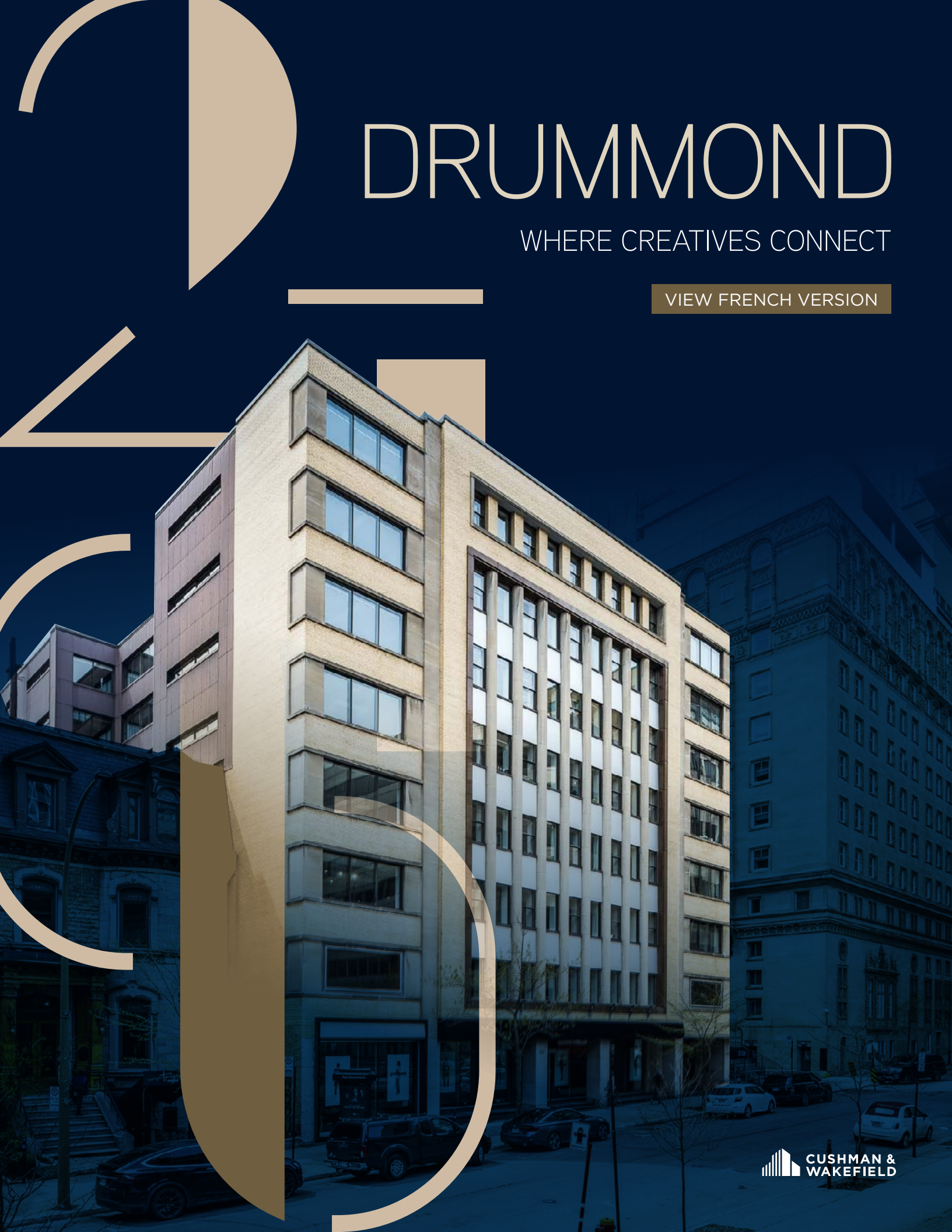


# DRUMMOND

WHERE CREATIVES CONNECT

[VIEW FRENCH VERSION](#)



# STREAMLINED

## INTERIORS DESIGNED FOR ENHANCED COLLABORATION

With its prime location in downtown Montreal, 2100 Drummond offers tenants unparalleled access to the city's vibrant artistic scene, fostering a creative environment ripe with inspiration and collaboration. From nearby museums and galleries to cultural events and festivals, professionals at 2100 Drummond have endless opportunities to engage with Montreal's rich cultural heritage and channel that creativity into their work.

