

Griffintown: Montreal's Premier Innovation District

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From Industrial Hub to Innovation District: A Brief History

! https://commons.wikimedia.org/wiki/File:Griffintown,_1896.jpg Griffintown's story is one of dramatic transformation. In the 19th and early 20th centuries, this low-lying riverside quarter was a bustling industrial neighbourhood, populated largely by Irish immigrant workers and their families en.wikipedia.org. Factories, foundries, and warehouses lined the Lachine Canal and the port, making Griffintown an essential engine of Canada's industrial revolution. By the 1960s, however, the area had fallen into decline. The city re-zoned it as a "light industrial" district and cleared large swaths for projects like the Bonaventure Expressway en.wikipedia.org. As industries left and infrastructure projects cut through the streets, the once-vibrant community emptied out – by the early 1970s, the population had dwindled to barely 800 residents, and Griffintown had become a virtual ghost town tfcg.ca.

Starting in the 2000s, Griffintown's fortunes began to reverse. Urban planners and developers saw potential in its proximity to downtown and its stock of old factories and lots. The city announced plans to add parks, bike paths, and permit new buildings – paving the way for dozens of mid-rise condo towers and conversions of historic structures en.wikipedia.org. By the early 2010s, cranes dominated the skyline and new residents poured in. Between 2006 and 2011 alone, Griffintown's population grew by an astonishing 67% en.wikipedia.org. This once-derelict area is now reborn as a **mixed-use, high-density neighbourhood**. Gleaming condo buildings and trendy loft offices stand alongside reminders of the past, like old brick rowhouses and industrial facades. In just a decade, Griffintown has been transformed "from an industrial, sparsely inhabited area into a pleasant, high-density neighborhood" en.wikipedia.org – emerging as the heart of Montreal's innovation economy.

A Thriving Ecosystem of Tech and Creative Businesses

Today, Griffintown is home to a vibrant mix of technology startups, established tech firms, and creative industry companies. What was once "all condos, no commerce" in the early redevelopment phase spacing.ca has since attracted numerous businesses eager to tap into the district's talent pool and energy. **Tech companies** in sectors like software, AI, and gaming have set up shop here, often in converted loft-style spaces that reflect the area's industrial-chic character. For example, Autodesk, the global 3D design software leader, opened a major office in Griffintown in 2020, taking over 40,000 sq. ft. across two floors for 200 employees design-middleeast.com. The space combines modern meeting rooms and event areas with the edgy design aesthetic of the neighbourhood's architecture. Likewise, **creative media firms** have flourished – VICE Media established its Quebec headquarters in a former printing workshop in Griffintown, a symbolic "return to roots" for the Montreal-founded company officesnapshots.com. VICE's office preserves the building's raw brick and beam character, embodying the unpretentious, innovative spirit of the area officesnapshots.com.

A walk through Griffintown's streets reveals startups in artificial intelligence and fintech tucked behind old factory walls, design studios and architects in restored warehouses, and digital marketing agencies adjacent to art galleries. The district's popularity with *entrepreneurs* is no surprise given Montreal's reputation as a "startup mecca" medium.com. Griffintown offers these companies an address that is both hip and strategically located – a short hop from downtown clients, but with lower rents and a cutting-edge vibe. It's also becoming common to see global tech players choosing Griffintown for satellite offices or labs. The presence of such companies not only creates jobs, but also fuels a culture of innovation through networking events, meetups and collaborations in the neighbourhood.

Innovation Infrastructure: Incubators, Labs and Learning

One of the reasons Griffintown has leapt to the forefront of innovation is the strong **innovation infrastructure** seeded here. In 2013, Montreal's two leading universities – École de technologie supérieure (ÉTS) and McGill – officially launched the *Quartier de l'Innovation (QI)* in the Griffintown area mcgill.ca. Envisioned as a “living laboratory” where researchers, companies, students and citizens collaborate, the QI spans Griffintown and nearby quarters, leveraging ÉTS's campus in the heart of the district mcgill.ca. This initiative brought a long-term commitment (a 25-year partnership) to anchor R&D and creativity here, with projects ranging from urban labs to cultural programs mcgill.ca mcgill.ca. Government support followed suit – early on, all three levels of government invested over \$1 million to study QI's feasibility thetribune.ca, and the City pledged \$93 million for local infrastructure including new green spaces and a “Cultural Corridor” along Ottawa Street thetribune.ca. In many ways, the QI provided an overarching vision to guide Griffintown's rebirth as an innovation district, inspired by models like Barcelona's 22@ tech quarter revistes.ub.edu.

