

WHERE CREATIVITY IS AT WORK

100
PEEL STREET



VOIR LA VERSION FRANÇAISE

CUSHMAN &
WAKEFIELD

FIRST
CAPITAL

EMPOWERING YOUR GROWTH

100 Peel provides more than office space—we offer a seamless environment where businesses can thrive and focus on what matters most.

Property Features ●●●●



INTEGRATED CONVENIENCE

Direct access to the Alt Hotel connects you to additional amenities just steps away.



PREMIUM FEATURES

Enjoy the convenience of heated underground parking, a sleek, modern lobby, and prominent building signage opportunities that enhance both functionality and visibility.



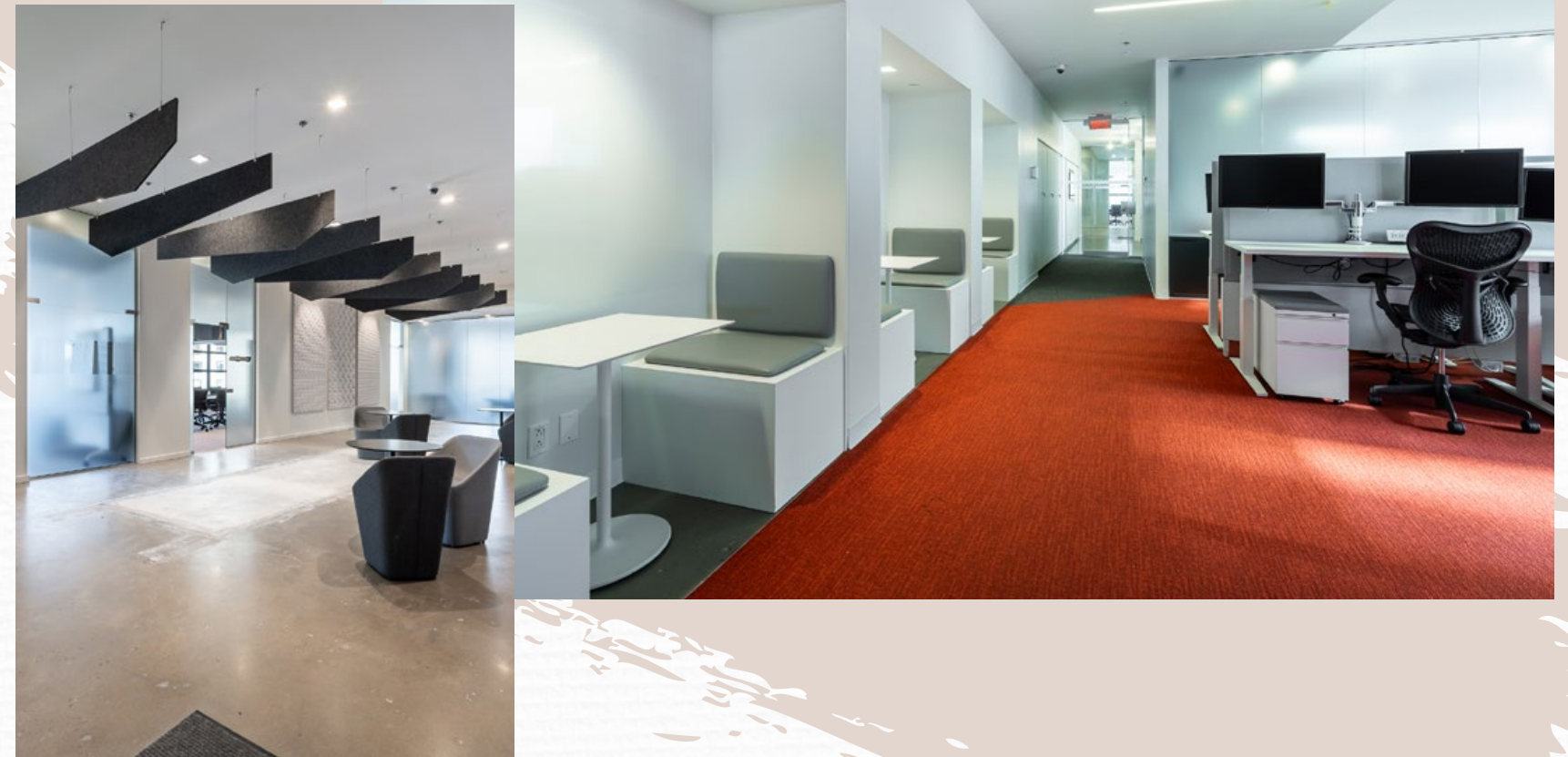
ECO-CONSCIOUS DESIGN

Silver LEED Certification underscores our commitment to sustainability.



