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Imagine the constant flow of business-producing traffic which will surround *Confederation Building*. Its McGill College Avenue and St. Catherine Street corner will be truly the hub of Canada's Metropolis—the centre of ever-increasing business activity. For the *Present* and for the *Future* it will pay you to place your business in *Confederation Building*. Decide at once to select quarters for your business here—office, warehouse, storeroom or retail store space—all are available.

Confederation Building offers business and professional men not only a uniquely valuable location, but also the last word in office design: varied and efficient office layouts, adapted to every size and kind of business—super-abundant light and air from all four sides—ultra-modern office facilities and conveniences—a commanding exterior—management of the highest quality—neighbors of the most desirable type.

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145 St. James Street. Telephone HAarbour 4201.

CONFEDERATION BUILDING
Catherine St., McGill College Ave. and Cathcart Street

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BUILDING
Catherine St., McGill College Ave. and Cathcart Street

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Just across the St



Conçu en 1927 par Ross & Macdonald, une firme d'architectes de renom, le 1253 McGill College occupe une place de choix au cœur du quartier des affaires du centre-ville de Montréal. Au fil des ans, l'immeuble a accueilli plusieurs grandes sociétés, dont Zellers et Canadian Industries Limited (CIL). Ce joyau architectural fait maintenant l'objet d'une importante transformation afin d'offrir des espaces contemporains dans un cadre qui respecte ses origines, lui permettant à la fois de conserver ses charmes d'antan et de combler les besoins technologiques des locataires de demain.

Designed in 1927 by the renowned architectural firm of Ross & Macdonald, 1253 McGill College occupies an exceptional site in the central business district of Montreal. Over the years, the building was home to many prestigious enterprises including Zellers and Canadian Industries Limited (CIL). This architectural treasure is now undergoing a major transformation in order to offer contemporary spaces within a historical shell, thereby preserving the charm of yesteryear while meeting tomorrow's demanding tenant requirements.



