

Canadian Office Rent Levels: Downtown vs. Suburban Class A

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Office Space Rental Costs

Major Canadian office markets show wide variation in rent levels. **Downtown Class A average net rents** (annual per sq.ft) are roughly: Vancouver \$45.5, Toronto \$35.5, and much lower in [Montreal](#) (\$18.2), Calgary (\$19.2) and Ottawa (~\$19.3) [cbre.ca](#). (By contrast, Montreal's newer Class A assets command above ~\$23/sq.ft. [2727coworking.com](#)). Suburban rates tend to be **20–40% lower** than downtown in each city. For example, Colliers reported Ottawa's suburban average Class A at ~\$16.40 [informaconnect.com](#) versus \$25.15 downtown. In Montreal, newly-refurbished suburban offices lease at ~\$22/sq.ft [avisonyoung.ca](#) (versus downtown ~\$23+ [2727coworking.com](#)). (See table below for key comparisons.)

| CITY | DOWNTOWN CLASS A (ANNUAL \$/FT ²) CBRE.CA | TYPICAL SUBURBAN (ALL CLASSES) |
|------------------|--|--|
| Montreal | \$18.2 | ~\$22 (refurbished Class A) avisonyoung.ca |
| Toronto | \$35.5 | (often ~\$25–30 for A-class suburbs) |
| Vancouver | \$45.5 | (~\$20–30; precise data vary) |
| Calgary | \$19.2 | ~\$16–18 (e.g. Kanata suburban office rent) |
| Ottawa | \$19.3 | ~\$16.4 informaconnect.com |

These figures (late 2024) come from industry reports (CBRE, Colliers) and illustrate that Vancouver and Toronto command the highest rents, while Montreal, Calgary and Ottawa offer much [cheaper office space](#).

Salary and Labor Costs

Administrative and support staff: Wages are roughly comparable across major cities, often in the mid-\$20/hour range. For example, Job Bank (Dec 2024) reports median hourly pay for an administrative assistant at about \$26.00 in Montreal, \$25.05 in Toronto, \$26.00 in Calgary, and \$28.00 in Ottawa [jobbank.gc.ca](https://www.jobbank.gc.ca/jobbank.gc.ca). Vancouver-area (Metro Vancouver) is similar (median ~\$25). Thus, Montreal's admin salaries are on par with Calgary and slightly above Toronto's.

Technical and professional staff: Skilled-technical roles (e.g. software engineers) pay higher. In Montreal, a [mid-career software engineer](#) earns a median of ~\$52.9/hr [jobbank.gc.ca](https://www.jobbank.gc.ca). Toronto and Ottawa medians are ~\$55.3 and \$54.3 respectively [jobbank.gc.ca](https://www.jobbank.gc.ca/jobbank.gc.ca), with Vancouver around \$52.5 [jobbank.gc.ca](https://www.jobbank.gc.ca) and Calgary ~\$51.9 [jobbank.gc.ca](https://www.jobbank.gc.ca). Senior managers (IT or business managers) command still higher pay (often 30–50% above technical staff), but city differentials follow similar ranking (highest in Toronto/Vancouver). In short, Toronto and Vancouver usually offer the highest salaries, while Montreal's are slightly lower, reflecting cost-of-living differences [jobbank.gc.ca](https://www.jobbank.gc.ca/jobbank.gc.ca).

| OCCUPATION | MONTREAL | TORONTO | VANCOUVER | CALGARY | OTTAWA |
|--------------------------|--|--|---|--|--|
| Administrative Assistant | \$26.00/hr jobbank.gc.ca | \$25.05/hr jobbank.gc.ca | ~\$25/hr | \$26.00/hr jobbank.gc.ca | \$28.00/hr jobbank.gc.ca |
| Software Engineer | \$52.9/hr jobbank.gc.ca | \$55.3/hr jobbank.gc.ca | \$52.5/hr jobbank.gc.ca | \$51.9/hr jobbank.gc.ca | \$54.3/hr jobbank.gc.ca |

(Note: Wages from Statistics Canada/Job Bank, 2022–23 data. Values are medians. High end salaries and benefits often exceed these medians.)

Business Taxes and Incentives

Corporate tax rates differ by province, though **federal tax is uniform** (15% on active business income). The combined federal+provincial general corporate tax rates are roughly 26.5% in Ontario and [Quebec](http://revenuquebec.ca), 27.0% in BC, and much lower in Alberta (~23.0%) ey.com. Key figures (2024 rates):

- **Federal:** 15% (general rate) + provincial (OT and QC each add ~11.5%, for ~26.5% total) ey.com.
- **Quebec (Montreal):** Combined ~26.5%. Small-business rate (income ≤ \$500K) is ~15.0% combined ey.com.
- **Ontario (Toronto/Ottawa):** Combined ~26.5% general, ~17.5% small-business ey.com.
- **British Columbia (Vancouver):** ~27% general, 17.5–19.5% small-business ey.com.
- **Alberta (Calgary):** ~23.0% general, ~15.5% small-business ey.com (Alberta's rates are lowest in Canada).

