

CONNECTED WORKPLACE

1001

ROBERT-BOURASSA



ALLIED



1001 ROBERT-BOURASSA

1001 Robert-Bourassa, formerly 700 de la Gauchetière, is a skyscraper located in the heart of downtown Montreal. Inaugurated in 1983, the building stands 128 meters high and has 28 floors. The tower is the work of American architect Sylvia Gottwald-Thapar. Beyond office space, 1001 Robert-Bourassa is a mixed-use complex that offers

dynamic retail opportunities connected to the underground network.

Our mission: To create a unique “Milieu de vie”.
To work with the best in class in each category.



PROJECT HIGHLIGHTS

Address: 1001 Robert-Bourassa
| Montréal, Quebec
Total GLA: 1,000,969 sq ft
Office GLA: 955,790 sq ft
Retail GLA: 45,179 sq ft
Parking: 693



PRACTICAL
AND CONVENIENT



ONE STOP SHOP



CREATING A BETTER
QUALITY OF LIFE



ONE OF A KIND
EXPERIENCE





TESTIMONIES

“THE CITIES WE BUILD HAVE TO BE SUSTAINABLE AND CONDUCTIVE TO HUMAN WELLNESS, DIVERSITY AND CREATIVITY. PUT DIFFERENTLY, IT MEANS THEY HAVE TO ELEVATE AND INSPIRE THE HUMANITY IN ALL OF US.” -MICHAEL EMORY, PRESIDENT AND CEO, ALLIED

“WE COLLABORATED WITH GENSLEER AND MOMENT FACTORY TO TURN 1001 ROBERT-BOURASSA INTO MORE THAN JUST A PLACE OF WORK.” -ALLIED



1001

ROBERT-BOURASSA: REVAMPED

ALLIED





LOBBY TRANSFORMATION

Live, Learn, Play, Work.

The lobby features a newly revamped entrance to improve circulation and overall user experience. It is now more inviting, featuring a new reception area and a café.

Facilitating a multitude of uses including a seating area, the lobby is a perfect host for main events in the heart of downtown Montreal.



HIGHEST & BEST USES

CURATED FOOD OFFERING / MULTI-PLATFORMS OPPORTUNITIES:

- A café which can evolve to a Wine Bar
- Food hall
- Catering opportunities
- Bakery
- Ghost Kitchen

HEALTH AND WELLNESS

- Boutique gyms
- Bouldering concepts
- Medical and Aesthetic clinics
- Basketball courts

ENHANCED SERVICES:

- Daycare
- Barber Shop
- Vintage shoemaker
- Bike Shop
- Collaborative concepts

LEARN:

- Workshops
- Master Classes



RETAIL THEMATIC SPACE :



User-first experience
A more productive, dynamic and satisfying experience over the course of your day.



Artful interaction and design
A restorative and invigorating atmosphere that inspires focus, provides comfort and eases the pressures of the daily routine.



Curated amenities network
Access to a fulsome amenity network across 1001 Robert-Bourassa, 425 Viger and CENTRE DE COMMERCE MONDIAL DE MONTRÉAL.



Natural environment
Inspired by the landscape of Montreal, Allied has integrated natural elements, finishes and features to bring the outside in.

ARRIVE

- Full-service bike parking with lockers and shower facilities
- Direct access to the Métro and Montreal's underground city
- Touchless entry for increased protection and safety
- A re-designed elevator system to improve circulation and vertical transportation
- 24/7 security personnel
- Improved car parking experience

WORK

- Large floor plates, high ceilings, natural light, and an open plan that provides comfort, while fostering creativity and connectivity
- Wide column bays for maximum flexibility

