



A Yale Properties building 

Quality office space in the heart of Downtown Montréal

- Great opportunity to lease office spaces in the heart of downtown Montréal. Excellent fenestration offering an abundance of natural light and superb views of De Maisonneuve Boulevard and Peel Street.
- The building is strategically located in the heart of downtown Montréal, offering an ideal working and leisure environment with a variety of shops, fitness centers, bars and restaurants.
- Directly adjacent to two entrances to the Peel metro station (green line) and the city's underground pedestrian network, and in close proximity to the McGill REM station.



47,035 square feet of available office space



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



Excellent accessibility to the Peel metro station, the underground network and the McGill REM station



Prime location near all services and amenities

**Get more
information**

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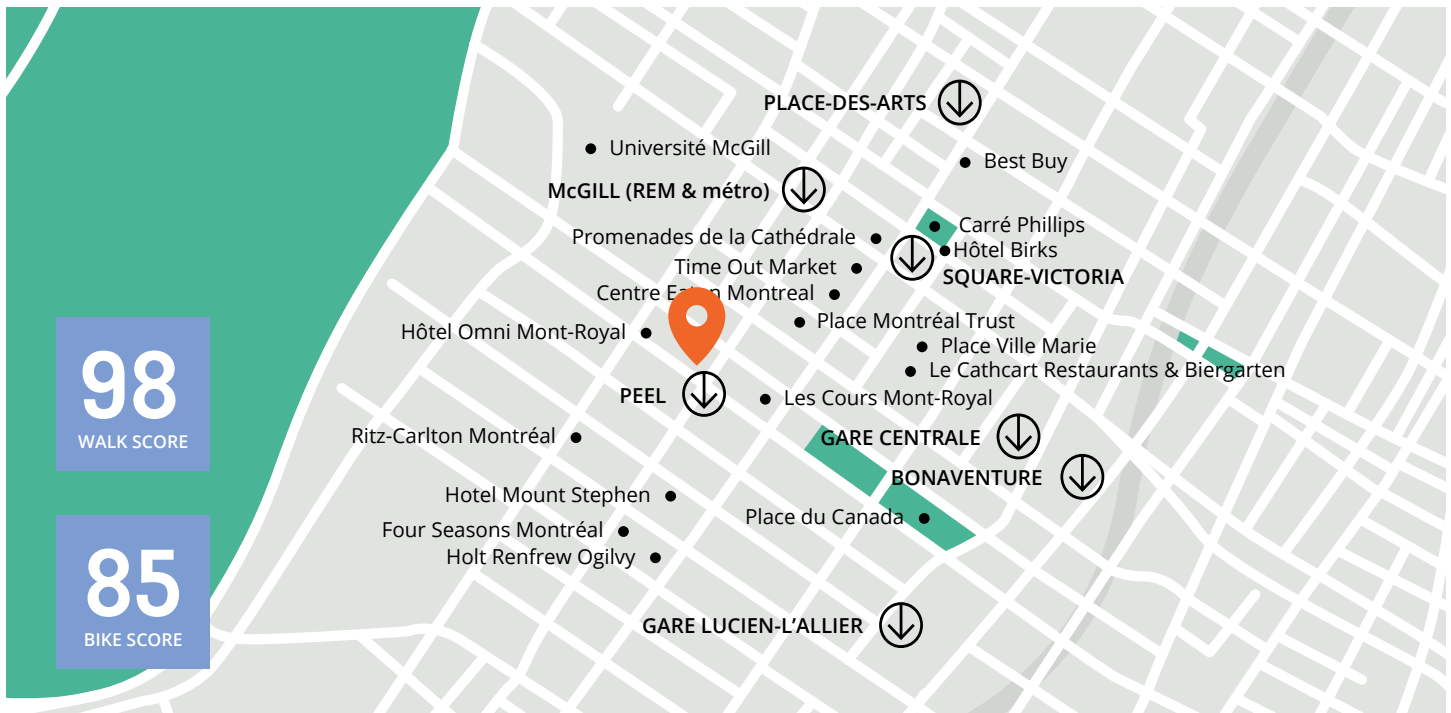
Property details

Building area	85,000 sf
Number of floors	12
Building class	B
Construction year	1968
Available area	2 nd floor: 7,500 sf 3 rd floor: 7,500 sf 4 th floor: 1,989 sf 5 th floor: 4,400 sf 7 th floor: 7,496 sf 9 th floor: 3,150 sf 10 th floor: 7,500 sf 11 th floor: 7,500 sf
Typical Floor Plate	7,500 sf
Gross asking rent	Contact the broker
Cleaning	Included
Electricity	Included



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Location

- Prime location in the heart of Downtown Montréal, near all services and amenities, including restaurants, shopping centres as well as a wide array of stores and boutiques alongside Sainte-Catherine Street.
- Directly adjacent to two entrances to the Peel metro station (green line). The proximity to the Montréal metro network and the city's REM station and underground pedestrian network makes it an exceptional location in regards to transit.
- Outstanding accessibility from anywhere in the Greater Montréal Area via car or public transportation.



Several bus lines in proximity
(24, 410, 427, 430, 747)



Adjacent to two entrances to the
Peel metro station (green line)



BIXI bike sharing stations and bike
path adjacent to the building



5-minute walk to the McGill REM
station & to Central Station



Easy accessibility from Highways
720, 15 and 20



Sought-after features



1-minute walk to the
Peel metro station



5-minute walk to
McGill REM station



1-minute walk 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 offering



Medical and fitness
services close by



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

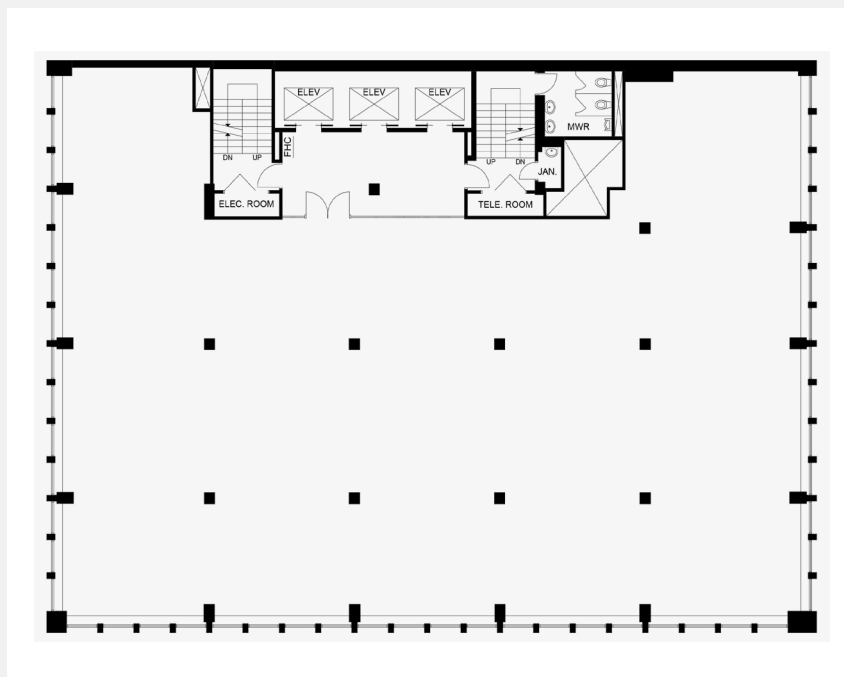


Building extremely
well serviced by
public transportation

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FLOOR PLAN



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

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