MODERN INFRASTRUCTURE

Fully furnished, move-in-ready layouts ensure your business can hit the ground running.



WHERE TRADITION MEETS TOMORROW

Discover everything that Griffintown has to offer. Poised to be one of Montreal's most dynamic and diverse retail scenes, this revitalized neighbourhood has evolved into more than just a destination—it's now a thriving hub of creativity and community.



Lachine Canal

Stroll or cycle along scenic trails, kayak on the water, or simply enjoy the serene views.



Atwater Market

A haven for foodies, offering fresh produce, local cheeses, and gourmet delights.



Arsenal Contemporary Art Gallery

Experience the cutting edge of the art world in a stunning industrial space.



Bonaventure Park

Discover nature's beauty and tranquility, where city life meets serenity.

A NEW ERA OF COMMUNITY & CONVENIENCE

Situated in the vibrant Griffintown district, 100 Peel is perfectly positioned for all your lifestyle needs, offering a wealth of retail and upscale dining options nearby, along with easy access to a comprehensive transit network.



CYCLING

Bike-friendly area with nearby BIXI bike-sharing stations and bike lanes



METRO ACCESS

15-minute walk to Lucien-l'Allier metro station.
14-minute walk to Bonaventure metro station.



TRAIN ACCESS

14 minute walk to Bonaventure Cental Station



BUS ACCESS

Steps away from multiple bus lines



REM ACCESS

6-minute walk to the new Bernard-Landry REM Station
14-minute walk to Gare Centrale REM Station

14-minute walk to Gare Centrale REM Station



MONTREAL-PIERRE ELLIOTT TRUDEAU INT. AIRPORT (YUL)

20-minute drive

Amenities

● 9+
FITNESS

● 14+
HOTELS

● 33+
RETAIL

● 62+
RESTAURANTS



STEP RIGHT INSIDE

Our move-in ready, fully furnished spaces offer a seamless transition, providing everything you need to get started right away. Designed with creative, modern environments to inspire productivity, they provide the perfect setting to return to work and focus on growing your business from day one.

