

### Building Information

|                           |          |
|---------------------------|----------|
| Building Size:            | 1.04M sf |
| Shipping & Receiving:     | Yes      |
| # of Floors:              | 47       |
| Surface Transit Route:    | Yes      |
| Year Built:               | 1992     |
| Direct Subway Access:     | Yes      |
| # of Passenger Elevators: | 27       |
| Total Parking:            | 900      |

## 1250, boulevard René-Lévesque

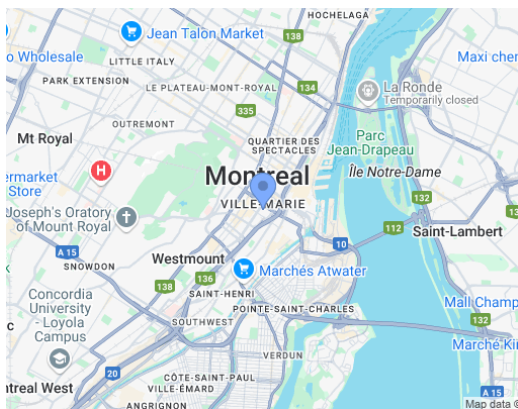
1250 René-Lévesque Ouest, Montréal, Quebec H3B 4W8



### Building Description

A single glance at 1250, boulevard René-Lévesque reveals a world-class architectural masterpiece by Kohn Pedersen Fox. Each carefully articulated and detailed level is a response to the elements of the surrounding architecture. The tower faces east overlooking the downtown core and Old Montreal. From a distance, the building reveals itself as a dynamic interplay of positive and negative volumes. At the building's base, these same elements are more symmetrically composed, establishing a smaller, more human scale that relates to its immediate neighborhood. Consequently, the building architecture communicates an equilibrium between stasis and thrust to the downtown core.

Comprised of more than 1,000,000 SF of AAA office space, with dynamic views of downtown Montreal and Mount-Royal, 1250, boulevard René-Lévesque is the ideal space for your employees to thrive.



Tania D'Avino  
Commercial Real Estate Broker - Director,  
Leasing  
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Partnership - Real Estate Agency

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## General

|                                     |                              |                              |
|-------------------------------------|------------------------------|------------------------------|
| <b>Year Built</b><br>1992           | <b>BOMA Best</b><br>Platinum | <b>LEED</b><br>Gold          |
| <b>WiredScore</b><br>Platinum       | <b>Fitwel</b><br>Certified   | <b>Building Class</b><br>AAA |
| <b>Building Zoned</b><br>Commercial |                              |                              |

## Tenant Cost

|  |  |                                   |
|--|--|-----------------------------------|
| <b>Utilities</b><br>\$ 1.10 /sf              | <b>Operating Costs</b><br>\$ 16.67 /sf | <b>Realty Tax</b><br>\$ 16.99 /sf |
| <b>Total Additional Rent</b><br>\$ 34.76 /sf |  |                                   |

## Building Size

|                                 |                                       |                                |
|---------------------------------|---------------------------------------|--------------------------------|
| <b>Number of Floor(s)</b><br>47 | <b>Total Office Space</b><br>1.04M sf | <b>Total Space</b><br>1.04M sf |
|---------------------------------|---------------------------------------|--------------------------------|

## Construction

|                                      |  |
|--------------------------------------|--|
| <b>Fibre Optic Capability</b><br>Yes | <b>Shipping &amp; Receiving</b><br>Yes |
|--------------------------------------|--|

## Elevators

|  |
|--|
| <b>Number of High Rise Elevator(s)</b><br>27 |
|--|

## Safety & Access

### Parking

|                                     |                                    |
|-------------------------------------|------------------------------------|
| <b>Below Ground Stall(s)</b><br>900 | <b>Total Parking Stalls</b><br>900 |
|-------------------------------------|------------------------------------|

## Anchor Tenants

### Public Transport

|                                     |                                    |
|-------------------------------------|------------------------------------|
| <b>Surface Transit Route</b><br>Yes | <b>Direct Subway Access</b><br>Yes |
|-------------------------------------|------------------------------------|