Griffintown today boasts several **incubators and accelerators** that nurture startups. A standout is **Centech**, a world-class tech incubator founded by ÉTS. Housed in the iconic former Dow Planetarium at 1000 St-Jacques (transferred to ÉTS by the city), Centech was transformed into a futuristic startup hub with collaboration spaces and labs e-architect.com. Inaugurated in 2018, Centech has since been recognized as “one of the largest technology company accelerators in Canada” world-architects.com world-architects.com. Its programs have helped launch deep-tech and hardware startups, drawing entrepreneurs from across Quebec to Griffintown's doorstep. Nearby, **GriffinCamp** offers a more intimate accelerator and co-working space geared toward early-stage tech companies. Founded in 2014 and located near ÉTS, GriffinCamp provides affordable desks and offices (from \$250/month) along with mentorship and a community for startups moving from idea to commercialization ca.linkedin.com ca.linkedin.com. This nonprofit accelerator underscores the grassroots entrepreneurial support available locally.

Importantly, the innovation ecosystem here isn't limited to pure tech. Griffintown also hosts **creative industry incubators** like *Espace Rodier*, a historic building turned co-working and incubation space for cultural and creative entrepreneurs. Operated by La Piscine, Espace Rodier offers flexible offices and communal areas designed to foster idea exchange among artists, designers, and tech creatives in the heart of Griffintown lapiscine.co lapiscine.co. The synergy between tech and creative spheres is a hallmark of the district – it's not unusual to have an AI startup, a video-game studio, and a digital arts non-profit sharing the same block. Moreover, the presence of **university partnerships** remains strong. ÉTS, whose campus anchors the neighborhood, provides talent and applied research, while

McGill and Concordia University collaborate on innovation programs in the area. Together, these incubators, hubs, and academic partnerships form a supportive backbone for businesses, reinforcing Griffintown's status as an innovation hotbed.

Office Real Estate: Modern Spaces in a Historic Setting

For businesses looking to rent or buy office space, Griffintown offers a variety of attractive real estate options. Companies can choose from shiny new commercial developments or character-filled heritage buildings, all within the same few square kilometers. A number of **modern office buildings** have risen alongside the condo towers. Many feature state-of-the-art facilities but on a more human scale than the skyscrapers of downtown. For instance, some tech firms occupy entire floors in newly built mid-rises, enjoying amenities like gyms, terraces, and expansive city views. In one notable development, a global company took an entire floor of a purpose-built center, outfitting it with features such as private elevators, showers, bike storage, and even multiple parents' rooms – a reflection of how new offices in Montreal are catering to employee wellbeing solvewithvia.com. Such spaces often command rents that are competitive with – and sometimes slightly lower than – prime downtown rates, making Griffintown an appealing value proposition for growing firms. Recent listings show loft-style office space in the heart of Griffintown offered around **C\$20–\$25 per square foot annually**, depending on the building's age and finish, which is attractive compared to some downtown class A towers.

Equally popular are the **converted industrial lofts and historic buildings** repurposed as offices. These give companies a unique brick-and-beam ambiance that startups and creative teams love. An example is the property at 170 Peel Street, a 1920s warehouse later renovated, featuring concrete floors, exposed wood ceilings and 14-foot ceilings – truly a “loft-style office space” with large windows loopnet.com loopnet.com. Located across from a grocery store and cafes, and just steps from future transit, such spaces blend old-school character with modern convenience. Many of these buildings have open floor plans that tech companies configure into collaborative work areas or studios. The **average prices** for purchasing space in these converted lofts have risen alongside Griffintown's popularity; however, they still tend to be more affordable than Old Montreal's heritage buildings or new downtown construction on a per-square-foot basis. It's common to find *turn-key coworking offices* here as well – from boutique coworking setups to larger providers. For example, 2727 Coworking and other spaces along the Lachine Canal offer freelancers and small teams a modern workspace with flexible terms, often with waterfront views and bike-in access 2727coworking.com coworkbooking.com.

