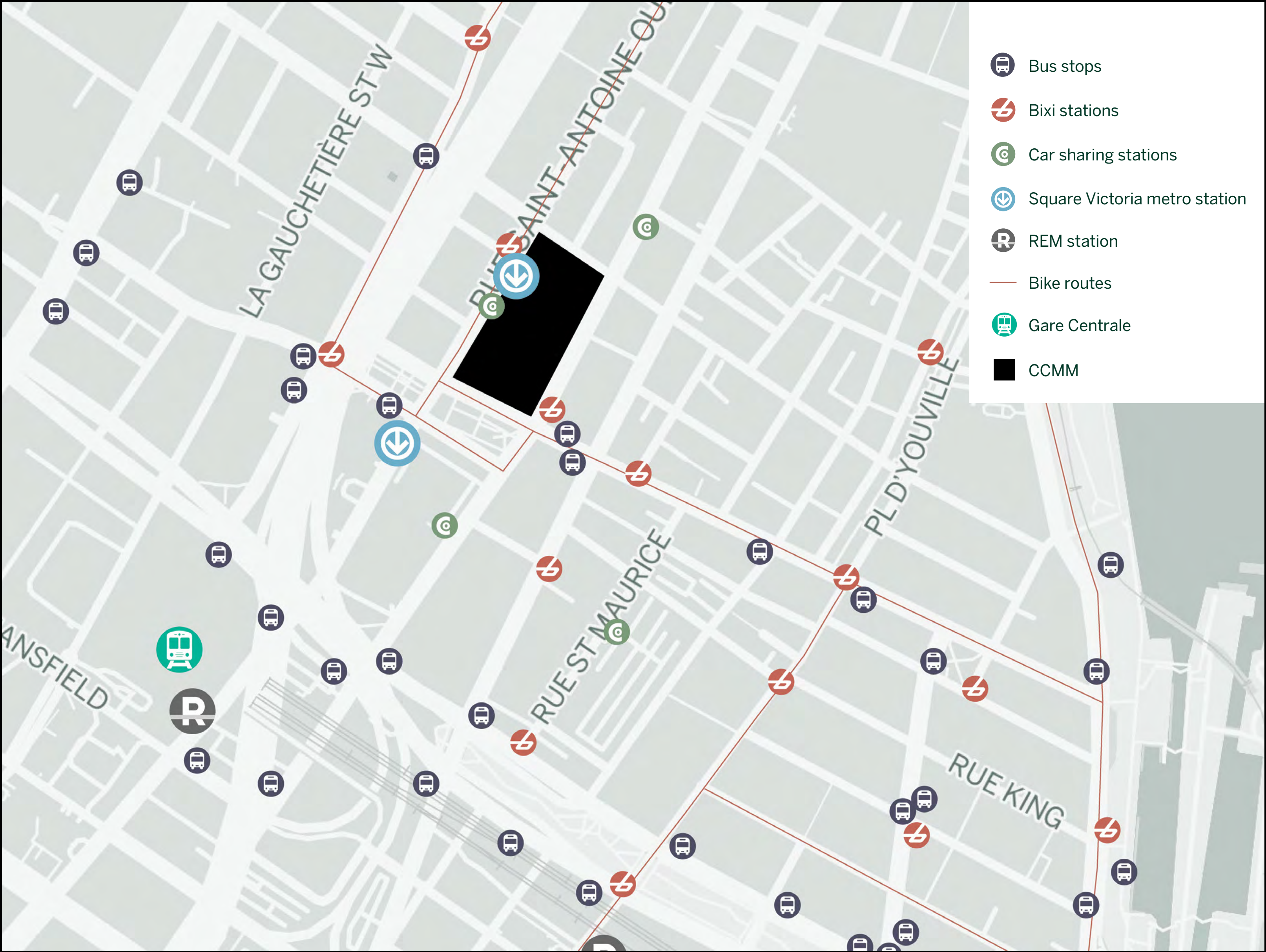
Metro Station

3

Car Sharing
Stations

580

Indoor Allied
Parking Spots



Neighbourhood Map

RESTAURANTS

1. Ciccio's
2. Da Emma
3. Fiorellino
4. Fleurs & Cadeaux
5. Gaspar Brasserie Française
6. Gibbys
7. Holder
8. Jellyfish
9. Kyo Bar Japonais
10. Le Cartet Resto Boutique
11. Le Serpent
12. Mandy's
13. Moishes
14. Monarque
15. Moretti
16. Neotokyo
17. Toqué!
18. Vieux-Port Steakhouse