Beyond rates, **provincial incentives** matter. Quebec offers generous [refundable tax credits for R&D](http://revenuquebec.ca) and multimedia (e.g. 37.5–40% credits for interactive digital media and software R&D) revenuquebec.ca, as well as film, biotech, etc. Ontario and BC also have sectoral incentives, though generally less aggressive than Quebec's. Companies can leverage federal SR&ED credits (15%) plus provincial credits (e.g. Quebec ~14–30%) to reduce effective R&D costs. In summary, Quebec and Ontario have similar headline rates, but Quebec's array of credits (especially for tech/media companies) can significantly offset costs.

Utilities and Operational Costs

Electricity: Quebec's hydroelectric power is very cheap. Hydro-Québec data (2024) show average industrial/commercial electricity $\approx 11.7\text{¢/kWh}$ in Montréal (for 10 MWh/month usage) hydroquebec.com. Vancouver's rate is slightly higher ($\sim 12.2\text{¢/kWh}$), while Toronto's is higher yet ($\sim 14.9\text{¢/kWh}$) hydroquebec.com. (Residential rates follow a similar ranking.) Alberta (Calgary) has deregulated prices (around $5\text{--}10\text{¢/kWh}$ average) but no GST on electricity.

Other utilities: Commercial gas costs (for heating) are typically lower in Alberta than in Quebec/Ontario (Alberta gas about 10–15% cheaper). Montreal's mild winter (relative to Ottawa or Calgary) helps lower heating bills. Internet and telecom costs are broadly similar in all cities: high-speed business internet ($\sim 100\text{--}500$ Mbps) is readily available for $\sim \$50\text{--}100/\text{month}$, competitive across providers. Basic phone/office utilities (water, sewage) are relatively low in Montreal and Ottawa (public systems) and somewhat higher in Vancouver/Toronto.

Transportation and Commuting

Infrastructure: All five cities have major airports, highways and transit. Toronto Pearson (YYZ) is Canada's busiest hub ($\sim 50\text{M}$ passengers pre-COVID), with other airports (Billy Bishop in Toronto, YUL in Montreal, YVR in Vancouver, YYC in Calgary, YOW in Ottawa) offering international and regional service. Public transit networks vary: *Montreal* has an extensive métro+buses system (STM); *Toronto* has the largest network (TTC subway/buses/GO commuter rail); *Vancouver* has SkyTrain + buses (TransLink); *Calgary* has light rail (C-Train) + buses; *Ottawa* has light rail (O-Train) + buses.

Commuting times: Statistics Canada (2021) reports average one-way commute times of ~ 29.8 min in Toronto, ~ 27.0 min in Montreal, ~ 27.3 min in Vancouver, and much shorter $\sim 23\text{--}24$ min in Ottawa and Calgary www150.statcan.gc.ca. In general, Montreal's commute is slightly below Toronto's, reflecting efficient transit usage. (For workers using transit, times are longer: national average ~ 43 min; Toronto's transit riders average ~ 72 min vs. Montreal ~ 55 min – see sources above.)

Transit costs: Monthly transit passes for adults (all-zones) are roughly: *Montreal*: C $\$$ $\sim 100\text{--}105$ ctvnews.ca, *Toronto*: $\sim \$156$ ttc.ca, *Vancouver*: $\sim \$107$ (one zone) translink.ca (multi-zone up to $\sim \$149$), *Calgary*: $\$118$ calgarytransit.com, *Ottawa*: $\sim \$130\text{--}135$ (2025 rate). Gasoline prices (subject to taxes) are comparable across provinces, with Alberta typically slightly lower than Ontario/Quebec due to smaller fuel taxes. Overall, commuting costs (fuel, tolls, parking) are modestly lower in Montreal and Calgary than in Toronto or Vancouver.

Quality of Life Factors

Quality of life can influence employee retention. All five cities rank highly in global liveability surveys. Mercer's 2024 Quality of Living index placed Vancouver #7 worldwide, Toronto #13, Montreal and Ottawa tied at #20, and Calgary #25 [mercerc.com](https://www.mercer.com). Key points:

- **Housing affordability:** Montreal is notably more affordable than Toronto/Vancouver. National Bank data show Montreal's median home price ~\$567K (Q12025), requiring ~\$131K income (mortgage ~43.4% of income) [nbc.ca](https://www.nbc.ca); by contrast, Toronto's median ~\$1.18M (income ~\$186K, mortgage ~77.8% of income) and Vancouver ~\$1.30M (~93% of income) [nbc.ca](https://www.nbc.ca). Calgary (\$664K, 40.3% MPPI) and Ottawa (\$694K, 44.8% MPPI) are also more affordable than Toronto/Vancouver [nbc.ca](https://www.nbc.ca). Rents follow suit: average Montreal rents are lower, easing living costs.
- **Culture and education:** Montreal offers rich cultural amenities (festivals, arts, cuisine) and world-class universities (McGill, UdeM). Toronto is highly diverse with global economic centers and top schools (U of T). Vancouver boasts natural scenery and milder climate. Calgary/Ottawa have fewer large-city cultural venues but strong community services. Montreal's bilingual (French/English) environment and lower housing costs make it attractive, though harsh winters can be a downside.
- **Healthcare and services:** All cities have comparable healthcare access under Canada's universal system. (Some provincial differences: Quebec spends slightly more per capita on health and has slightly higher physician density than Ontario; wait times are a nationwide issue but improved recently.) Public education quality is similar (each province has its school and post-secondary system). Public safety and pollution levels are comparable across these cities.

