



2.5x commission for collaborating broker*

The New 455

455 René-Lévesque Boulevard West
Montréal, Québec

*Valid until December 31, 2026.

Office space at the heart of downtown

Office for sublease

**AVISON
YOUNG**

Property overview

Building features



Discover our turnkey spaces, located in close proximity to Complexe Desjardins, Eaton Centre and Place Ville-Marie - with the possibility of a cash allowance.



Spaces can be subdivided to suit your every need, and you'll enjoy unobstructed views from every floor.



Enjoy optimum connectivity thanks to Bell fiber optics and the Zayo group. The possibility of connecting to the building's generator guarantees continuous service, even in the event of a power outage.



New common areas or areas undergoing renovation include: the main entrance, the elevator lobby with its new cabins equipped with touch-screen keypads, and the washrooms.



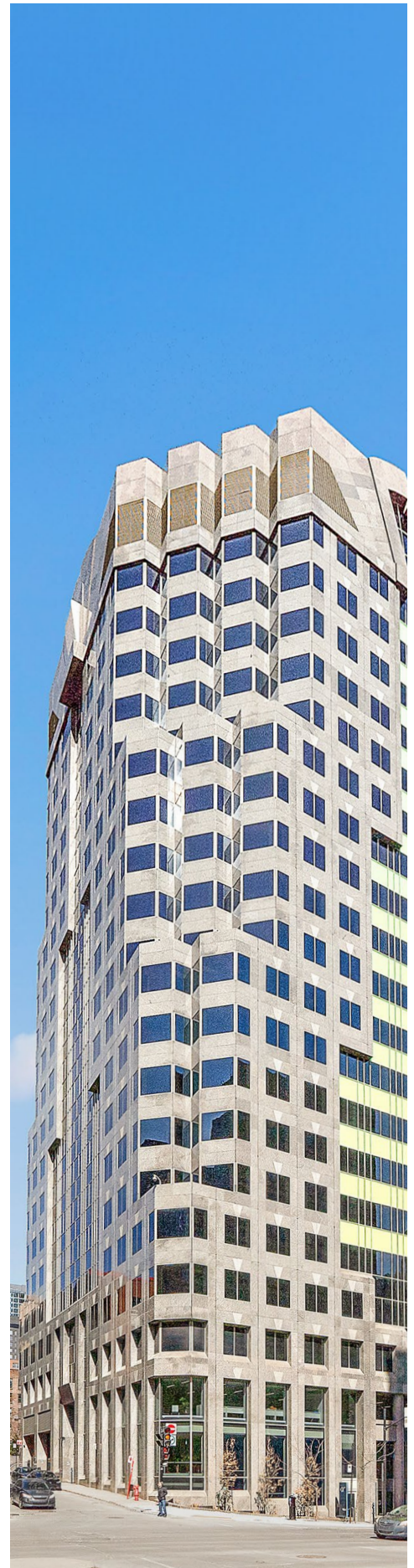
Equipped with a ventilation system featuring Merv 13 filters to ensure optimum air quality, the building has also been awarded BOMA BEST certification for intelligent and ecoresponsible buildings.



Ideally located for access to public transportation, the property also features bicycle storage, charging outlets for electric vehicles, reserved indoor parking spaces and secure access to the building.