THE BREAKFAST CLUB

19. Dandy
20. Le Cartet
21. Mélisse

FOOD ON THE RUN

- 22. Les Grillades du Cèdre
- 23. Mokafe
- 24. Nevski
- 25. Olive et Gourmando
- 26. Sushi Shop

CAFÉS

27. 49th Parallel
28. Cafecito
29. Crew Collective
30. Le Café Pick Me Up
31. Paquebot
32. Parma Café
33. Tommy Café

BARS & PUBS

34. Monopole
35. Nh•Âu Bar
36. Pub Saint-Pierre
37. Sans Soleil
38. STILLIFE
39. Wolf and Workman

ACCOMMODATION

40. Embassy Suites by Hilton
Montréal
41. Gault Hotel
42. Holiday Inn Montréal
43. Hotel Intercontinental Montréal
44. Hotel Monville
45. Hotel Uville
46. Humaniti Hotel
47. Le Westin Montréal
48. W Montréal

ARTS & ENTERTAINMENT

49. Centaur Theatre
50. Centre PHI
51. Darling Foundry

HEALTH & WELLNESS

52. B.cycle
53. Dermapure
54. Luna Yoga
55. Maxwell Salon & Spa
56. Roze Pilates
57. Spa Bota Bota
58. The Ten Spot

LOCAL GROCERS

59. Avril Supermarché Santé
60. Chez Potier
61. Dispensa
62. IGA
63. Le Beau Marché

64. Le Petit Dep
65. Marché Aisle 24

RETAIL THERAPY

66. Boutique U&I MAN
67. Espace Pepin
68. L’Affichiste
69. Maison Pepin
70. Naïf
71. Rooney
72. Station 16 Editions

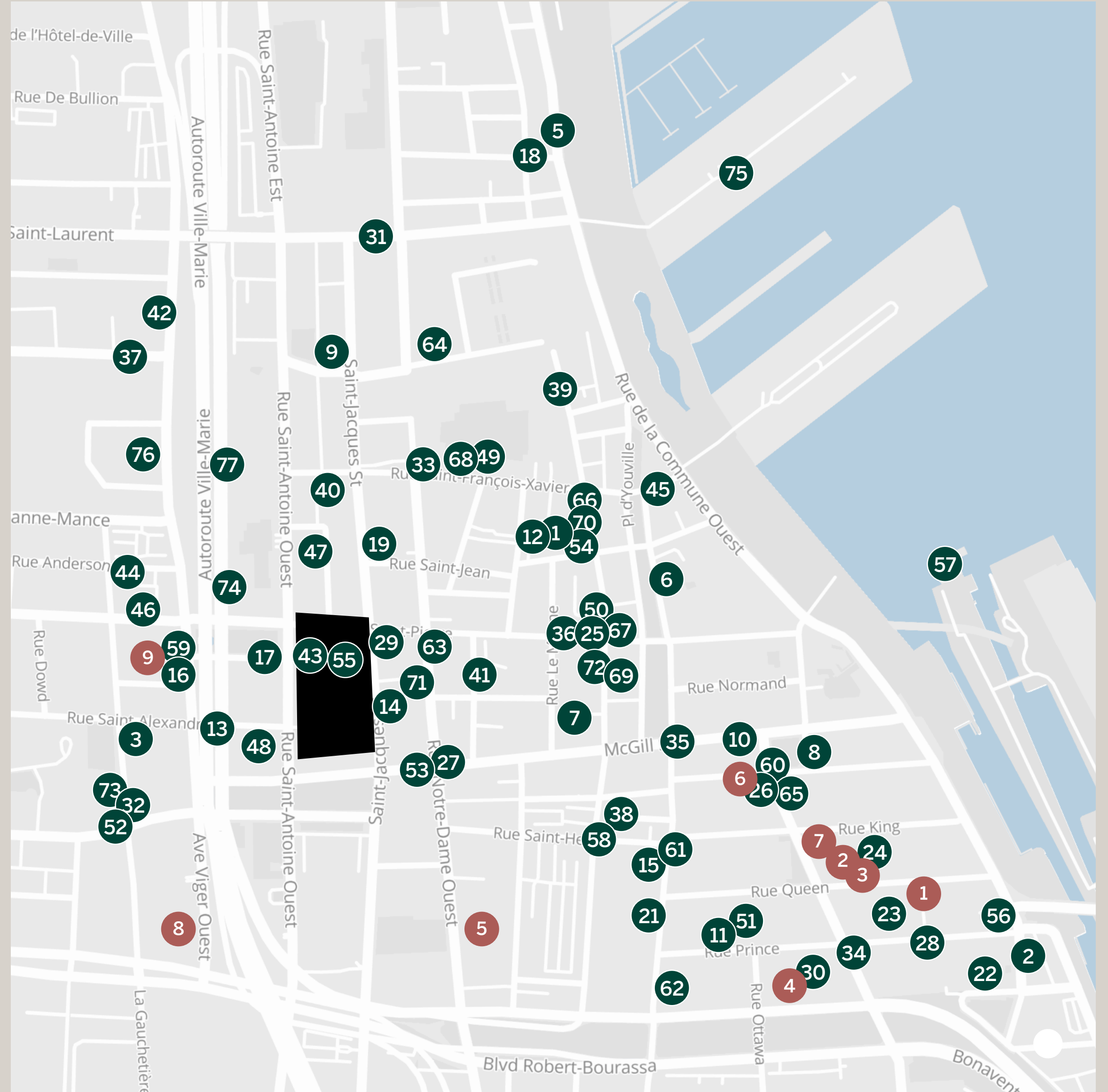
INSTITUTIONS

73. HEC Montréal - Édifice Hélène-Desmarais
74. Montréal Convention Centre
75. Montréal Science Centre
76. Palais des congrès de Montréal
77. Salon National de l'habitation

● **ALLIED PROPERTIES**

1. 50 Queen
2. 75 Queen
3. 80 Queen
4. 111 Robert-Bourassa
5. 740 Saint-Maurice
6. 645 Wellington
7. 700 Wellington
8. 1001 Robert Bourassa
9. 425 Viger Avenue West

CCMM



Workspace for the Modern Workforce



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.