Overall, real estate trends in Griffintown indicate **strong demand and rising values**, but with a diversity of supply. As of the mid-2020s, commercial vacancy in this district remains relatively low compared to Montreal's downtown. New mixed-use projects by major developers (such as a planned \$3-billion development by Devimco [renx.ca](https://www.renx.ca)) are incorporating more office and retail components to meet the demand of companies wanting to locate here. Whether one prefers a sleek newly built office or an arty loft in a century-old factory, Griffintown can accommodate. Crucially, the neighborhood's zoning encourages mixed commercial use, so offices are often interspersed with residences, shops, and eateries – giving workers a dynamic environment right outside their door.

Location and Accessibility

Another key advantage of Griffintown is its **excellent accessibility and strategic location**. The district sits just southwest of downtown Montreal, literally a few minutes' walk from the city's central business core. In fact, the Quartier de l'Innovation was touted as being "steps away from downtown" [mcgill.ca](https://www.mcgill.ca), and many Griffintown offices enjoy skyline views of Montreal's skyscrapers. This close proximity means companies in Griffintown benefit from downtown's connectivity without the congestion of being in the center of it. Employees can easily walk to meetings in the financial district or grab lunch in Old Montreal, and then return to the calmer streets of Griffintown.

Public **transportation links** are rapidly improving. Currently, several bus lines crisscross the area and connect to nearby metro stations (the Orange Line's Bonaventure and Lucien-L'Allier stations are about a 10–15 minute walk from central Griffintown). But the biggest game-changer is the new **REM light-rail network**. The Réseau Express Métropolitain's *Griffintown–Bernard-Landry* station is under construction on the district's eastern edge, slated to open in the very near future commons.wikimedia.org. Once the REM is operational, commuters will have a 5-minute walk to this station from much of Griffintown and can reach downtown's Central Station or the South Shore in just one stop. A real estate listing in 2021 highlighted that an address in western Griffintown was only "a 5 minute walk to the future Griffintown REM station" [loopnet.com](https://www.loopnet.com) – a huge selling point for office tenants anticipating fast, direct transit for their staff. In addition, the area is bordered by the Bonaventure Expressway and other major arteries, making it easily accessible by car and convenient for clients coming from the suburbs or airport.

Griffintown is also extremely **bike- and pedestrian-friendly**. The neighbourhood's revival came with new bike lanes and pedestrian pathways, including those along the Lachine Canal. Professionals here often bike to work along dedicated paths that link directly to downtown and other quarters. The **Lachine Canal path** is a jewel – a flat, scenic route used by cyclists, joggers and even

kayakers (the canal itself is navigable in summer). As Tourisme Montréal notes, the canal offers “pristine biking and running trails” and the chance to kayak or canoe right by Griffintown mtl.org. Within the district, most daily needs are reachable on foot. It scores high on walkability – employees can step out of the office and within a few blocks find coffee shops, lunch spots, pharmacies, and even grocery stores (an Adonis supermarket, for example, opened in 2016 to serve the growing population loopnet.com). For those who drive or use car-share services, ample new parking garages and the straightforward street grid make navigation relatively easy. In short, Griffintown offers **multi-modal accessibility**: whether one prefers to walk, bike, drive, or take public transit, this location provides convenient options, all while being right next to the economic center of Montreal.

Amenities and Lifestyle Perks

Beyond work itself, Griffintown provides a rich array of **local amenities and lifestyle perks** for companies and their employees. In recent years the district has developed a reputation as one of Montreal’s trendiest neighbourhoods for living, dining, and entertainment. Dozens of restaurants, cafés, and bars have sprung up to cater to the influx of young professionals. Along Peel, Notre-Dame, and William streets, you’ll find everything from third-wave coffee roasters and health-food lunch counters to fine dining establishments and cozy pubs. Many of Montreal’s “hottest restaurants, bars, boutiques and art galleries” cluster in Griffintown and adjacent Little Burgundy mtl.org. For instance, the area is famous for eateries like Joe Beef and Liverpool House (beloved by foodies and even the occasional visiting celebrity), which are technically in Little Burgundy but just a short stroll from the center of Griffintown. Within Griffintown proper, spots like Le Richmond (Italian restaurant in a converted industrial space) and Griffintown Café blend culinary creativity with the locale’s signature style. These amenities mean that team lunches, client dinners, and after-work happy hours can all be enjoyed without leaving the neighbourhood.

