

FACT SHEET

MAISON MANUVIE | 900 De Maisonneuve Boulevard West, Montreal, Quebec, Canada

ABOUT MAISON MANUVIE

Maison Manuvie sets a brand-new standard for Montreal office buildings. Completed in partnership between Ivanhoé Cambridge and Manulife, this 27-floor Class AAA building offers a working environment with optimal layout flexibility and efficiency, maximum brightness and a superior services offering, including the opportunity to create open and collaborative workspaces.

The 8th floor of Maison Manuvie features a totally unique lounge with an outdoor terrace where building occupants can relax and socialize, as well as several versatile and technologically state-of-the-art meeting rooms. Tenants also enjoy spectacular views of Montreal and commercial areas, in addition to a bike room with adjacent lockers and showers, and covered access to Montreal's underground city and two subway stations.

HIGHLIGHTS

Address	<ul style="list-style-type: none">• 900 De Maisonneuve Boulevard West, Montreal, Quebec
Leasable area	<ul style="list-style-type: none">• 45,100 m² (485,800 ft²)
Number of floors	<ul style="list-style-type: none">• 27
Co-owners	<ul style="list-style-type: none">• Ivanhoé Cambridge and Manulife
Building manager	<ul style="list-style-type: none">• Ivanhoé Cambridge
Architects	<ul style="list-style-type: none">• Menkès Shooner Dagenais LeTourneux Architectes
Construction	<ul style="list-style-type: none">• Pomerleau
High-profile tenants	<ul style="list-style-type: none">• Building 83% leased at opening• Main tenants:<ul style="list-style-type: none">- Manulife (September 2017)- Materia Prima café (2017)- EY (2018)- Boralex (2018)- 560 m² (6,000 ft²) reserved for another commercial offer
Designed to meet stringent environmental standards	<ul style="list-style-type: none">• Target LEED® CS Gold Certification• The building is equipped with a central management system that provides 24/7 control of energy, security, safety and access
Designed for connectivity	<ul style="list-style-type: none">• Certified Wired Platinum• First Wired certification in Quebec (all categories combined)
Designed to meet the needs of current and future tenants	<ul style="list-style-type: none">• Use-as-you-need floor areas• Reduced footprint per employee• Maximized natural light• Low operating and maintenance costs• Central energy management• 24/7 security and access

Designed for their well-being	<ul style="list-style-type: none"> • Spacious lobby basking in natural light • Panel curtain-wall, floor-to-ceiling (9 ft) view • Interior design offering a spacious working environment conducive to well-being, health and productivity • Bike room: offers maximum security with street-level access and more than 125 places, change rooms, showers and lockers • 360 parking spaces available over six floors above ground • Café (Materia Prima) offering fresh, quality products • Lounge: A retreat where occupants can relax and socialize • Terrace: provides panoramic views of downtown Montreal • A variety of businesses nearby (building directly connected to Montreal's underground city)
Designed for creation, communication and collaboration	<ul style="list-style-type: none"> • Adaptable spaces • State-of-the-art conference centre: flexible layout possibilities, multiple uses, technologically top-of-the-line videoconferencing system, superior-quality furniture and equipment
Support for heritage	<ul style="list-style-type: none"> • Site located on indigenous ancestral land, but outside any designated archaeological zone. A commemorative plaque will be installed in the grand hall.
Artwork	<ul style="list-style-type: none"> • Artwork displayed in the grand hall: <i>Colorimeter</i> <ul style="list-style-type: none"> - Large interactive artwork, comprising more than 500 light panels developed by SACO Technologies - 54 LED lights for a total of 30,294 bulbs • Artist: Rafael Lozano-Hemmer <ul style="list-style-type: none"> - Mexican-born artist who has lived in Montreal for 15 years - At the intersection of architecture and performance art, his urban interventions have earned him numerous international recognitions, as well as many awards and distinctions locally
Awards and distinctions	<ul style="list-style-type: none"> • Americas Property Award – Office Development, Canada – International Property Awards (2017)