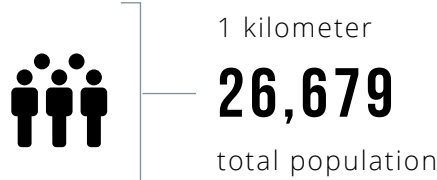
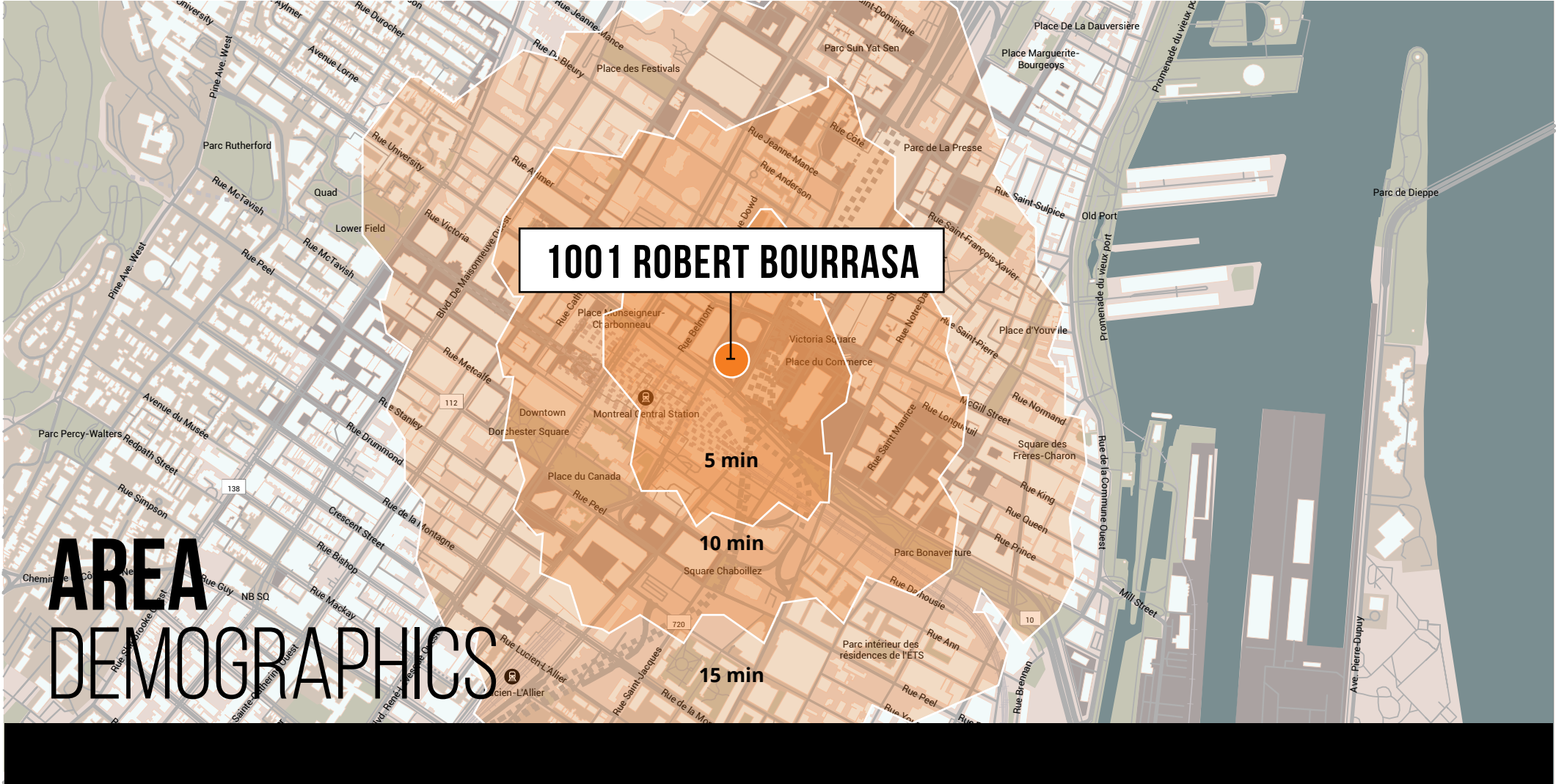
BREAK

- Dynamic multimedia installations with space, light and sound
- Curated programming for all to enjoy
- Quiet zones for work or respite

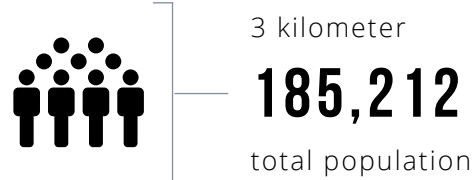
GATHER

- Flexible spaces for events of all kinds
- Evening activations and cultural events
- A state-of-the-art Experience Centre
- Integrated exhibits/ artists from across Montreal

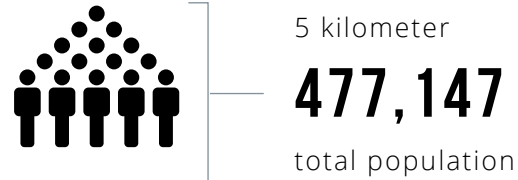




1 kilometer
26,679
total population



3 kilometer
185,212
total population



5 kilometer
477,147
total population

HOUSEHOLDS



Total Households
1 Kilometer **15,699**
3 Kilometer **101,251**
5 Kilometer **243,221**