Employees working in Griffintown also have access to **fitness and wellness options**. Several gyms and yoga studios have opened to serve the community, and many new office and residential buildings include on-site fitness centers. The presence of the Lachine Canal and its green banks is a boon for those who enjoy outdoor activities – lunchtime jogs along the water or even group dragon-boat paddling sessions have become popular team-building activities. Griffintown’s redevelopment has included the creation of new parks and green spaces (the city planned six new public green spaces as part of its 2012 special program thetribune.ca). Notably, **Parc Griffintown–Bernard-Landry** now provides a central patch of greenery and a nod to the site of the old St. Ann’s Church

(where historical foundations are preserved). The proximity of the expansive **Atwater Market** (in adjacent Saint-Henri) is another perk – staff can pick up fresh produce or visit gourmet food stalls just a short bike ride away.

Living near work is an increasingly popular option here. Griffintown's housing boom means many employees, especially young professionals, choose to **live in the neighbourhood**. Modern condos and rental apartments abound, often within walking distance of major office hubs. As of 2016, over 10,700 people lived in Griffintownville.montreal.qc.ca, 75% of them aged 25–64ville.montreal.qc.caville.montreal.qc.ca – exactly the prime workforce demographic. This live-work dynamic creates a village-like atmosphere on evenings and weekends, with residents patronizing the local bakeries, dog parks, and boutiques. For firms considering Griffintown, it's a selling point to prospective talent that the office could be a short walk or bike ride from home. Meanwhile, those who commute in from elsewhere still benefit from the services here: whether it's grabbing a gourmet sandwich at lunch, unwinding at a canal-side picnic spot after work, or attending a gallery opening on a Friday night, the **quality of life** in Griffintown is a draw. The City of Montreal has also ensured that as the district grows, amenities keep pace – including investments in things like new schools and community centers to support the burgeoning population (for example, there are plans for a new primary school to serve families moving into the area). All these factors make Griffintown not just a place to clock in and out, but an environment where innovation-minded people *want* to spend their time.

Supportive Policies and Government Initiatives

Griffintown's rise as an innovation district did not happen by accident – it has been buoyed by supportive government policies and initiatives at the city and provincial level. Montreal's civic leadership recognized early on the potential of the area. As mentioned, the **Quartier de l'Innovation (QI)** was a cornerstone initiative, backed by significant public funding. A summit on innovative districts in 2012 noted that "a massive restructuring is already under way [in Griffintown], with \$2.5 billion already invested and commitment of up to \$6 billion over the next 10 years" [thetribune.ca](#). The City of Montreal responded by launching a special urban plan for Griffintown, including tens of millions of dollars for infrastructure and a clear intent to integrate arts, culture, and social inclusion into the redevelopment [thetribune.ca](#). This strategic framework gave developers confidence and signaled that Montreal was serious about creating a **hub for innovation**. Indeed, the QI partnership itself formalized a 25-year collaboration between academia, industry, and government to ensure the district's innovative momentum continues [mcgill.ca](#).

The provincial government also played a role, branding Griffintown as part of its broader innovation and economic development strategy. Quebec has long offered generous **tax credits and incentives** for tech and creative industries – for example, rebates covering up to 37.5% of salaries for multimedia and video game production [ayming.ca](#) [npr.org](#). While these incentives apply province-wide, Griffintown has been a major beneficiary as companies take advantage of them and cluster in Montreal's innovation-friendly zones. In 2015, the city and province specifically invested \$800,000 to "improve Griffintown's status as a technology hub" [ctvnews.ca](#), funding local innovation programs and infrastructure. Federal support has also flowed, such as a \$25 million grant awarded to McGill and ÉTS for research into clean technologies within the QI [thetribune.ca](#) – tying academic R&D to the locale. These public investments have helped attract venture capital and private investors to Griffintown's startups and projects, creating a virtuous cycle of growth.