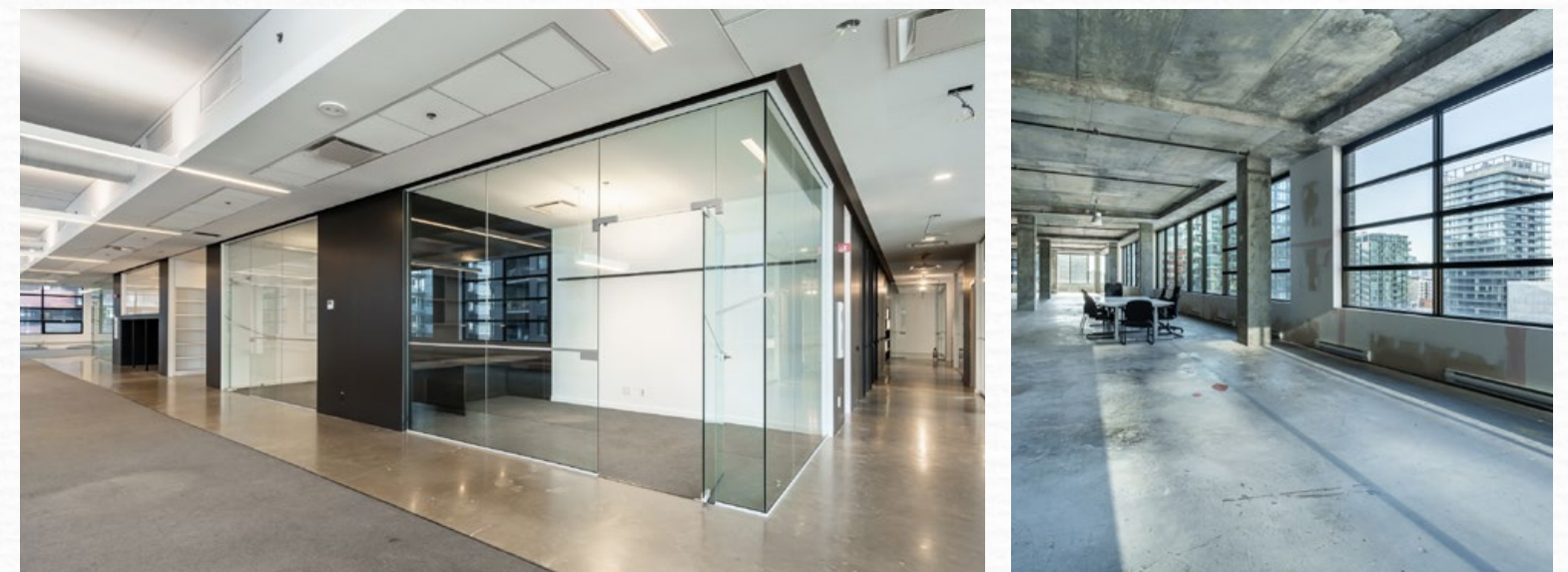
Leasing Details | 10-Year Term

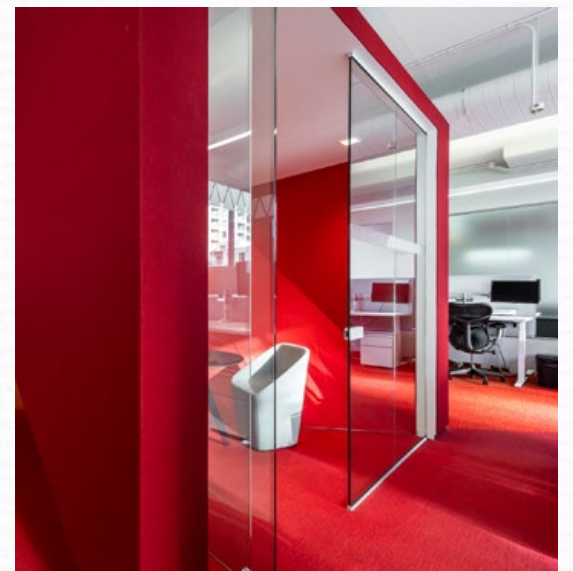
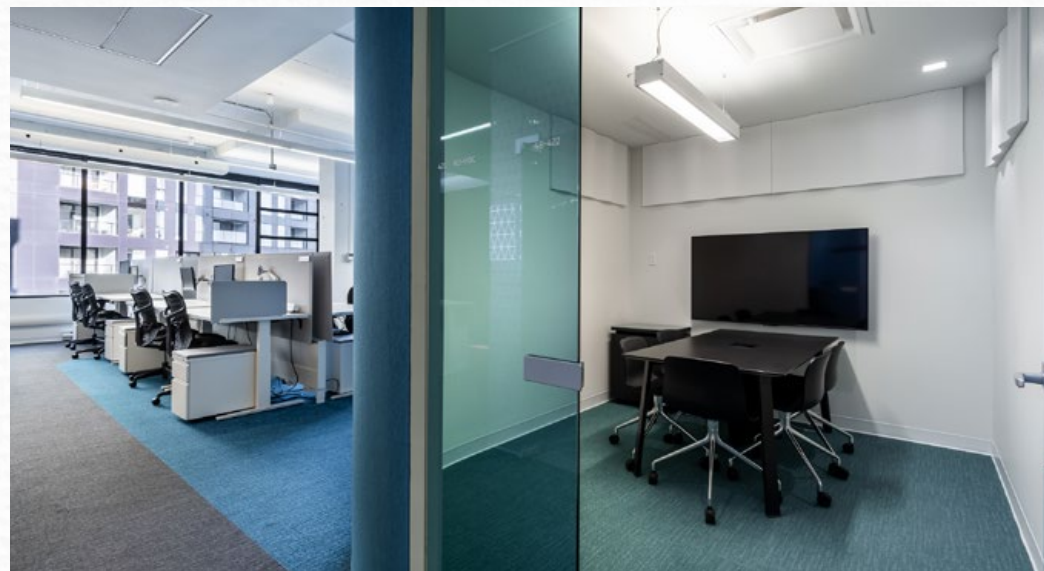
NET RENT	\$17.00 PSF + 3% annual increases
ADDITIONAL RENT	\$18.25 (2026)
ELECTRICITY	Included
CLEANING	Excluded
TENANT IMPROVEMENT ALLOWANCE	Negotiable
PARKING	\$250/month