Rented Dwellings
1 Kilometer **57%**
3 Kilometer **68%**
5 Kilometer **66%**



Household Size
1 Kilometer **1.6**
3 Kilometer **1.8**
5 Kilometer **1.9**



Owned Dwellings
1 Kilometer **43%**
3 Kilometer **42%**
5 Kilometer **34%**



Daytime Population
1 Kilometer **300,807**
3 Kilometer **555,858**
5 Kilometer **841,634**



Household Income
1 Kilometer **\$98,798**
3 Kilometer **\$92,625**
5 Kilometer **\$97,960**

EDUCATION



Highschool Diploma
1 Kilometer **16%**
3 Kilometer **18%**
5 Kilometer **17%**



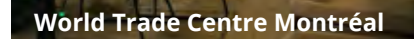
Bachelor Degree
1 Kilometer **37%**
3 Kilometer **42%**
5 Kilometer **42%**



Median Age
1 Kilometer **33.5**
3 Kilometer **34.9**
5 Kilometer **35.9**

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Located in the heart of downtown Montreal, 1001 Robert-Bourassa is close to many local attractions and office buildings. A few steps from the famous Bell Centre as well as three of Montreal's most famous hot spots including Square-Victoria, Montreal Convention Centre and the World Trade Centre.



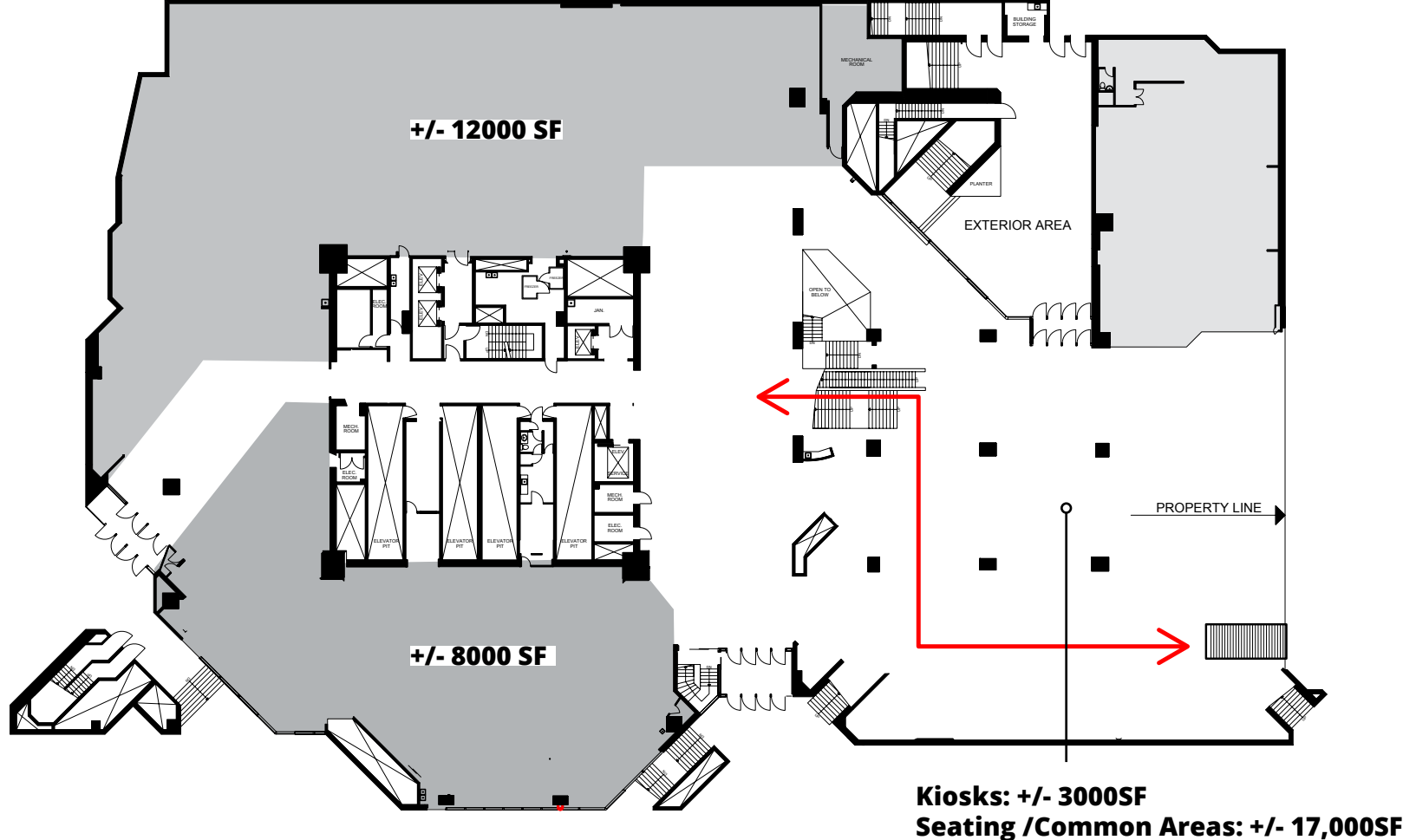


1001 ROBERT-BOURASSA

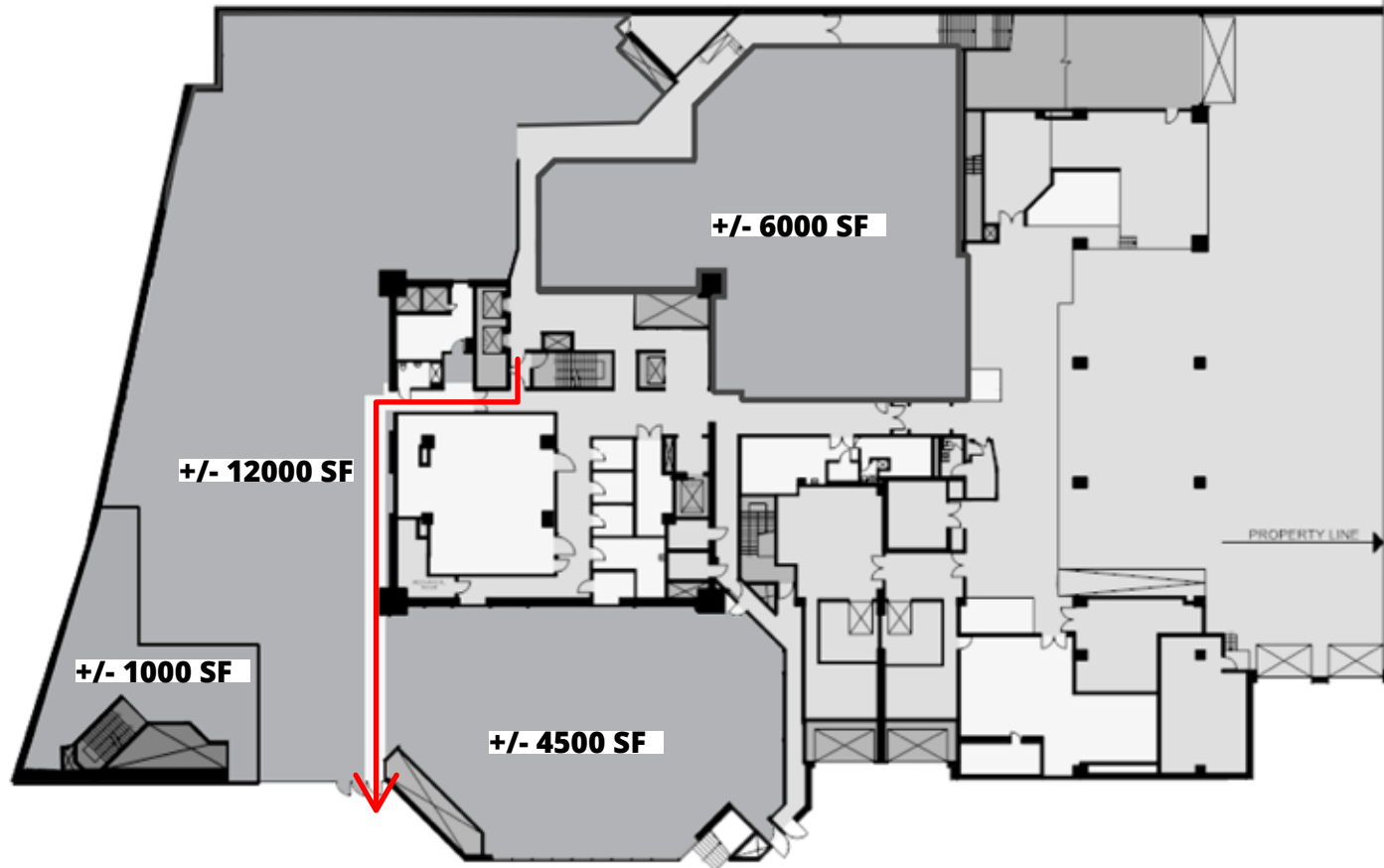
THE PURPOSE

- » CREATE A ONE OF A KIND EXPERIENCE / SET NEW PRECEDENTS
- » CREATE AN ECOSYSTEM, A MILIEU DE VIE, A ONE STOP SHOP
- » PROVIDE A BETTER QUALITY OF LIFE