CIRCA 1928

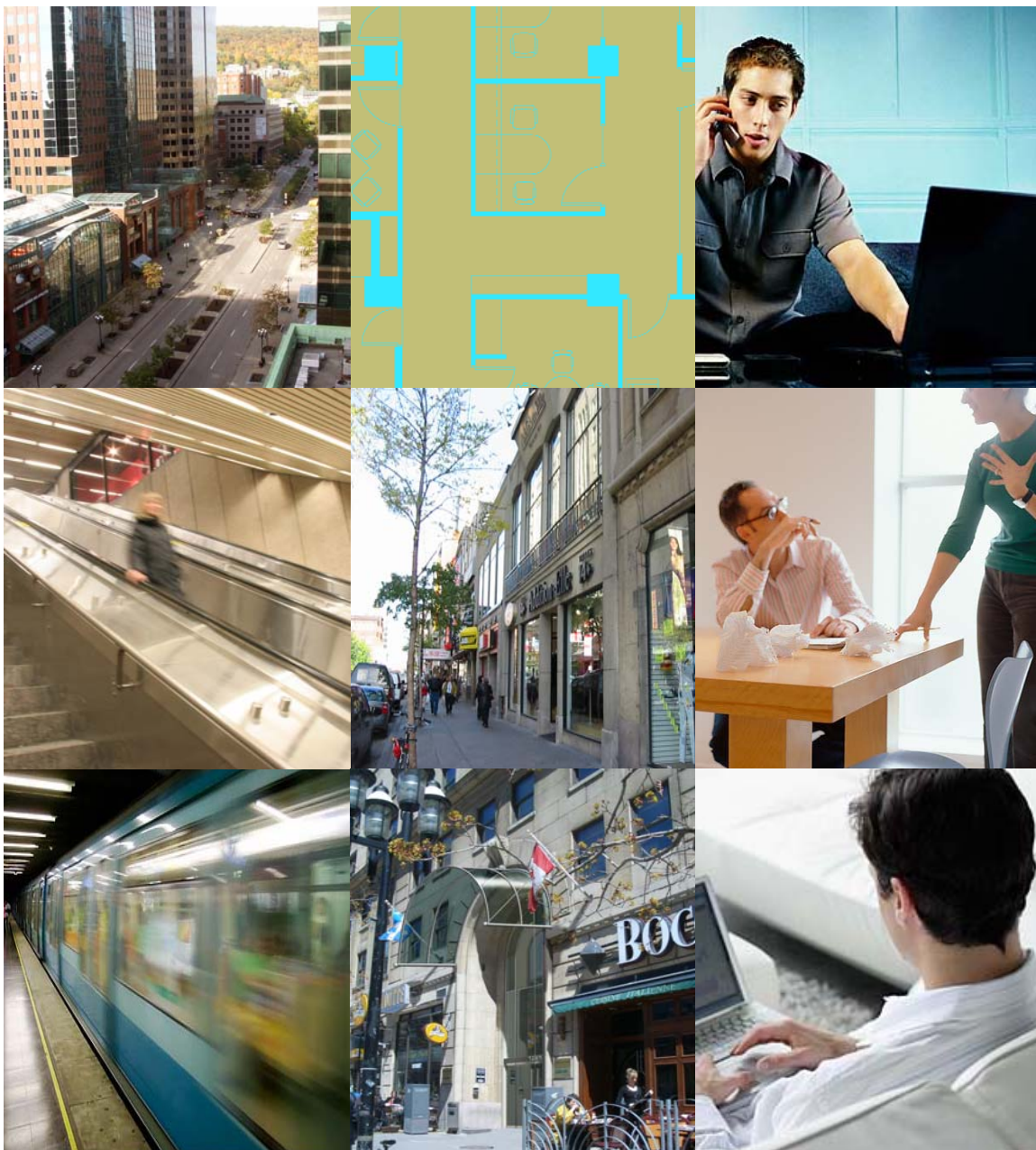
Polaris Immobilier ne procède pas seulement à la restauration de l'extérieur du bâtiment. Elle voit aussi à la création d'espaces de bureaux des plus contemporains qui sauront répondre à toutes les exigences des locataires dans un marché où les coûts sont déterminants. Des ascenseurs à la fine pointe de la technologie, un tout nouveau système CVC et un éclairage indirect ne sont que quelques éléments qui contribueront à créer un environnement de travail favorisant la productivité. Le projet contribuera également à la renaissance du cœur du centre-ville ainsi qu'à la préservation du patrimoine architectural de Montréal.

Polaris Immobilier is not only restoring the building exterior, it is creating resolutely contemporary office spaces capable of fulfilling all requirements in a cost-driven market. State-of-the-art elevators, a completely new HVAC system and diffused lighting will be only some of the elements contributing to a productive work environment. This project will also contribute to breathing new life into the downtown core and preserving Montreal's architectural heritage.

Le 1253 est le seul immeuble à bureaux d'époque sur l'avenue McGill College. Les rénovations en cours lui permettront de répondre aux attentes technologiques des locataires en matière de communications, de sécurité, d'accès universel et d'efficacité énergétique.

1253 is the only vintage office building on McGill College Avenue. These renovations will enable it to fulfill current business expectations in terms of communications, security, universal access and energy conservation.



