

Montréal

Office – Q3 2026

savills

Leasing slows as availability continues to tighten

Office-using employment in Quebec showed signs of stabilization through Q3 2026, with broadly flat year-over-year employment change in July and August. However, performance remained uneven across sectors as continued weakness in finance, insurance and real estate was increasingly offset by strong growth in professional, scientific and technical services. Leasing activity slowed to 0.5 million square feet (msf) in Q3 2026, roughly half the Q3 2025 total and 27.0% below the three-year quarterly average. Availability in the Greater Montréal Area (GMA) fell 230 basis points (bps) year over year to 15.7%, reflecting stronger leasing activity over the previous three quarters. Available sublease space continued to decline, reaching 1.6 msf as a result of leasing activity and withdrawals.

Two downtown leases drive more than half of Q3 activity

BMO and the City of Montréal together accounted for approximately 52.2% of Q3 2026 leasing activity, taking more than 0.3 msf. BMO's 140,000-square-foot (sf) commitment at 1250, boulevard René-Lévesque Ouest further reduced trophy headlease availability. Government entities remained active in the GMA office leasing market, including the City of Montréal, which relocated to 111,162 sf in the Downtown East submarket.

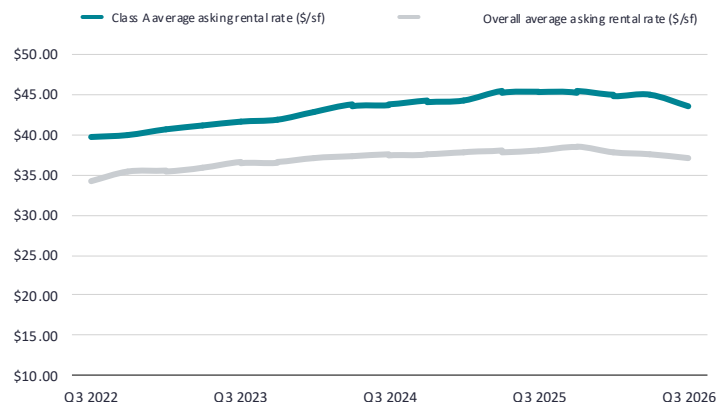
Class A asking rents now representative of older stock

With limited trophy office space available in the GMA, weighted average Class A rents increasingly reflect older Class A stock, contributing to a market-level year-over-year decrease of 4.9% to \$43.55 per square foot (psf). Despite this shift in the weighted average, rental rates continued to increase on a like-for-like basis, as evidenced by the 2.3% year-over-year increase in combined Class B and Class C rents from \$32.66 psf to \$33.41 psf.

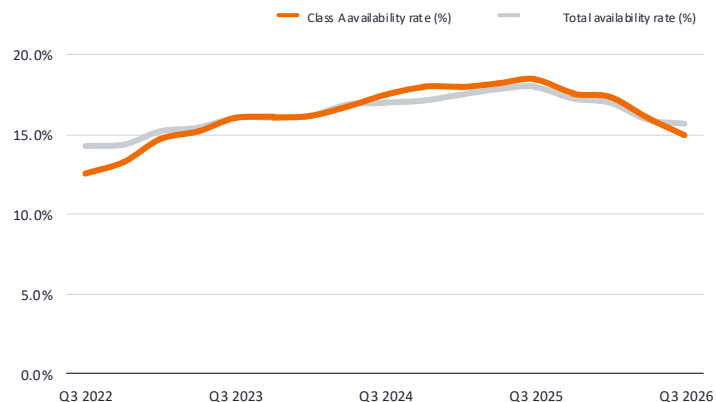
KEY STATISTICS

	Q3 2025	Q3 2026	Y-O-Y
Inventory	100.9 msf	100.9 msf	0.0 msf
Availability rate	18.0%	15.7%	-230 bps
Asking rental rate	\$38.11	\$37.04	-2.8%
Class A asking rental rate	\$45.78	\$43.55	-4.9%
Quarterly leasing activity	1.0 msf	0.5 msf	-0.5 msf
Available sublease space	2.4 msf	1.6 msf	-0.8 msf