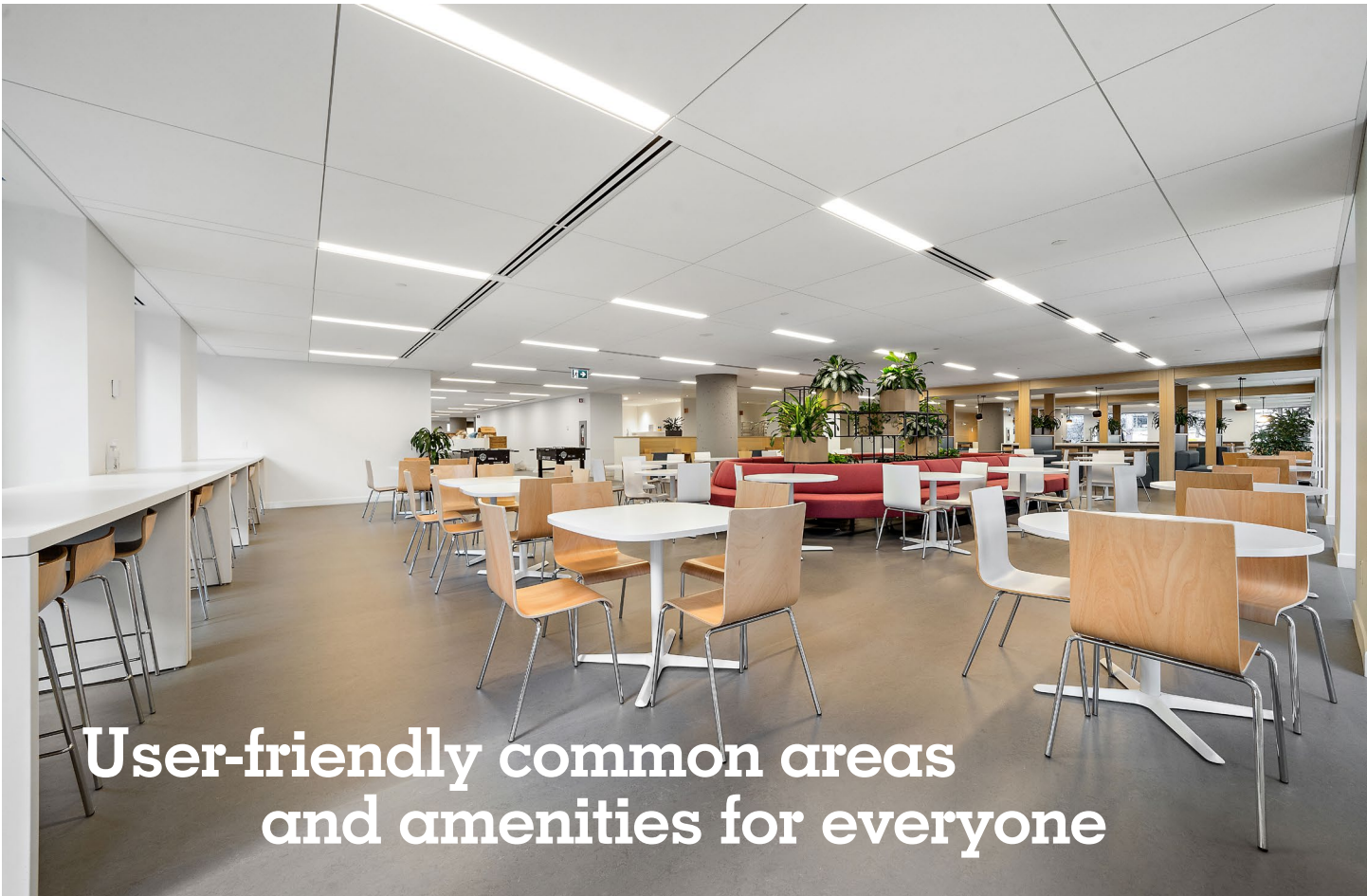
A modern cafeteria on a full floor, showers and a private terrace complete the wide range of amenities.





Shared
common
spaces





User-friendly common areas
and amenities for everyone





A real estate renaissance



Property overview

455 René-Lévesque Boulevard West
Montréal, Québec



Details of the sublease

Building area	450,131 square feet
Construction year	1987
Total area available	161,084 square feet
04 th floor	19,128 sf
05 th floor	19,717 sf
06 th floor	19,524 sf
07 th floor	19,030 sf
08 th floor	18,916 sf
09 th floor	9,780 sf
10 th floor	18,960 sf
13 th floor	18,102 sf
14 th floor	17,927 sf
Availability	Immediate
Lease expiry date	20 juin 2037
Asking rent	Contact broker
Additional rent (2026)	\$28.17 psf
Cleaning	Included
Electricity	Included
Parking	Ratio of 1 / 3,000 sf





Sublease highlights

- Turnkey spaces with the possibility of a cash allowance.
- New common areas or areas undergoing renovation include: the main entrance, the elevator lobby with its new cabins equipped with touch-screen keypads, and the washrooms.
- An optimal layout with conference rooms, closed offices and open spaces with an abundance of natural light.
- Possibility of subdividing spaces.
- Reserved parking spaces : \$314.67 + taxes (subject to change).
- Possibility of displaying tenant signage outside.