Another policy aspect is **zoning and development incentives**. The city's flexible zoning in Griffintown encouraged mixed-use development – allowing residential, commercial, and institutional projects to coexist, which is ideal for an innovation district. Developers like Devimco took on large projects under frameworks that included requirements (or encouragements) for public amenities, affordable housing units, and spaces for startups. The outcome is that Griffintown wasn't just built vertically with condos; it also gained things like affordable student housing (a new 285-unit student residence is in the works with government support [montreal.citynews.ca](#)) and incubator spaces (e.g. the city offering the Dow Planetarium site to ÉTS for a symbolic sum to house Centech). Additionally, Montreal's *economic development agencies* and non-profits often steer new businesses to Griffintown. Montréal International, for instance, highlights the ongoing construction of a new international innovation hub called "Ax-C" in this quarter [startupgenome.com](#), signaling to foreign investors that Griffintown is the place to be. The collective impact of these city and provincial policies is a strongly favorable environment for innovation. Companies in Griffintown not only benefit from being in a progressive, well-planned urban district but can also tap into grants, tax credits, and networking programs aimed at sustaining Montreal's leadership in sectors like AI, clean tech, and digital media.

Griffintown vs. Other Montreal Districts: How It Stacks Up

Montreal is a city of distinct neighbourhoods, each with its own character and role in the economy. For businesses comparing where to establish an office, it's useful to see how Griffintown stands relative to other popular districts such as **Mile-Ex**, **Downtown (Ville-Marie)**, and **Old Montreal**.

Mile-Ex (Marconi-Alexandra): In recent years, the Mile-Ex area (between Mile End and Parc-Extension) has earned the nickname “the neighbourhood of innovators” appartogo.com. It has become the heart of Montreal’s AI and deep-tech scene, thanks largely to the presence of Mila (the Quebec AI Institute) and several AI startups that set up in converted garment factories there. Mile-Ex shares some similarities with Griffintown: both are former industrial zones seeing a renaissance driven by tech and creative firms. Mile-Ex offers spacious loft offices and relatively low rents, attracting startups, coworking spaces, and innovative projects appartogo.com. It’s known for a hip, gritty vibe with street art, and a location slightly removed from downtown bustle. However, **Mile-Ex is more isolated and smaller**. It lacks direct metro service (until the new blue line extension is built) and has fewer restaurants and services immediately at hand, compared to Griffintown. While Mile-Ex thrives in AI (with companies like Element AI/ServiceNow, and Ubisoft’s AI labs historically there), Griffintown’s ecosystem is broader – encompassing not just AI but also clean tech, media, fintech, and so on. Mile-Ex might appeal if a company values being in an *exclusive AI cluster* and doesn’t mind the industrial surroundings, whereas Griffintown offers a more polished urban environment and easier access to clients and amenities. In short, Mile-Ex is **up-and-coming and ultra-cool for tech**, but Griffintown provides a more fully developed innovation district experience with live-work-play convenience.

Downtown (Ville-Marie): Montreal’s downtown remains the traditional **Central Business District** (CBD), home to corporate headquarters, banks, law firms, and the like. If one’s priority is prestige and direct transit connectivity, downtown is hard to beat – it has multiple metro stations, commuter train hubs, and the Underground City linking office towers. Downtown offices often come with impressive views, and being in the financial core can be advantageous for finance-related businesses or those needing constant interaction with government and large enterprises. That said, **Griffintown has some competitive edges** over downtown for many innovation-driven companies. First, costs: downtown Class A office rents are typically higher, and big towers have additional operating costs. In Griffintown, a firm might get a stylish loft or modern space at a lower cost per square foot while still being a 10-minute walk from the CBD. Second, the *community vibe*: Downtown’s atmosphere is corporate and can feel impersonal, whereas Griffintown’s is more startup-friendly and neighborhood-like. One growing tech company that started in Griffintown cited the desire for a custom-built space and room for expansion when it eventually moved downtown after rapid growth solvewithvia.com solvewithvia.com. This suggests that while downtown can accommodate large-scale needs (whole floors in skyscrapers, for example), Griffintown is ideal for small to mid-sized companies or as a first office before “graduating” to bigger quarters. Furthermore, downtown’s amenities skew toward big-chain retail and formal dining, whereas Griffintown offers trendy local businesses and a younger vibe which many tech workers prefer. In

summary, **Downtown = corporate convenience and prestige; Griffintown = innovative culture and modern liveability**. Many businesses are now choosing Griffintown to immerse themselves in Montreal's creative tech scene, while still staying close to the downtown action.

