



Quality office space in the heart of Downtown

- Great opportunity to lease up to 95,146 square feet of contiguous office space. The perfect opportunity for tenants to take advantage of optimal configurations for conference rooms, closed offices and open spaces.
- Excellent fenestration with floor to ceiling windows offering an abundance of natural light and superb views of De Maisonneuve Boulevard and the Mount Royal.
- 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.



9,392 sf to 95,146 sf of
contiguous available space



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



Direct connection to the
Peel metro station and
near the future REM



Prime location near all
services and amenities

**Get more
information**

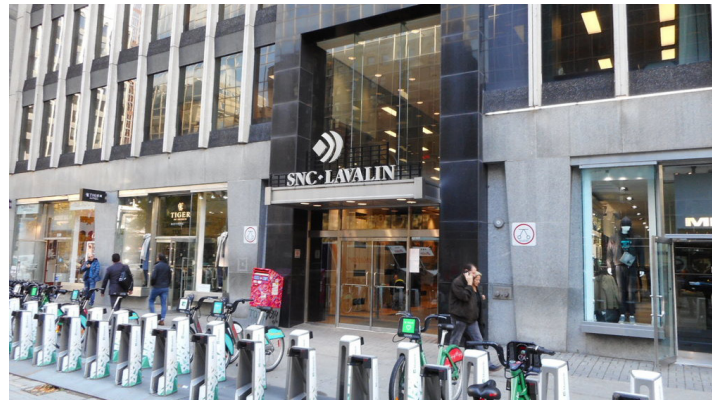
Kevin Dopp
Vice President, Real Estate Broker
kevin.dopp@avisonyoung.com
+1 514 349 7953

Avison Young
1801, avenue McGill College
Suite 500
Montréal (Québec) H3A 2N4
+1 514 392 1330



Property details

Building area	160,000 sf
Number of floors	13 floors
Building class	B
Construction year	1960
Available areas	2 nd floor: 16,680 sf 3 rd floor: 17,279 sf 4 th floor: 17,277 sf 5 th floor: 17,270 sf 6 th floor: 9,392 sf 7 th floor: 17,248 sf 10 th floor: 17,215 sf 11 th floor: 17,198 sf
Available contiguous space	95,146 sf
Gross asking rent	Contact the broker
Cleaning	Included
Electricity	Included



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information**

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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 the wide array of stores and boutiques alongside Sainte-Catherine Street.
- The building has a direct connection to the Peel metro station (green line) on Stanley Street. The proximity to the Montréal metro network and the city's 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 thanks to the property's central location and proximity to major highways and thoroughfares.



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



Building is directly connected to the
Peel metro station (green line)



BIXI bike sharing station adjacent
to the building



6-minute walk to the future McGill
REM station & 10-minute walk to
Central Station



Easy accessibility from Highways
720, 15 and 20



Sought-after elements



Direct connection to the Peel metro station and near the future REM



2-minute walk to Square Victoria metro station (Orange 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

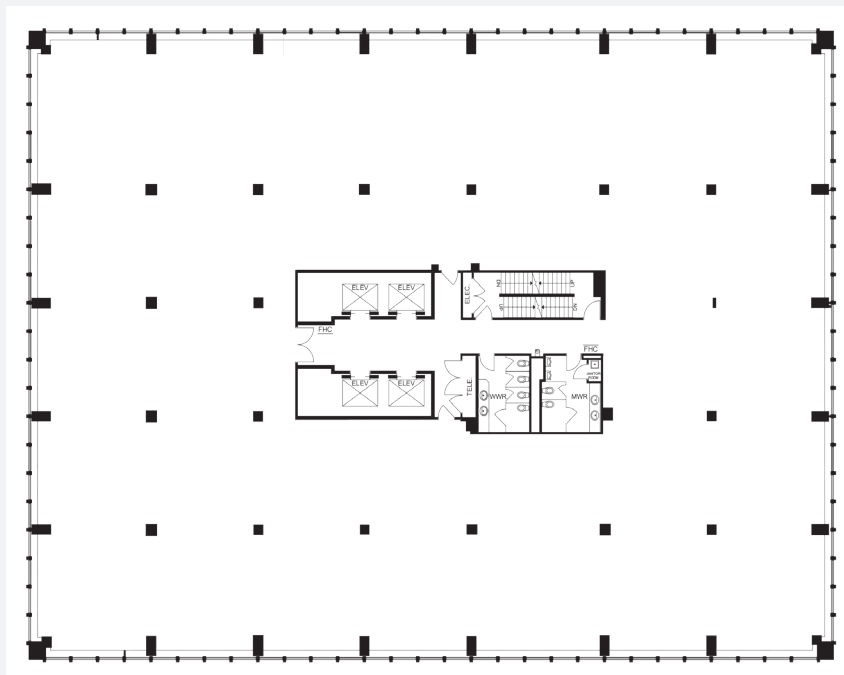


Close to Bell Centre, Central Station, PVM and Place Bonaventure



Building extremely well serviced by transportation

TYPICAL FLOOR PLAN: ±17,200 SF



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

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