



For Lease

Plug & Play space in Old Montreal

85 Saint-Paul Street West | Montréal, QC

Built in 1861, 85 Saint-Paul offers prestigious architectural quality with its stone facade overlooking Cours Le Royer, a magnificent pedestrian walkway located on the east side of Notre-Dame Basilica. This building offers a charming office space on the second floor, recently renovated and bathed in natural light.

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Beautiful turnkey office space offering a recent, high-quality layout and an abundance of natural light.

Property Highlights



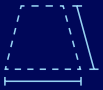
Built in 1861



Located in Old Montreal



5-story office building



Typical floor of 16,000 SF



Exposed beams and bricks offering plenty of character



Plug & Play space



Large windows providing abundant natural light



Indoor parking spaces directly accessible.

Available Spaces

Office	Area (SF)	
2nd floor #205	±4,005 SF	7,474 SF contiguous
2nd floor #210	±3,469 SF	

Available for Sublease:

*4th floor #400	±4,052 SF	Term Expiry: 10/30/2026
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*Floor plan to come

Financial Parameters

Asking Net Rent	Negotiable
Property Taxes	\$8.45/SF
Operating Expenses	\$11.32/SF
Total Additional Rent (est. 2025)	\$19.77/SF
Electricity	Included
Cleaning	Excluded



Floor Plan | 2nd Floor



**7,474 SF contiguous
(divisible) including:**

- 7 closed offices
- 1 storage room
- 1 conference room
- 1 large open space
- 1 kitchen
- 1 kitchenette



2nd floor



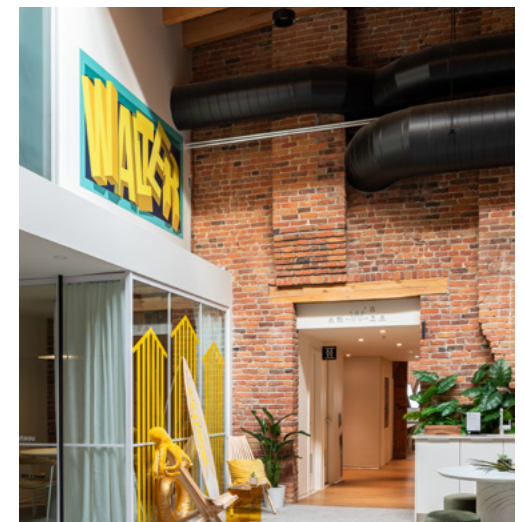


Sublease - 4th floor



A beautiful example of a well-designed space

For inspiration, here are the offices of Walter, a coworking company, meeting rooms & event space located on the 5th floor.



Map of surrounding area



CAFÉS

1. PAQUEBOT
520 St-Laurent Blvd
2. TOMMY CAFÉ + APÉRO
151 Saint-Paul St W.

RESTAURANTS

3. MAGGIE OAKES
426 place Jacques-Cartier
4. GARDE MANGER
408 Saint-François-Xavier St.
5. MODAVIE
1 Saint-Paul St. W.
6. OLIVE ET GOURMANDO
351 Saint-Paul St. W.
7. TAVERNE GASPARD
89 de la Commune St. E.
8. LE BREMNER
361 Saint Paul St. E.

BARS

9. PHILEMON BAR
111 Saint-Paul St. W.
10. LA CHAMPAGNERIE
343 Saint Paul St. E.
11. THE COLDROOM
Saint Vincent St.
12. TERRASSE WILLIAM GRAY
421 Saint Vincent St.

RETAIL

13. LEONIDAS
383 Saint-Jacques St.
14. S.A.Q.
501 côte de la Place d'Armes
15. MARCHÉ BONSECOURS
350 Saint-Paul St. E.





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85 Saint-Paul Street West | Montréal, QC

Thomas **Coutu** ⁽¹⁾

Senior Associate
Commercial Real Estate Broker
+1 514 764 2825
thomas.coutu@colliers.com

André G. **Plourde** ⁽²⁾

Executive Vice President
Chartered Real Estate Broker
+1 514 764 8199
andre.plourde@colliers.com

Julie **Côté** ⁽³⁾

Vice President
Real Estate Broker
+1 514 764 8198
julie.cote@colliers.com

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(1) Services Immobiliers Thomas Coutu Inc. (2) Services Immobiliers André G. Plourde Inc. (3) Services Immobiliers Julie Côté Inc.



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