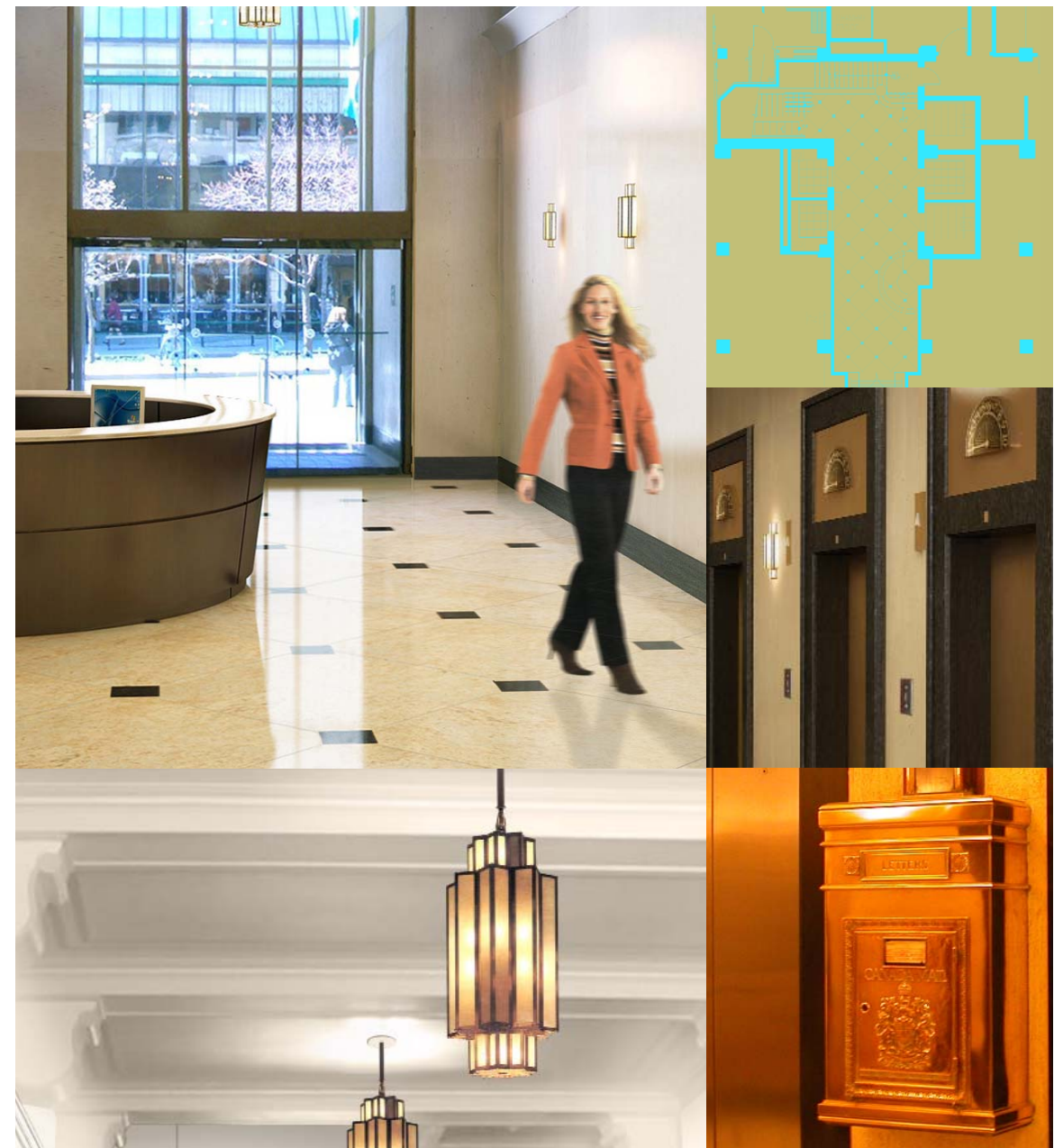


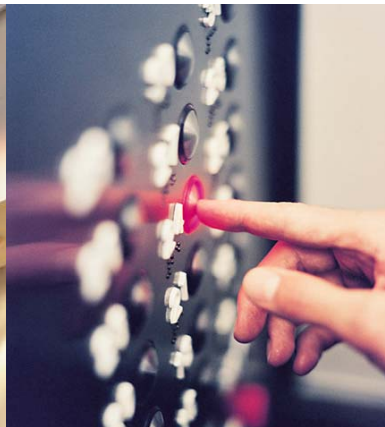
Le 1253 occupe une place de choix au cœur du centre-ville. Doté d'un charme européen, l'immeuble offre un accès direct aux stations de métro McGill et Bonaventure ainsi qu'au réseau piétonnier souterrain avec ses nombreuses boutiques et restaurants. Le rez-de-chaussée et le premier étage du 1253 abritent des commerces. Les neuf autres étages de l'immeuble, d'une superficie de 16 495 pi² chacun, font l'objet d'une rénovation complète afin de répondre aux besoins des locataires qui désirent des espaces de bureaux variant de 1 500 à 50 000 pi².