2100 DRUMMOND



DRUMMOND

# A BEAUTIFULLY CURATED

## DOWNTOWN EXPERIENCE

### CONVENIENTLY LOCATED

in Montreal's Golden Square Mile

### BOUTIQUE-STYLE OFFICE

building adjacent to the downtown core

### FEATURES APPEALING LOFT-STYLE OFFICE SPACES

with recent leasehold improvements tailored for TAMI\* sector tenants

*\*technology, advertising, media and information*

### SINGLE-FLOOR-FRIENDLY LAYOUT

with bite-sized floor plates

### UNPARALLELED ACCESS

to Montreal's transportation network and highway infrastructure

### AMENITIES

include interior parking and bicycle racks for added convenience

### MERE STEPS AWAY

from Peel metro station, Holt Renfrew, Ritz-Carlton, Four Seasons, and a variety of restaurants, cafes, and shopping centers



2100 DRUMMOND

# IT'S ALL IN THE DETAILS

## LEASING INFORMATION

### AVAILABLE AREA

5,500 - 7,000

### AVAILABLE FLOORS

GF, 1 & 7

### NET RENTAL RATE

Contact for more information

### TAXES & OPERATING EXPENSES

15,00 \$ / ft.

### ELECTRICITY & DAILY CLEANING

Included

### TENANT IMPROVEMENT ALLOWANCE

Negotiable

DRUMMOND



## BUILT FOR YOUR FUTURE



### ENERGY EFFICIENCY

The building is equipped with energy-efficient systems and appliances, reducing overall energy consumption and minimizing its carbon footprint.



### SUSTAINABLE BUILDING DESIGN

2100 Drummond incorporates sustainable building materials and features a design that maximizes natural light, reducing the need for artificial lighting and enhancing occupant comfort.



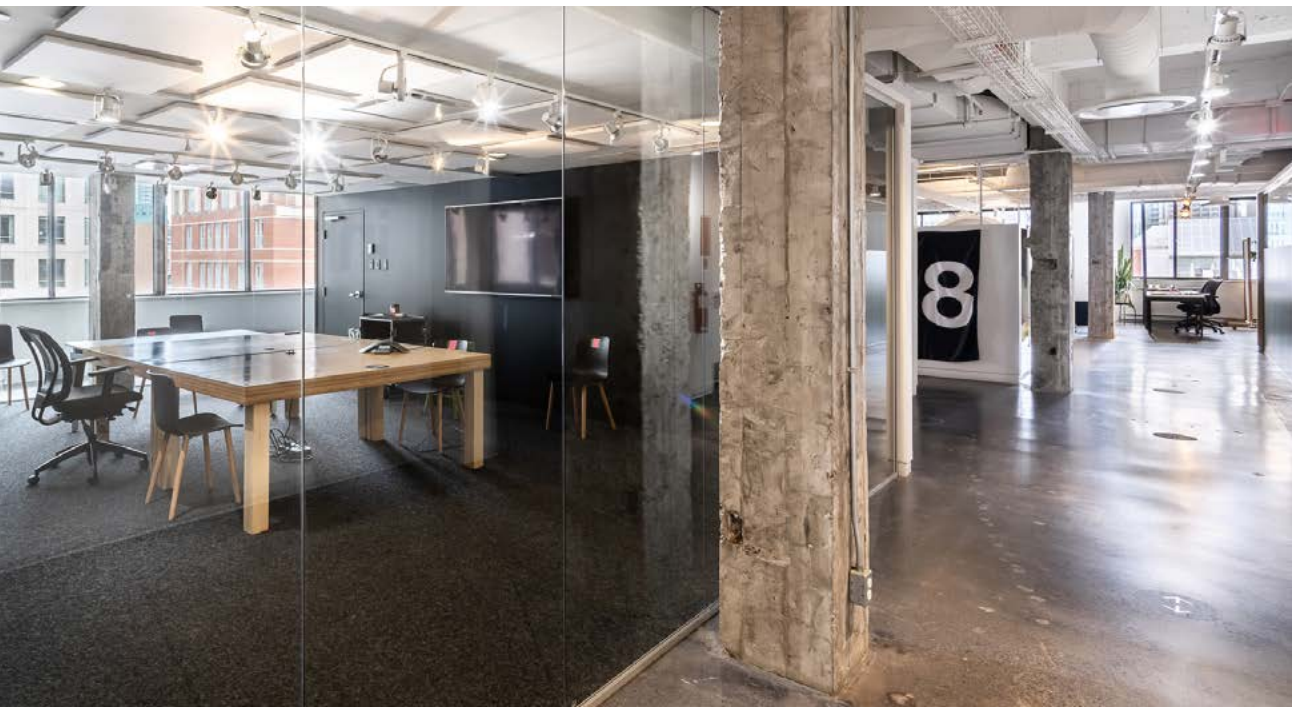
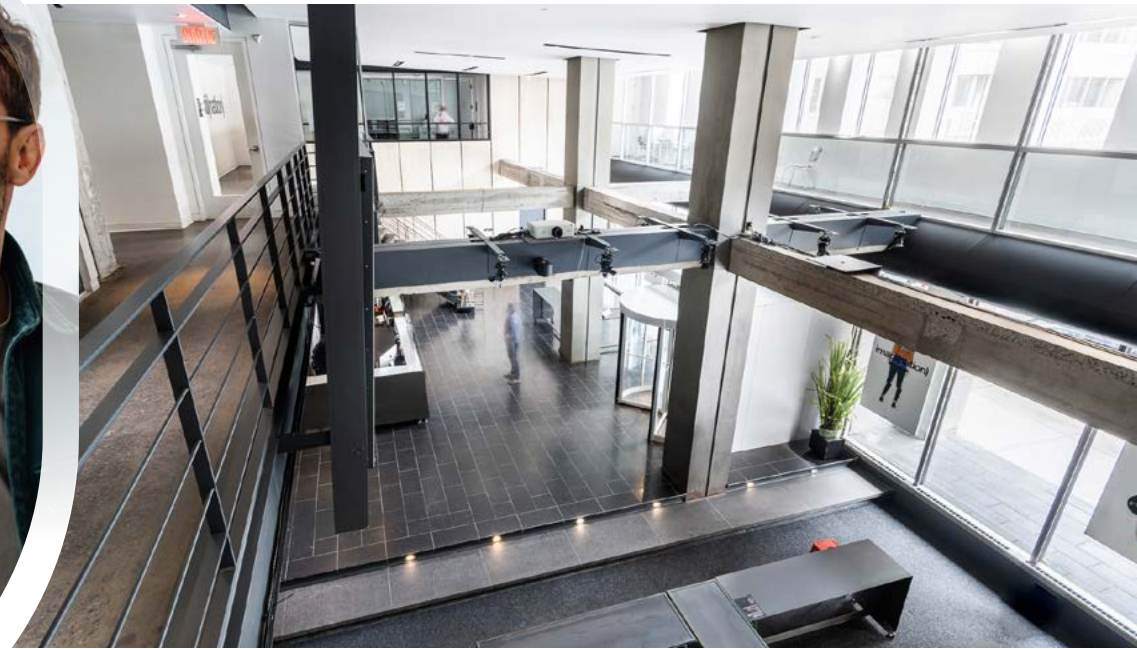
### TRANSPORTATION ALTERNATIVES

