



Fully furnished and move-in ready plug-and-play spaces

- Great opportunity to lease furnished plug-and-play office spaces from 6,543 sf to 74,297 sf of available contiguous space. The perfect opportunity for tenants to take advantage of optimal configurations for conference rooms, closed offices and open spaces with full-height windows offering an abundance of natural light and superb views of René-Lévesque Boulevard and Union Street.
- The space is strategically located in the heart of downtown Montréal, offering an ideal working and leisure environment with a large food offer, a variety of shops, fitness center, bars and terraces.



6,543 sf to 74,297 sf with
contiguous available space



Fully gross rent and
fixed costs for the
duration of the lease



Building extremely
well serviced by
public transportation



Furnished spaces
available immediately

**Get more
information**

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Property details

Building area	160,000 sf
Number of floors	13 floors
Building class	B
Construction year	1960
Min area available	6,543 sf
Max. area available	74,297 sf
Gross asking rent	Contact the broker
Cleaning	Included
Electricity	Included



Get more
information

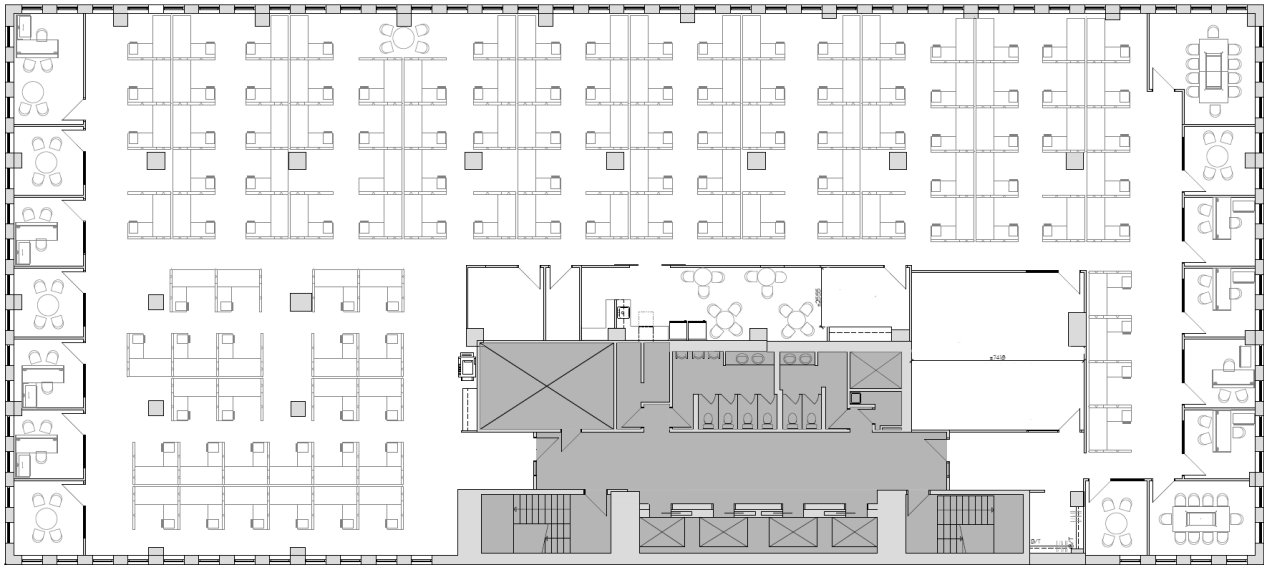
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Spaces details

Suite	Area (sf)	Availability	Space condition
300	15,203	Immediate	Base-Building
400	13,256	Immediate	Built-out
500	13,256	Immediate	Built-out Leased
600	13,562	Immediate	Built-out
700	13,500	Immediate	Built-out Leased
800	13,558	Immediate	Built-out
900	13,566	Immediate	Built-out
1000	13,548	Immediate	Built-out
1100	13,542	Immediate	Base-Building
1200	13,540	Immediate	Base-Building
1300	6,543	Immediate	Built-out

Floor space | 8th floor



Similar configuration to the 4th and 6th floor.

**The perfect opportunity for
tenants to take advantage
of furnished & move-in
ready spaces.**

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Office space for lease

620 René-Lévesque Boulevard West



Sought-after elements



2-minute walk to Square Victoria metro station (Orange line)



2-minute walk to Mc Gill metro station (Green Line)