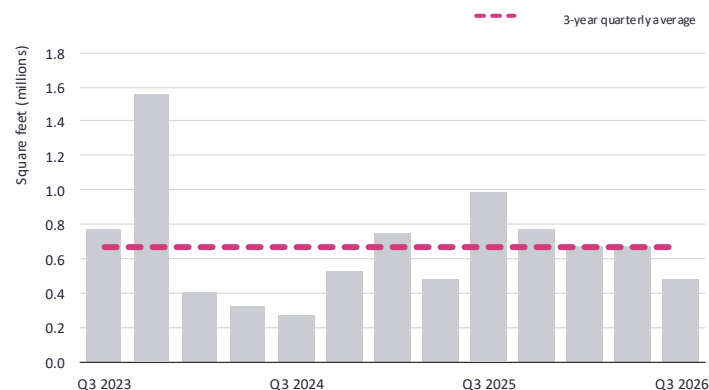
ASKING RENT



AVAILABILITY



LEASING ACTIVITY



Outlook

01

Older Class A buildings will require capital investment in common areas and amenities to justify premiums over competitive Class B properties.

02

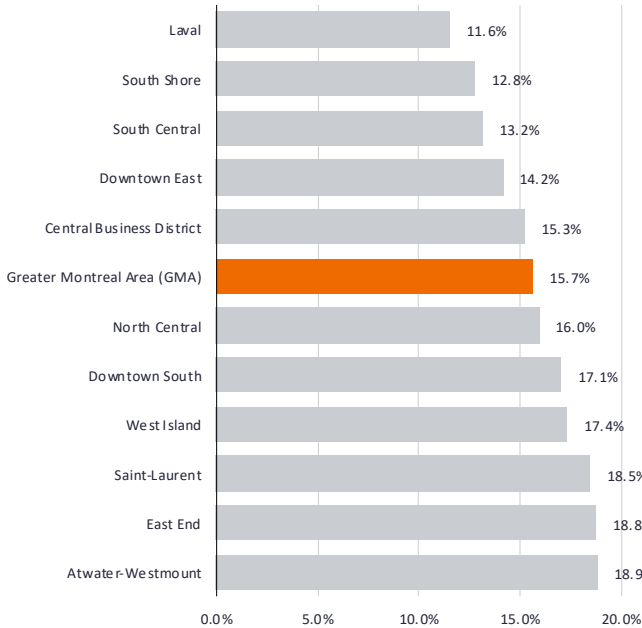
With limited trophy space available, large occupiers may anchor new developments to secure trophy inventory in the next leasing cycle.

03

Downward pressure on market rents will begin to ease now that most of the higher-priced space has been leased, helping to stabilize recent declines.

Tenant	Industry	Submarket	Address	Size (SF)	Transaction type
BMO	Financial Services & Insurance	Central Business District	1250, boulevard René-Lévesque Ouest	140,000	New Location*
Ville de Montréal	Government	Downtown East	855-865, rue Sainte-Catherine Est	111,162	Relocation
Gildan Activewear	Retail	Central Business District	600 boulevard de Maisonneuve Ouest	47,539	Expansion
Confidential	Agriculture, Forestry, Fishing, Metal & Mineral Mining	Downtown East	425, rue Viger Ouest	21,447	New Location
Air Liquide	Manufacturing	Central Business District	1155, boulevard René-Lévesque Ouest	17,606	New Location
Confidential	Life Sciences	Saint-Laurent	7210-7220, rue Frederick-Banting	17,257	New Location
Alto	Transportation	Downtown East	385, avenue Viger Ouest	16,395	New Location
Guess	Retail	North Central	400, avenue Atlantic	14,000	New Location
Bain Capital	Financial Services & Insurance	Downtown South	800, rue Du Square-Victoria	11,175	New Location
JP Morgan Chase & Co.	Financial Services & Insurance	Central Business District	900, boulevard De Maisonneuve Ouest	6,667	New Location*

AVAILABILITY RATE COMPARISON (%)
MONTRÉAL SUB MARKETS



RENTAL RATE COMPARISON (\$/SF)
MONTRÉAL SUB MARKETS



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