Promoting sustainable transportation options, 2100 Drummond encourages tenants and visitors to utilize public transportation, biking, or carpooling through amenities such as bicycle racks and convenient access to public transit.



# DRUMMOND

- Dynamic collaborative spaces
- Social environments perfect for fueling productivity
- Sophisticated industrial design
- Light-filled energetic lobby





# A VIBRANT URBAN COMMUNITY

Set in the heart of downtown Montreal, 2100 Drummond thrives amidst its vibrant urban setting, exuding energy and creativity. Surrounded by cultural landmarks and a myriad of dining options, this workplace captures the essence of its dynamic surroundings. Enhanced by excellent transit links, including the metro, buses, and bike lanes, professionals and visitors enjoy seamless access for convenient commuting.

- 9** HOTELS
- 7** FITNESS
- 61** ENTERTAINMENT
- 31** RESTAURANTS/BARS
-  **BUS LINE**
-  **REM**
-  **COMMUTER TRAIN**
-  **ORANGE METRO LINE**
-  **GREEN METRO LINE**



# COMMUNITY

## LOCATION

2100 Drummond seamlessly integrates your commute with its convenient access to major transit hubs and metro stations, all while being close to the heart of downtown. With a short walk to both Peel, Guy-Concordia and McGill metro stations, getting around the city is effortless. The building also offers secure bike storage, making it easy for cycling enthusiasts to navigate Montreal.