Close to the underground pedestrian network



Restaurants, bars and hotels within 5 minutes walk



At the heart of world-class events



Many parks and green spaces nearby



Close to a wide range of varied food offer



Medical and fitness services close by



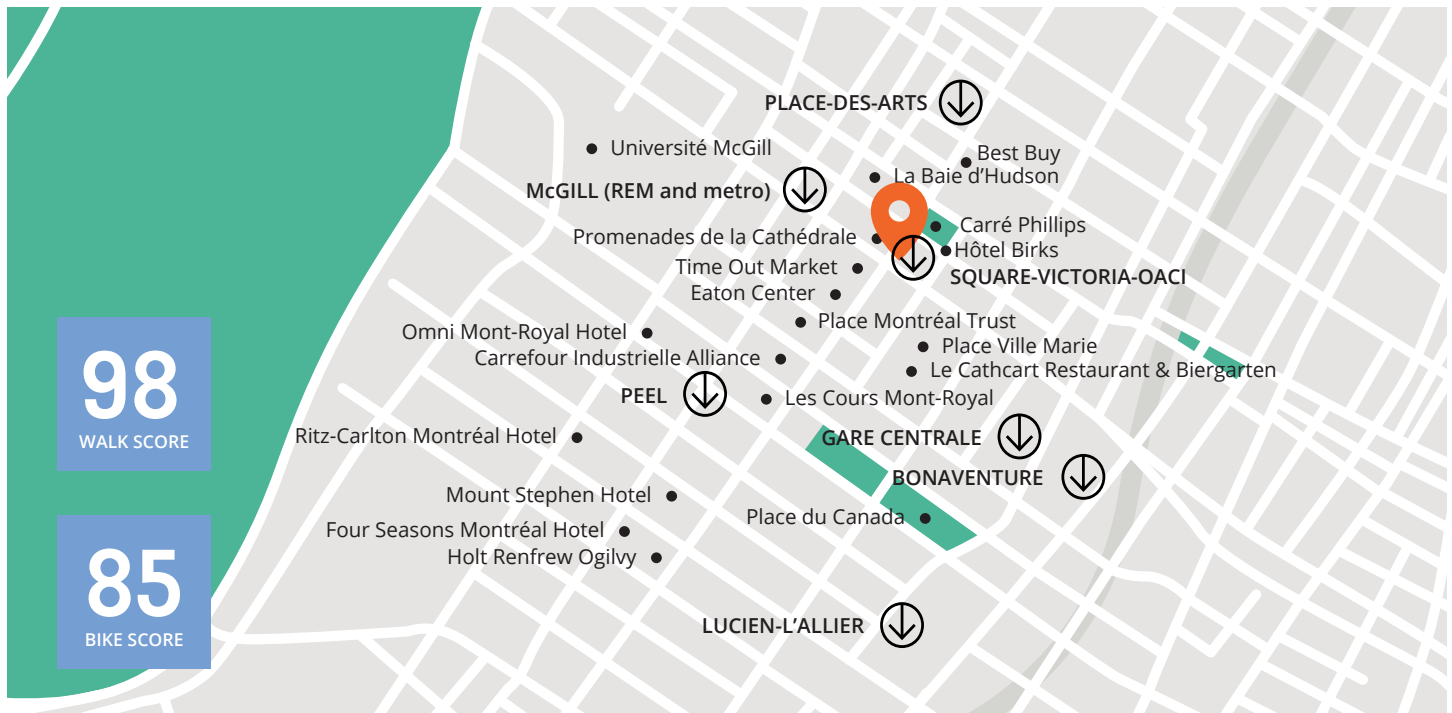
Close to Bell Centre, Central Station, PVM and Place Bonaventure



Building extremely well serviced by transportation

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Location

- Prime location in the heart of Downtown Montréal, near all services and amenities, including restaurants, shopping centers as well as the wide range of stores and boutiques alongside Sainte-Catherine Street.
- Close to Square-Victoria-OACI metro station (orange line of the STM network) and Montréal's underground pedestrian network (RESO). Also in proximity to the McGill metro station (green line of the STM network and future REM station) and to the Montréal Central Station.
- Outstanding accessibility from anywhere in the Greater Montréal Area via car or public transportation thanks to the property's central location and proximity to major highways and thoroughfares.



Several bus lines in proximity
(410, 427, 430, 747)



2-minute walk from Square-Victoria
-OACI metro (orange) and 5-minute
walk from McGill metro (green)



BIXI bike sharing station adjacent
to the building



5-minute walk from the future McGill
REM station and from Central Station



Easy accessibility with Highways
720, 15 and 20

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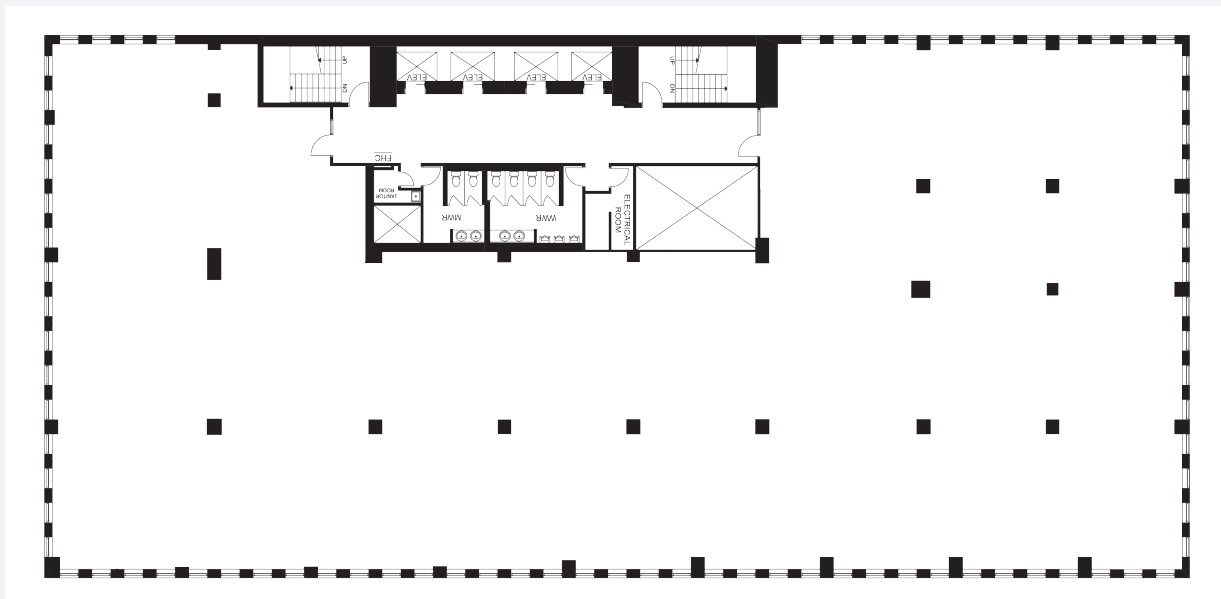
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TYPICAL FLOOR PLAN: ± 13,500 SF



Want to plan a tour?
Contact us for more information.

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