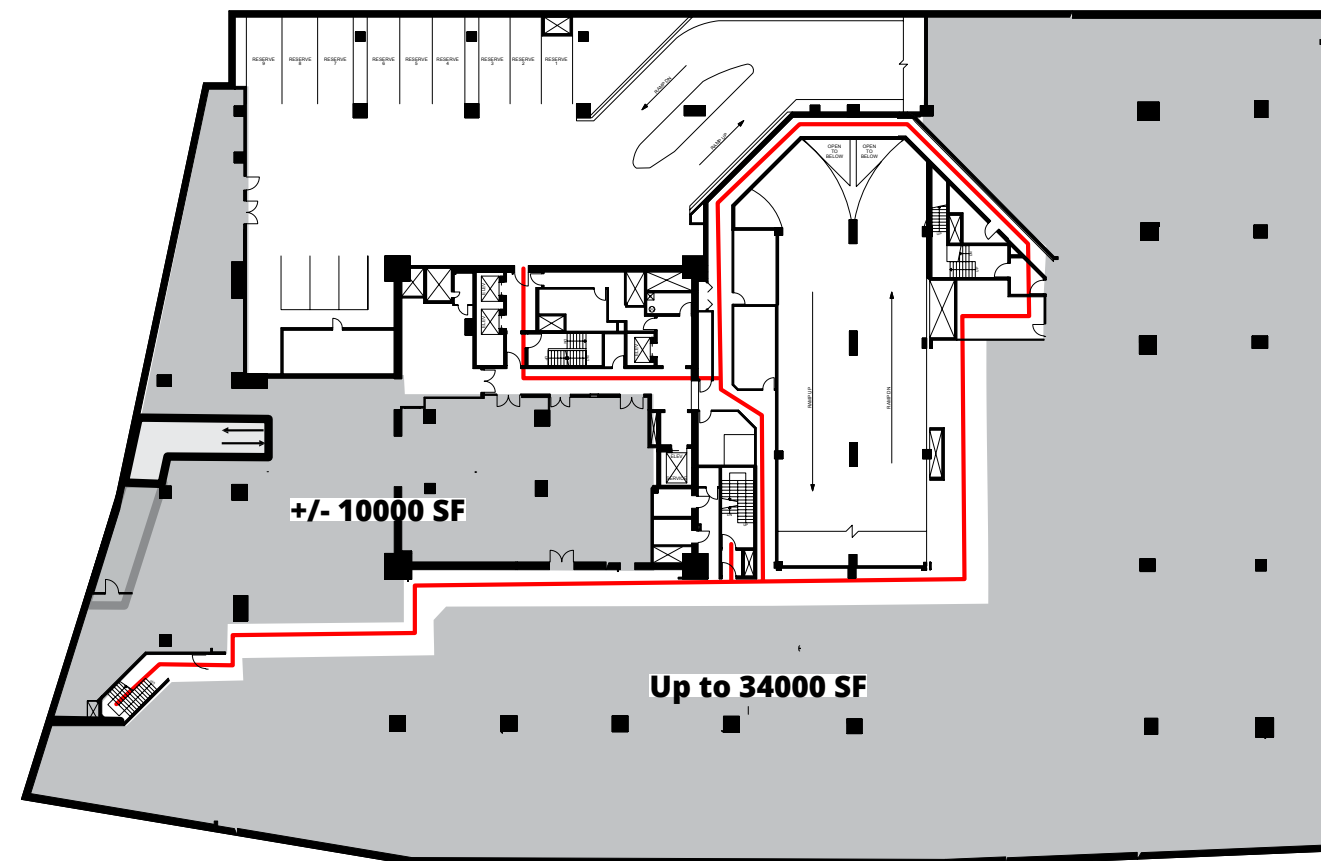
BLOCKING PLANS



LEVEL A



LEVEL B



LEVEL C



CONNECTED WORKPLACE

1001 ROBERT-BOURASSA

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