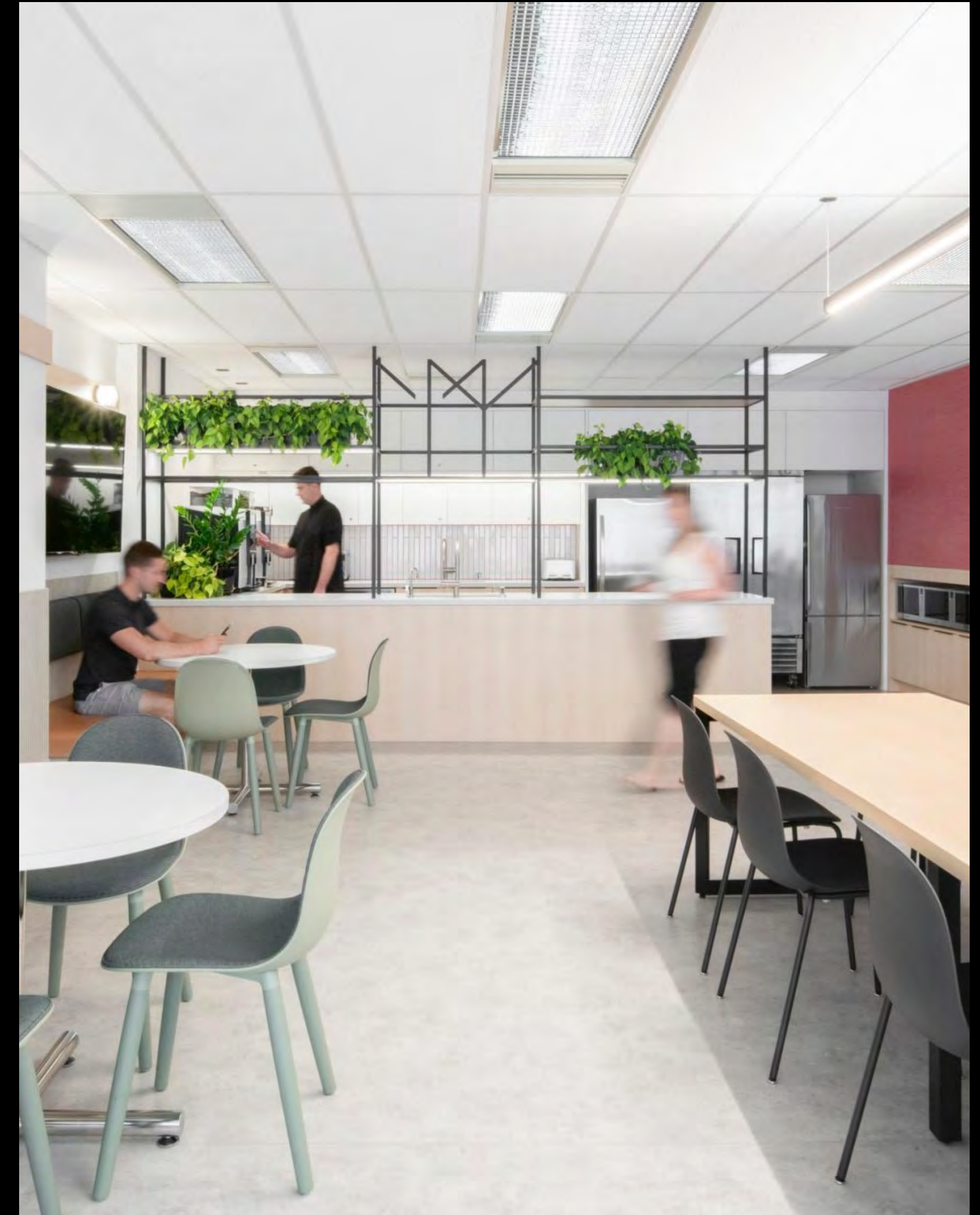
ALLIED FLEX

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

State-of-the-art
office spaces
with high-
performance
infrastructure.



Spaces
designed for
innovation and
collaboration.









Amenities


BUILDING AMENITIES

-  Parking facilities with electric vehicle charging stations and car wash
-  Elegant lobby for events and gatherings
-  357 room Intercontinental Hotel with business and conference center
-  On-site 24-hour security and technical services
-  Indoor bicycle storage
-  Shower facilities
-  Recurring fitness class programming

RETAIL

-  General and convenience
-  Health and wellness
-  Financial services
-  Fashion and apparel
-  Dry cleaning and laundry
-  Beauty products and services

FOOD AND BEVERAGE

-  Daytime food offering by local chefs, soon to be expanded to over 10 concepts in new and improved spaces.







Events

AN URBAN EVENT SPACE IDEAL FOR INDUSTRY GATHERINGS, NETWORKING AND CULTURAL SHOWCASES.



User Experience

ENGAGING EXPERIENCES THAT ENRICH THE WORKPLACE AND SUPPORT YOUR VALUES.



Curated events that foster inclusion and awareness, including Black History Month, International Women's Day and Pride celebrations, among others.







Wellness and community-building initiatives, such as seasonal activations, recurring yoga sessions and social gatherings.



Sustainability-driven programming, including rooftop beekeeping, urban farming and environmental awareness initiatives.

Sustainability

-  **DEVELOPING OUR NET ZERO CARBON PLAN**
Allied is advancing our Net Zero Carbon Plan by setting greenhouse gas emissions reduction targets in alignment with the Science Based Targets initiative (SBTi).
-  **PRIORITIZING BUILDING CERTIFICATIONS**
Allied has committed to certify an additional 8.1 million sq. ft. or 70% of our portfolio to LEED and/or BOMA BEST by 2028.