1253 is a remarkable address with a European feel that offers direct access to the underground pedestrian network with numerous shops and restaurants as well as the Bonaventure and McGill metro stations. The ground and first floors feature commercial establishments. Above, nine floors of office space, comprising 16,495 square feet per floor, are being totally renovated to meet tenants' needs, ranging from 1,500 to 50,000 square feet.

Tous les espaces communs de l'immeuble ont été soigneusement modifiés et allient harmonieusement confort et style. L'atmosphère élégante de l'ancien hall principal a été conservée par l'utilisation de matériaux nobles, tels le granit poli et le travertine. Les corridors, ascenseurs et toilettes ont été entièrement rénovés afin d'offrir un maximum de confort et de commodité.

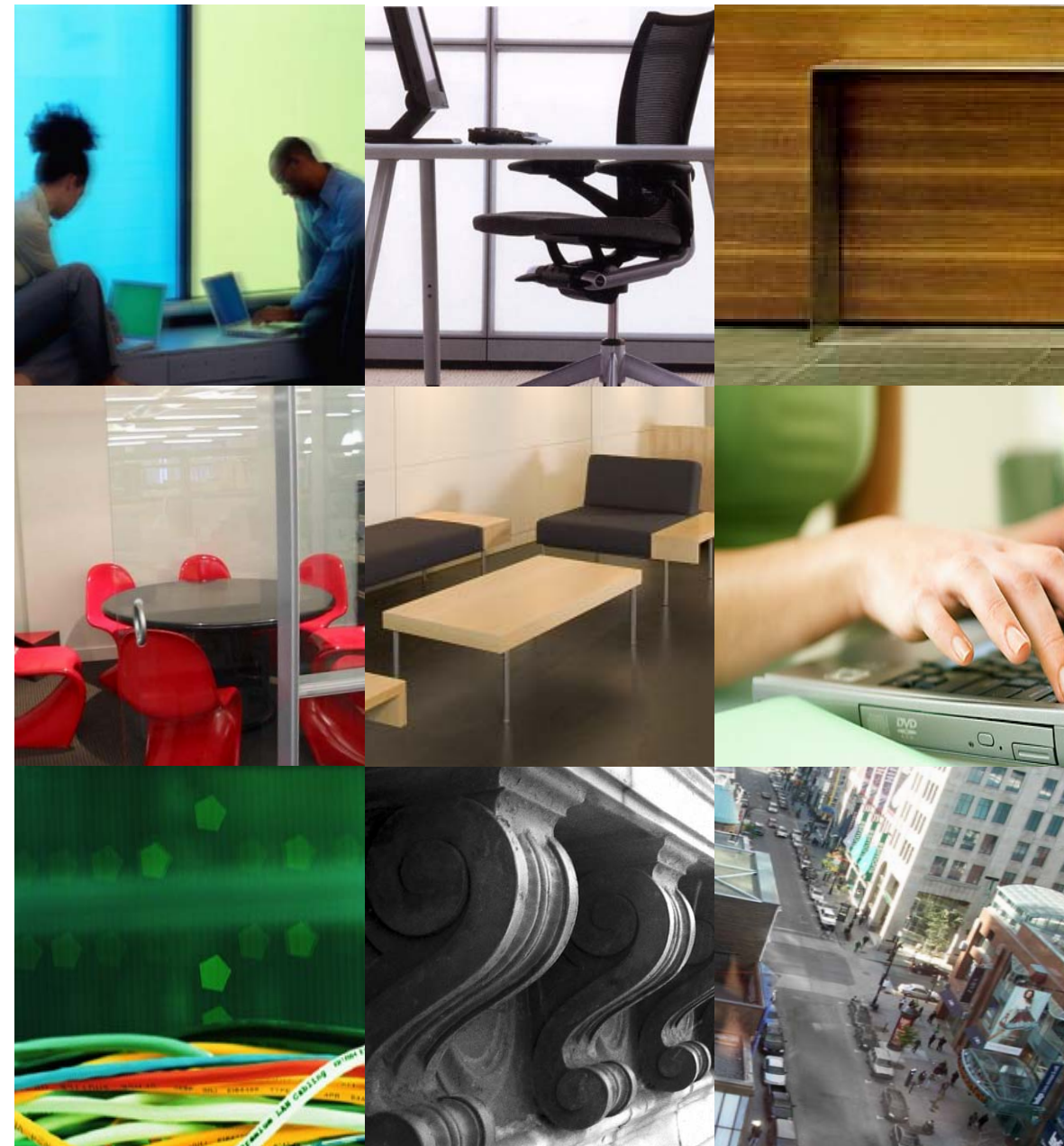
All common areas in the building were carefully redesigned to combine comfort with style. The lobby has been restored to its former elegance through the use of such noble materials as polished granite and travertine, while washrooms, corridors and elevators have been completely renovated to provide maximum comfort and convenience.