Availabilities

FLOOR	AREA	SPACE CONDITION
4 TH Floor	20,312 SF	Built-out & furnished
5 TH Floor	20,304 SF	Built-out
6 TH Floor	19,076 SF	Base building

*Flexible Division Options Available on the 6th Floor: 2,000 – 6,000 SF

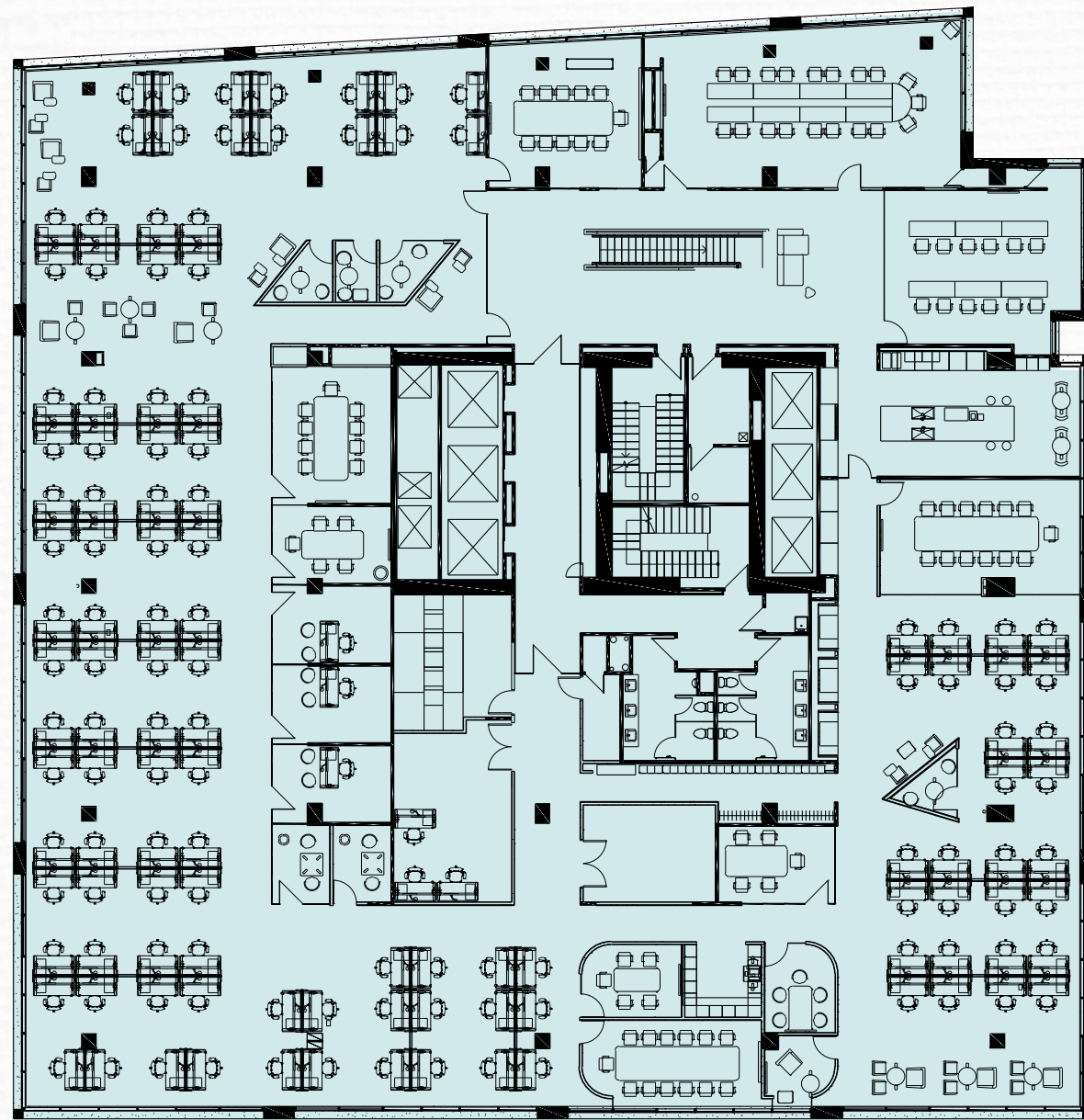




AVAILABLE SPACES

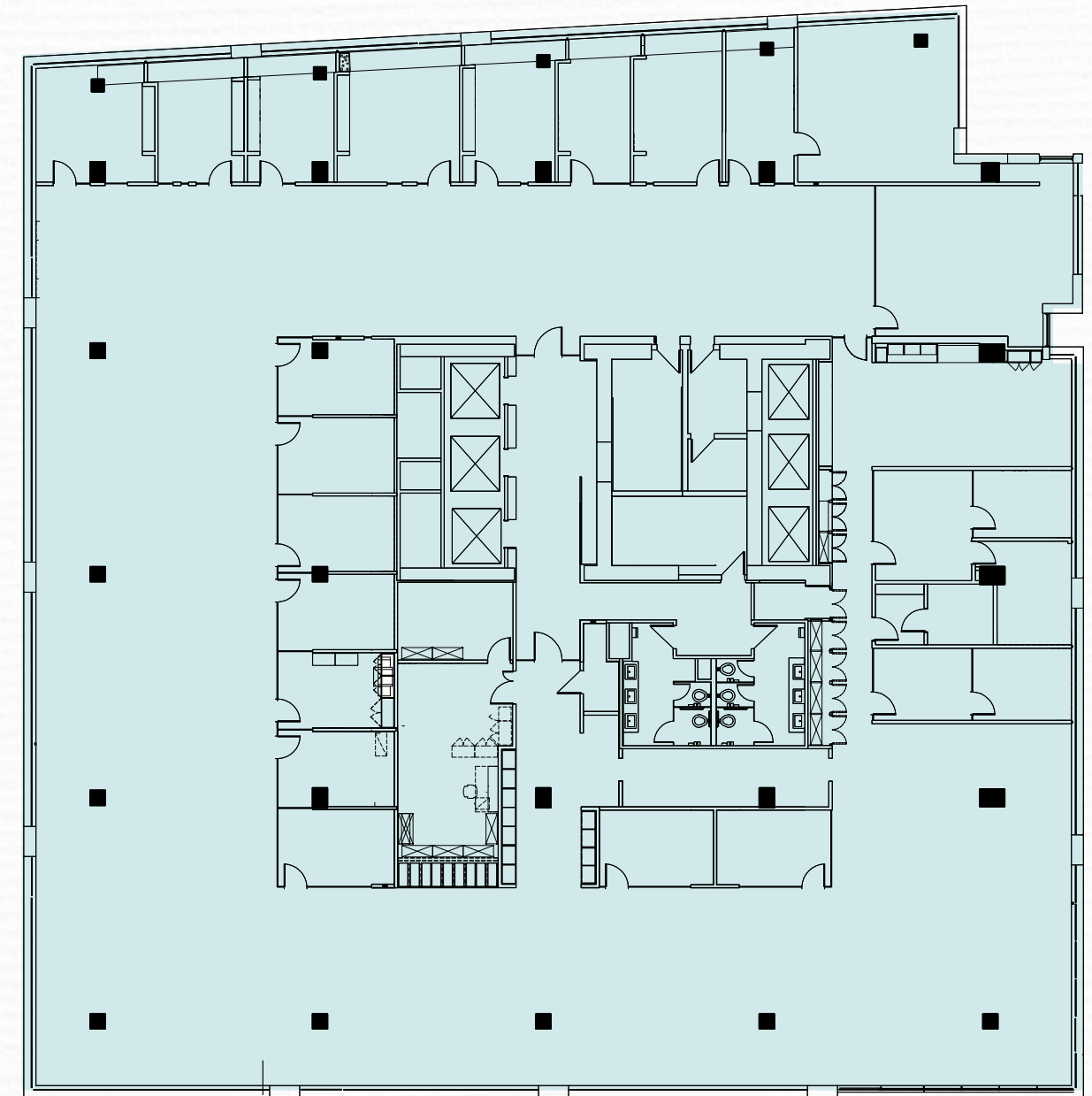
4TH Floor 20,312 SF

BUILT-OUT AND FURNISHED