Language Considerations (Montreal)

Montreal is in French-speaking Quebec, so **French-language laws** affect business. By law, the **primary language of the workplace must be French** once an office is established in Québec. All public signage, commercial advertising, and product information must be in French (with English only as secondary). Internal communications (contracts, manuals, HR policies) must be available in French [scriptis.com](https://www.scriptis.com). As of 2025, Bill96 expands these rules: companies with 25+ employees must register with Quebec's Office québécois de la langue française (OQLF) and create a "francization" plan, and firms with 25–99 workers must form francization committees [scriptis.com](https://www.scriptis.com). This often means recruiting bilingual (English/French) staff or investing in language training/translation, adding to operational costs and complexity. Nevertheless, Montreal's workforce is highly bilingual (~80% bilingual, 69% English–French bilingual) [statcan.gc.ca](https://www.statcan.gc.ca), easing some transitions. In short, new Montreal offices must budget for French compliance (signage, translation, training) alongside the normal business costs.

Sources: Official market and government data (StatsCan, CBRE, Colliers, Hydro-Québec, etc.) were used for rents, wages, and taxes cbre.ca/en hydroquebec.com/nbc.ca. Quality-of-life and commuting data come from Mercer and Statistics Canada mercercanada.com www150.statcan.gc.ca. Language-law impacts are drawn from Quebec legislation summaries scriptis.com.

Tags: office space, rental costs, canadian market, commercial real estate, downtown office, suburban office, class a office, rent levels

About 2727 Coworking

2727 Coworking is a vibrant and thoughtfully designed workspace ideally situated along the picturesque Lachine Canal in Montreal's trendy Griffintown neighborhood. Just steps away from the renowned Atwater Market, members can enjoy scenic canal views and relaxing green-space walks during their breaks.

Accessibility is excellent, boasting an impressive 88 Walk Score, 83 Transit Score, and a perfect 96 Bike Score, making it a "Biker's Paradise". The location is further enhanced by being just 100 meters from the Charlevoix metro station, ensuring a quick, convenient, and weather-proof commute for members and their clients.

The workspace is designed with flexibility and productivity in mind, offering 24/7 secure access—perfect for global teams and night owls. Connectivity is top-tier, with gigabit fibre internet providing fast, low-latency connections ideal for developers, streamers, and virtual meetings. Members can choose from a versatile workspace menu tailored to various budgets, ranging from hot-desks at \$300 to dedicated desks at \$450 and private offices accommodating 1–10 people priced from \$600 to \$3,000+. Day passes are competitively priced at \$40.

2727 Coworking goes beyond standard offerings by including access to a fully-equipped, 9-seat conference room at no additional charge. Privacy needs are met with dedicated phone booths, while ergonomically designed offices featuring floor-to-ceiling windows, natural wood accents, and abundant greenery foster wellness and productivity.

Amenities abound, including a fully-stocked kitchen with unlimited specialty coffee, tea, and filtered water. Cyclists, runners, and fitness enthusiasts benefit from on-site showers and bike racks, encouraging an eco-conscious commute and active lifestyle. The pet-friendly policy warmly welcomes furry companions, adding to the inclusive and vibrant community atmosphere.

Members enjoy additional perks like outdoor terraces and easy access to canal parks, ideal for mindfulness breaks or casual meetings. Dedicated lockers, mailbox services, comprehensive printing and scanning facilities, and a variety of office supplies and AV gear ensure convenience and efficiency. Safety and security are prioritized through barrier-free access, CCTV surveillance, alarm systems, regular disinfection protocols, and after-hours security.



The workspace boasts exceptional customer satisfaction, reflected in its stellar ratings—5.0/5 on Coworker, 4.9/5 on Google, and 4.7/5 on LiquidSpace—alongside glowing testimonials praising its calm environment, immaculate cleanliness, ergonomic furniture, and attentive staff. The bilingual environment further complements Montreal's cosmopolitan business landscape.

Networking is organically encouraged through an open-concept design, regular community events, and informal networking opportunities in shared spaces and a sun-drenched lounge area facing the canal. Additionally, the building hosts a retail café and provides convenient proximity to gourmet eats at Atwater Market and recreational activities such as kayaking along the stunning canal boardwalk.

Flexible month-to-month terms and transparent online booking streamline scalability for growing startups, with suites available for up to 12 desks to accommodate future expansion effortlessly. Recognized as one of Montreal's top coworking spaces, 2727 Coworking enjoys broad visibility across major platforms including Coworker, LiquidSpace, CoworkingCafe, and Office Hub, underscoring its credibility and popularity in the market.

Overall, 2727 Coworking combines convenience, luxury, productivity, community, and flexibility, creating an ideal workspace tailored to modern professionals and innovative teams.

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