Le 1253 McGill College offre un environnement d'affaires bien conçu, où la technologie moderne s'allie au charme d'une structure d'époque pour créer une atmosphère de travail exceptionnelle. Des accents européens et une touche new-yorkaise... ici même à Montréal, au 1253 McGill College.

1253 McGill College provides a well-thought-out business environment in which modern technology blends with the charm of a heritage structure to create an outstanding atmosphere in which to work. Experience a little bit of Europe, a little bit of New York... right here in Montreal at 1253 McGill College.





Au 1253 McGill College, vous trouverez :
des plafonds à hauteur de neuf pieds à structure apparente / un éclairage à la fine pointe de la technologie, comprenant de nouveaux appareils directs-indirects, à faible consommation d'énergie / de nouveaux systèmes de ventilation et climatisation, dotés d'une nouvelle distribution / une nouvelle entrée électrique et un nouveau système de distribution électrique / une nouvelle infrastructure et un nouveau réseau de conduits de câbles de communication / un système de contrôle d'accès et de surveillance par caméra des entrées et des ascenseurs, pouvant également s'adapter aux exigences particulières de chaque locataire / des contrôles d'accès aux toilettes compatibles avec les futures technologies biométriques / des cabines et mécanismes d'ascenseurs entièrement rénovés / de nouvelles toilettes conformes aux normes d'accès universel / une alimentation assurée par une génératrice de secours, disponible pour les locataires.

1253 McGill College features:
9-foot high ceilings with exposed structure / current lighting technology with new energy-efficient direct-indirect fixtures / new ventilation and air conditioning systems and distribution / new power entry and electrical distribution / new infrastructure and conduit network for all communication cabling / access control and camera surveillance of entrances and elevators with integration opportunities for individual tenant requirements / secured access to washrooms compatible with future biometric technology / fully renovated elevator cabins and mechanism / new bathrooms in conformity with universal access regulations / emergency generator power available for tenants needs.

Veuillez noter que les illustrations dans ce document sont des rendus d'artiste et que l'aménagement final pourra différer de ces rendus.
Please note that the illustrations contained in this document are artist's renderings and that the actual construction may differ.

À propos de Polaris Immobilier... Fondée en 1972, Les Immeubles Polaris (Canada) Limitée (Polaris Immobilier) agit à titre de promoteur et gestionnaire exclusif des activités immobilières de The Lord Realty Group. Ce dernier possède des immeubles prestigieux à Montréal [1], dans la région du Grand Toronto, plus particulièrement à Mississauga [2], et à Vancouver [3]. Au fil des ans, Polaris Immobilier s'est bâtie une réputation enviable à titre de partenaire d'affaires solide, fiable et novateur auprès de ses nombreux locataires dont des sociétés figurant au palmarès « Fortune 500 » et que l'entreprise a eu le privilège de servir.

About Polaris Immobilier... Polaris Realty (Canada) Limited (Polaris Immobilier) began operations in 1972. Polaris Immobilier is the exclusive property and development manager for The Lord Realty Group which owns buildings of stature in Montreal [1], the Greater Toronto Area, with its main focus in Mississauga [2], and Vancouver [3]. Over the years, Polaris Immobilier has acquired an enviable reputation as an innovative and highly dependable business partner of the numerous tenants, including Fortune 500 companies, it has been fortunate to serve.



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POLARIS IMMOBILIER

800, boul. René-Lévesque Ouest, bureau 1125
Montréal, Québec H3B 1X9
t.: (514) 861-5501 f.: (514) 861-3744
www.polarisimmobilier.com

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