### GREEN LINE / WALKING DISTANCE

Peel: 3 min | 250m  
Guy-Concordia: 8 min | 600m  
McGill: 10 min | 750m



### COMMUTER TRAIN / WALKING DISTANCE

Lucien L'Allier: 12 min | 900m  
Gare Centrale: 12 min | 1.1km



### REM / WALKING DISTANCE

McGill: 10 min | 750m  
Gare Centrale: 14 min | 1.1km



### BUS LINE

15, 24, 107, 356



### ORANGE LINE / WALKING DISTANCE

Lucien L'Allier: 12 min | 900m  
Bonaventure: 14 min | 1.1km



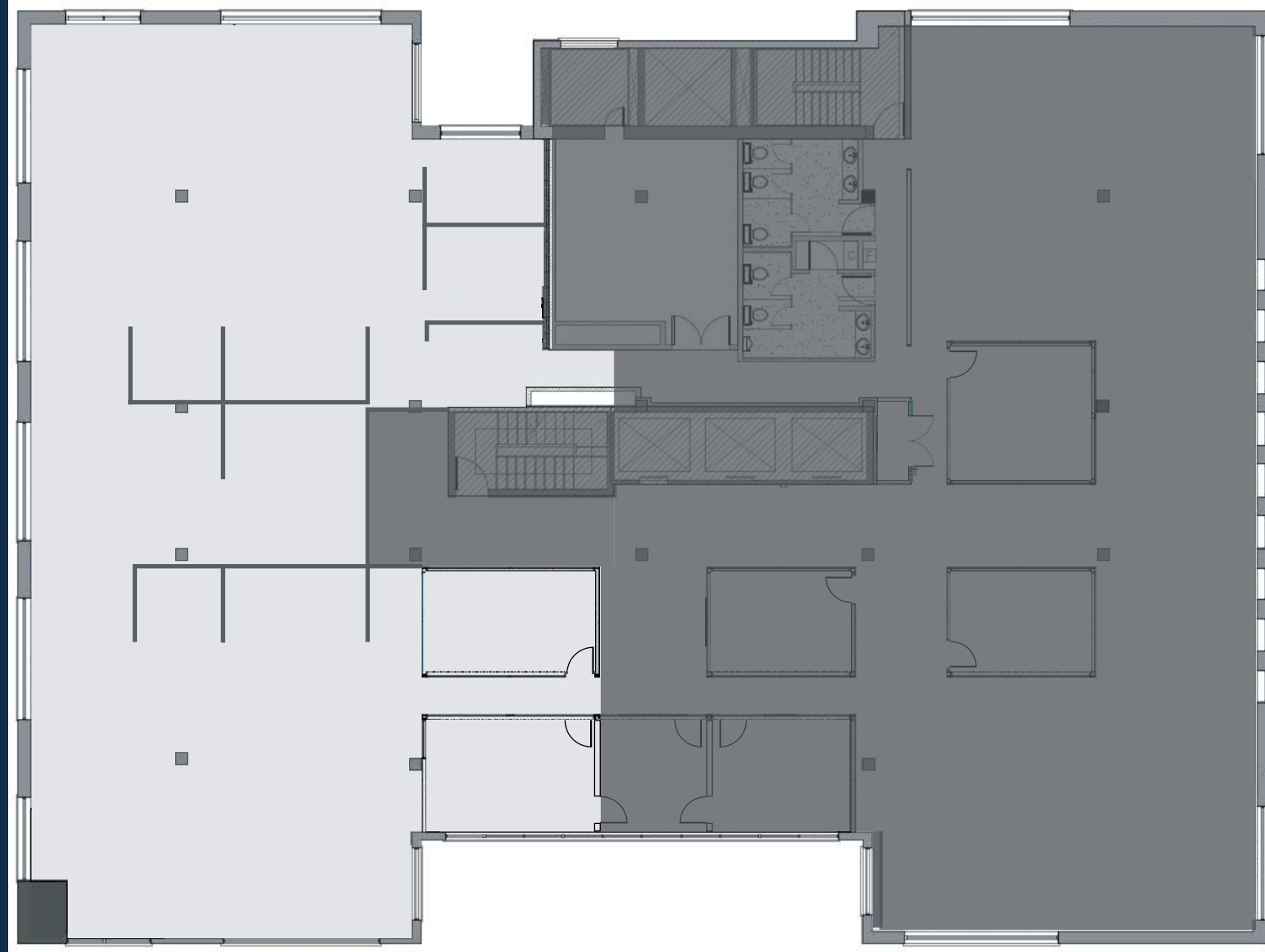
### HIGHWAY

720, 138

# 7

## 7TH FLOOR

5,500 sq. ft.  
Sample Plan





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