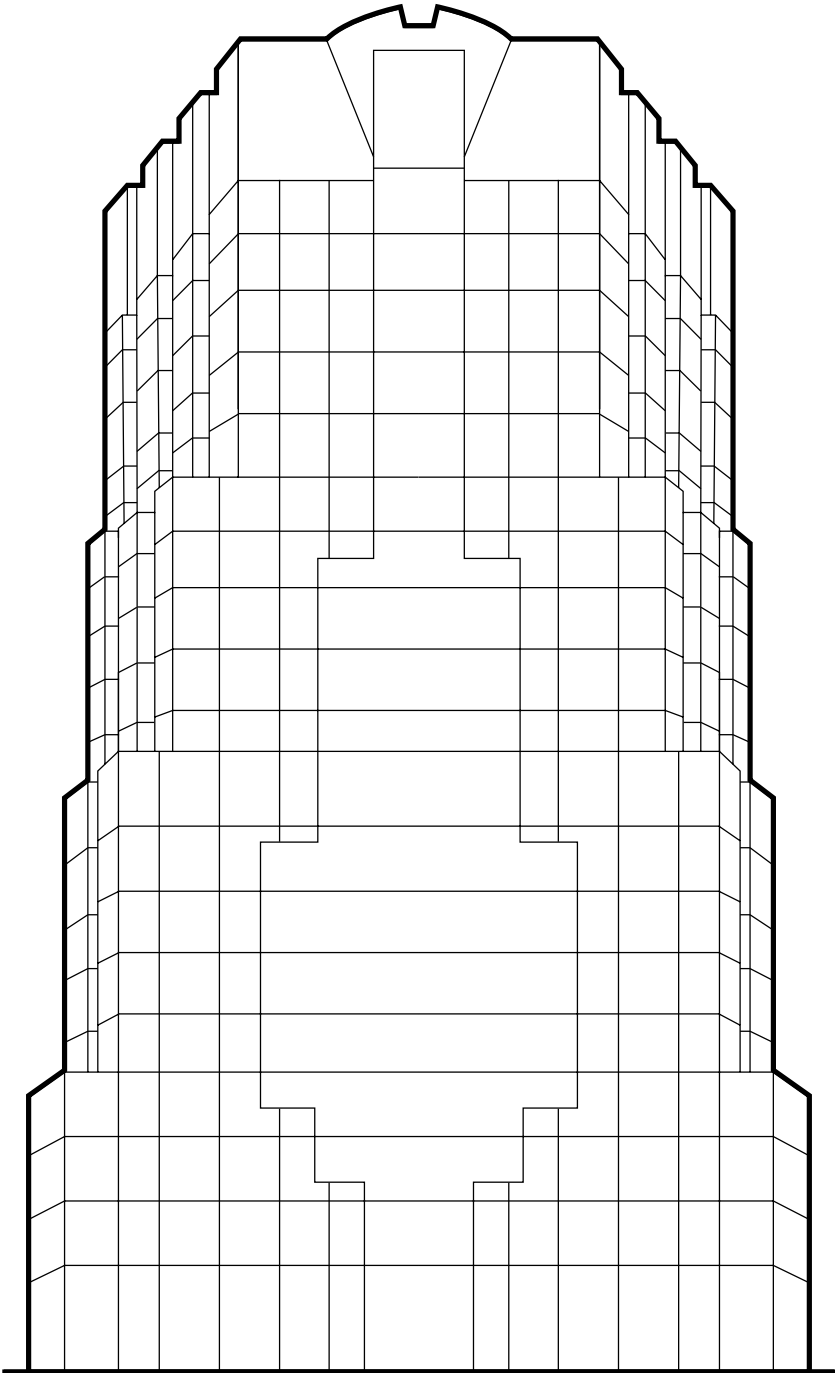
Potential layouts

AtkinsRéalis floors already renovated



Interactive floor plan

455 René-Lévesque Boulevard West
Montréal, Québec



- 21st
- 20th
- 19th
- 18th
- 17th
- 16th

- 12th
- 11th

- 03rd Cafeteria and terrace
- 02nd
- 01st

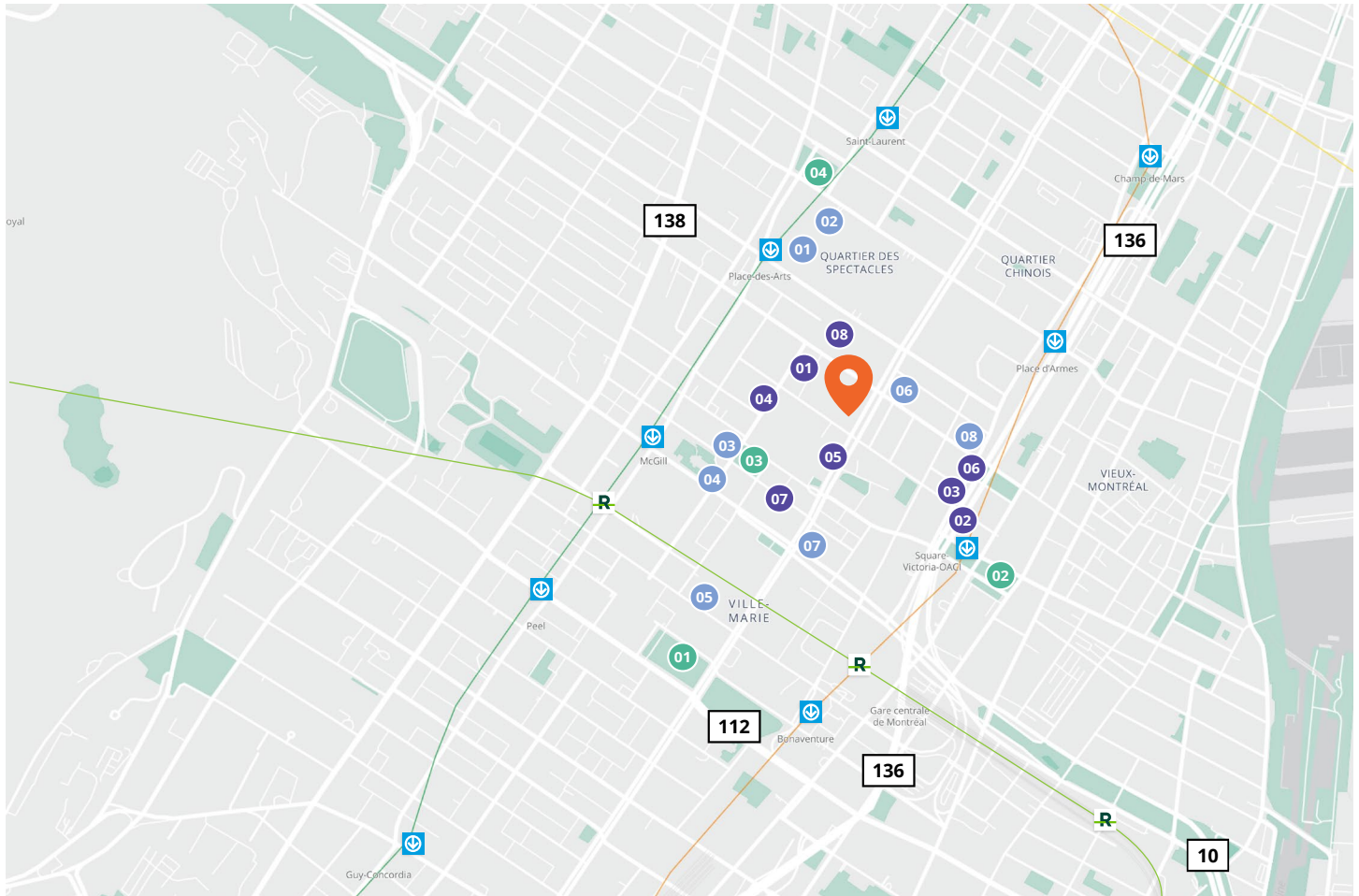
Interactive floor plan

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Area overview

An exceptional location

455 René-Lévesque Boulevard West
Montréal, Québec



Public transportation

R Gare Centrale	8 minutes walk
Square Victoria OACI	5 minutes walk
Place-des-Arts	6 minutes walk
R McGill	8 minutes walk
Place-d'Armes	10 minutes walk

Parks

01 Square Dorchester
02 Square Victoria
03 Square Phillips
04 Parterre du Quartier des Spectacles

Cafes and restaurants

01 Café et crêpe
02 Moishes
03 Neo Tokyo Restaurant
04 Restaurant Biiru
05 Bistro Imagination
06 Boulangerie Ange
07 Escondite
08 Nyk's Bistro Pub

Retail and services

01 Hôtel Double Tree by Hilton
02 Complexe Desjardins
03 Baie d'Hudson
04 Eaton Centre
05 Musée d'Art Contemporain (MAC)
06 Hôtel Courtyard by Marriott
07 Banque de Montréal (BMO)
08 Hôtel Monville

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Offices for sublease

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