-  **INVESTING IN ENERGY CONSERVATION**
Since 2019, Allied has invested more than \$8 million in energy conservation projects resulting in 13,000 kWh in energy reductions and \$2 million of energy savings.
-  **SUPPORTING SUSTAINABLE TRANSPORTATION**
Allied’s buildings are closely located to public transit, cyclist and pedestrian networks, exceeding city averages for Transit, Bike and Walk Scores. Programming and amenities, such as on-site EV charging and bicycle storage are available at CCMM.



Summary

Engaging experiences that enrich the workplace and support your values.



MODERN WORKSPACES WITH HISTORIC CHARACTER

State-of-the-art office infrastructure in a unique heritage setting, combining performance with personality.



HOSPITALITY-INSPIRED EXPERIENCE

Professional service and a welcoming environment that help teams feel supported and clients feel impressed.



ON-SITE AMENITIES THAT SUPPORT THE WORKDAY

Retail, services, fitness programming and dining options designed to add convenience and quality to daily routines.



PRESTIGIOUS ADDRESS

Located at the epicenter of Montréal's business community, CCMM offers a prominent location with direct access to transit, downtown and Old Montréal.



SUSTAINABILITY AT THE CORE

LEED-certified, with green transportation options and ongoing improvements aligned with environmental goals.



SPACES TO CONNECT AND CELEBRATE

Flexible common areas and a landmark atrium for events, community programming and cultural activations.

Be Part of Something

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

Our portfolio 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, Allied provides its tenants with options as their needs change.

ALLIED

CCMM

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

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