

# Les Cours Mont-Royal

1555, rue Peel & 1550, rue Metcalfe  
Montréal (Québec)

Built in 1922

**Total Area 257,496 sq. ft.**

10 Floors – Metcalfe Tower

9 Floors – Peel Tower

<b>Freight Elevators</b>	2 4,000 lbs freight elevators on commercial levels
<b>Windows</b>	Bronze tinted windows and anodised aluminum frames
<b>Structure</b>	Steel beams and pillars encased in concrete
<b>Elevators</b>	Seven passenger elevators (three in the Peel Tower, four in the Metcalfe Tower).
<b>HVAC hours</b>	7:00 am - 6:00 pm. Hours can be extended at an additional cost to the tenant.
<b>Air Exhaust</b>	Forced-air system connected to hot water heating system from two gas furnaces on the upper level to an air conditioning system consisting of three water coolers (1000, 500 and 200 tons on the metro level). Ventilation shafts throughout the building included.
<b>Emergency Power</b>	600 kW power generator
<b>Lighting</b>	Double electrical entry (25,000 kW) supplies the entire complex; one is an emergency line. One 1,200 volt and one 600 volt transformer for the offices, retail premises and basement.
<b>Fiber Optics</b>	Fiber Optic Cabling available throughout the building.
<b>Security</b>	24-hour security personnel on site. Computerized electronic card access control system. Closed circuit video surveillance system.
<b>Sprinklers</b>	Property fully sprinklered to meet code requirements.
<b>Fire Detectors</b>	Heat and smoke devices to meet safety requirements. Property features a zoned fire alarm system.



Interior Parking Available



Direct access to Les Cours Mont-Royal



**Metro Station**  
Direct access to Peel



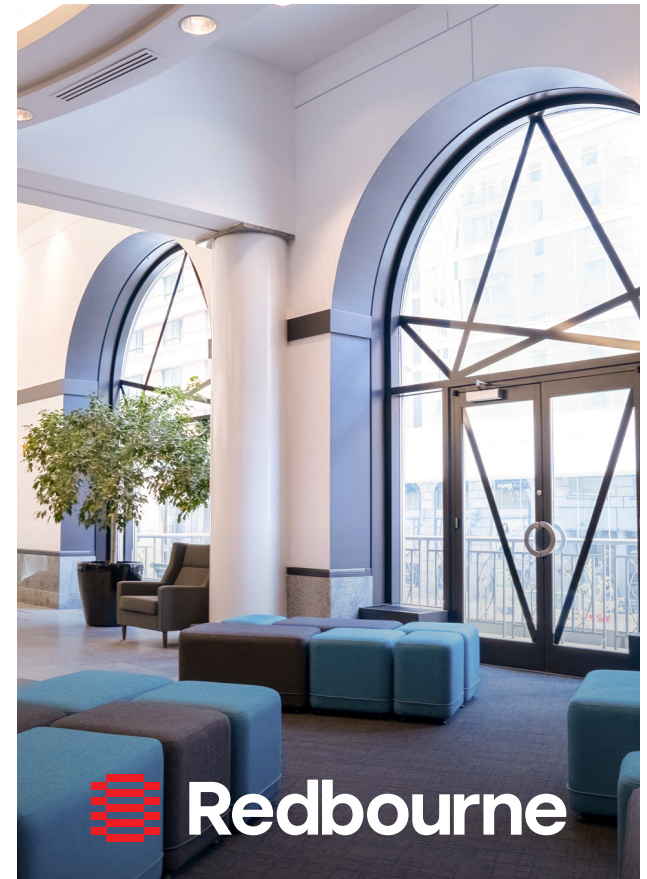
**Maintenance Personnel on Site**



24/7 Access



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