5TH Floor 20,304 SF

BUILT-OUT

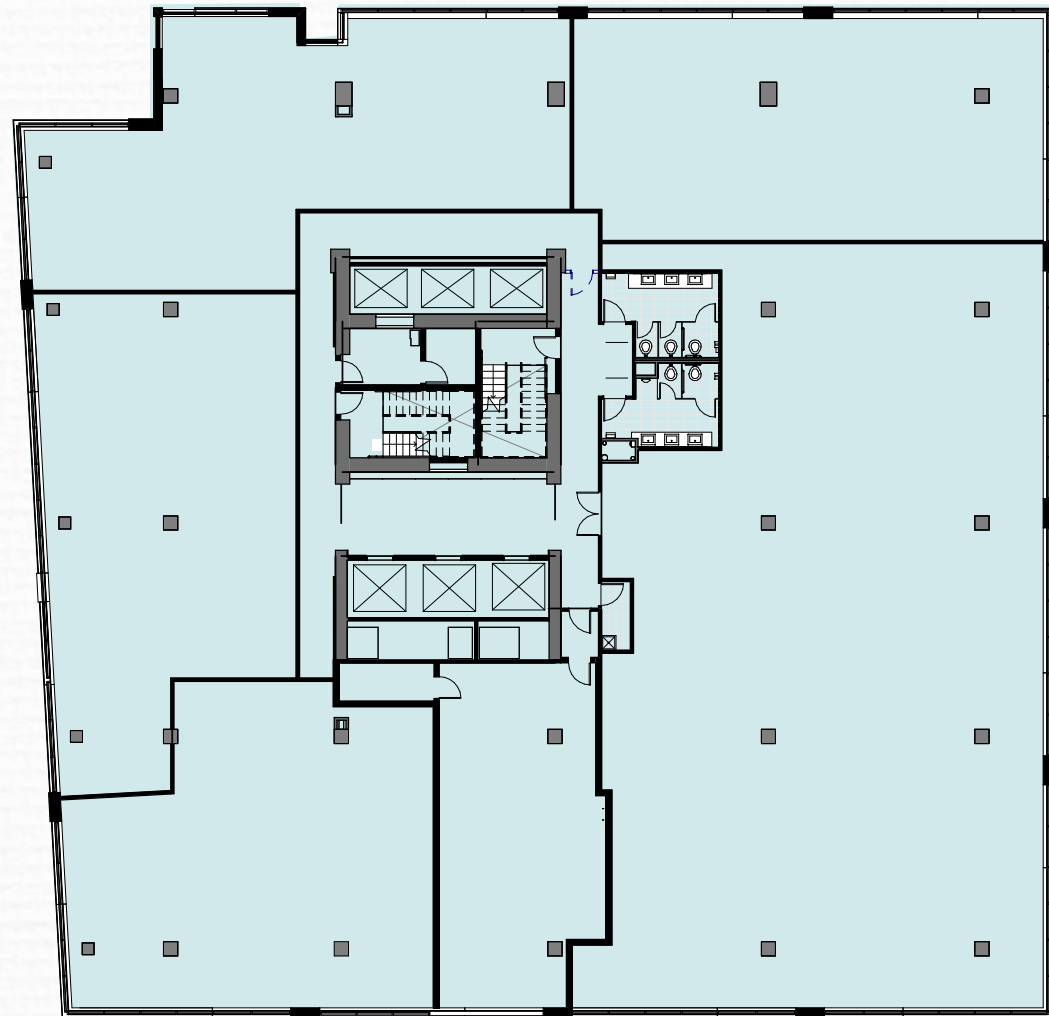


AVAILABLE SPACES

6TH Floor 19,076 SF

Flexible Division Possibilities: 2,000–6,000 sf

BASE BUILDING





100 PEEL STREET

Lloyd Cooper, SIOR

B.C.L., LL.B., MBA, MCR, ICD.D
Executive Vice Chair
Chartered Real Estate Broker AEO
+1 514 841 3821
lloyd.cooper@cushwake.com

Sean Greenspoon

Vice President
Real Estate Broker
+1 514 841 3865
sean.greenspoon@cushwake.com

Daniel Goodman

Senior Associate
Commercial Real Estate Broker
+1 514 373 2874
daniel.goodman@cushwake.com



Cushman & Wakefield ULC

Real Estate Agency
999 de Maisonneuve Blvd. W., Suite 1500
Montreal, QC H3A 3L4 | Canada
www.cushmanwakefield.com

©2026 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. *Sales Representative **Broker