Old Montreal: The historic Old Port district has long been a magnet for certain types of offices – especially in the *creative, advertising, and tech startup* realm. Old Montreal features gorgeous 18th- and 19th-century architecture with exposed stone walls and narrow cobblestone streets. Companies like Lightspeed (a Montreal tech unicorn) famously began in Old Montreal lofts, drawn by the charm. The area also hosts cutting-edge tech/art centers like the PHI Centre mtl.org, blending digital creativity with heritage ambiance. Compared to Griffintown, **Old Montreal offers old-world atmosphere and tourist appeal** – which can be a pro or con. It's impressive for clients visiting (many high-end boutique hotels and the scenic Old Port are there), and there's a dense cluster of upscale restaurants perfect for corporate dinners. However, the infrastructure can be limiting: older buildings may lack the open floor plates or reliable high-speed elevators that modern offices require. Transit access is a bit limited (two metro stations on the edges and tricky car parking within the cobbled streets). Griffintown, by contrast, has entirely new infrastructure, wider streets, and easier accessibility. Additionally, Old Montreal's popularity with tourists means it can be crowded in summer and somewhat quiet in winter, whereas Griffintown's resident population keeps it lively year-round. Both districts have great restaurants and culture; Old Montreal leans more historic and touristic, while Griffintown is contemporary and local-driven. A company that values a **unique historical setting** and doesn't mind retrofitting an old space might love Old Montreal. But one that prioritizes **modern facilities, parking, and a distinctly innovative environment** might favor Griffintown. Notably, Griffintown and Old Montreal border each other – indeed, some parts of eastern Griffintown blend into the Old Port area – so in a sense, a business could enjoy the perks of both by situating in Griffintown and walking over to Old Montreal for client events, etc.

In conclusion, Griffintown distinguishes itself from these other districts by offering a balance of newness and authenticity. It's not as corporate as downtown, not as isolated as Mile-Ex, and not as tourist-saturated as Old Montreal. Instead, it has elements of all three: proximity and infrastructure, edgy innovation energy, and attractive urban lifestyle. This combination has solidified Griffintown's reputation as Montreal's premier innovation district – a place where startups and established firms alike can thrive in a supportive, creative, and well-situated community.

Conclusion

Griffintown's emergence as Montreal's leading innovation district is a testament to the neighborhood's successful transformation and the collaborative efforts behind it. In the span of a decade, it has evolved from derelict industrial land into a **vibrant hub of technology, creativity, and entrepreneurship**. History is visible in its streets – from the old canal-side factories to the new tech incubator housed in a former planetarium – and this blending of past and future gives Griffintown a unique character among North American innovation districts. For individuals or businesses considering renting or buying office space here, the case is compelling. You'll be joining a community that includes pioneering startups, global tech names, and research institutes, all plugged into an ecosystem designed to spark innovation.

The district offers not just office space, but an entire **environment optimized for innovation**: networking events at local co-working spaces, coffee meetups with other founders at charming cafés, brainstorming walks along the canal, and talent pipelines from the nearby universities. Practical advantages abound too – competitive real estate options, easy commuting, and a rich quality of life for employees. Moreover, the ongoing support from city initiatives and the momentum of the Quartier de l'Innovation ensure that Griffintown's growth is sustainable and inclusive, with infrastructure and culture developing hand in hand.

In choosing Griffintown, a company opts to situate itself at the nexus of Montreal's creative and high-tech currents. This is a neighbourhood where an AI hackathon might take place in a gallery space, where a gaming startup's launch party could be at a converted warehouse bar, and where morning jogs pass by industrial-era artifacts. Few locations can offer such a mix of **business opportunity, inspiration, and convenience**. It is no wonder that Griffintown has become synonymous with Montreal's innovation economy. As the city continues to rise on the global tech stage, Griffintown stands out as the place where Montreal's future is being built – one smart idea, one collaboration, and one beautifully repurposed building at a time.

Sources: Griffintown history and redevelopment en.wikipedia.org en.wikipedia.org tfcg.ca; tech and creative companies in Griffintown design-middleeast.com officesnapshots.com; Quartier de l'Innovation and incubators mcgill.ca world-architects.com; real estate and transit details loopnet.com mtl.org; comparative insights on Mile-Ex and other districts appartogo.com solvewithvia.com.

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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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