
AVISON
YOUNG

ALDRED

507 PLACE D'ARMES
MONTRÉAL, QC H2Y 2W8



The iconic,
reimagined



► A modern legacy

Iconic location, boundless flexibility

Built 1929-1931 during the Great Depression, the Aldred Building stands as a testament to architectural excellence and resilience.

Designed by the renowned Montreal firm Barott and Blackader, it was one of the tallest structures in the city at 96 meters.

The building features tiered facades, stone ornamentation, and lavish detailing that reflect the era of its construction.

1929
year of
construction

169,000
square feet

1990
Heritage
designation

► Spaces built to inspire

Place d'Armes, the city's most historic district

Seamlessly connected

Steps from Place d'Armes metro station and instant access to the city's major transit networks, and underground city.

Surrounded by excellence

Michelin-starred tables, luxury accommodations, cultural institutions, and the timeless beauty of the vibrant Old Port waterfront.

At the heart of influence

Adjacent to City Hall, the courthouse and major convention centers.

Professional ecosystem

This address has been chosen by the city's most respected law firms, financial institutions, and enterprises.




- ◆ Historic prestige and architectural significance
- ◆ Unbeatable central Old Montréal location
- ◆ Transit-oriented and walkable environment
- ◆ Strong tenant amenities and building services
- ◆ Flexible and modern office spaces



Financial information

Net rent	Contact broker
Additional rent	\$17.73 psf
Electricity	Included
Cleaning services	Included

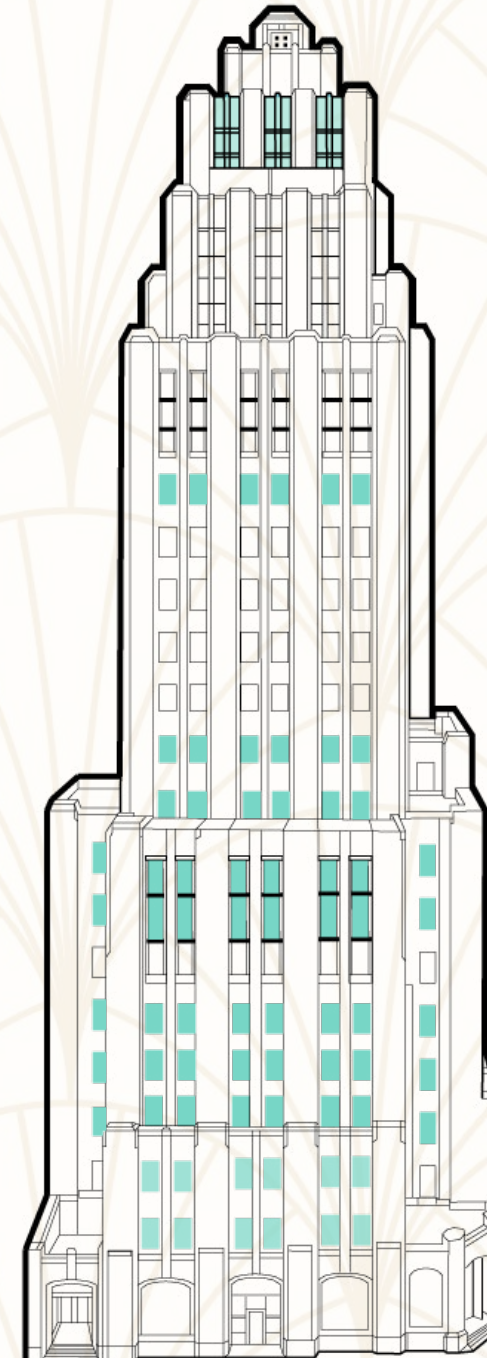
Configurations tailored to your needs

-  From intimate offices to commanding full-floor suites
-  Configured for any business size or growth trajectory
-  Panoramic views across three dimensions of Montreal waterfront



Available spaces

507 Place d'Armes
Montréal (Québec)



23 rd	Suite 2300	1,020 sf	Immediate
22 nd			
21 st			
20 th			
19 th			
18 th			
17 th			
16 th	Suite 1600	6,741 sf	Immediate
15 th			
14 th			
13 th			
12 th			
11 th	Suite 1102	3,574 sf	
10 th	Suite 1000	7,204 sf	Immediate
09 th	Suite 950	2,575 sf	June 2026
08 th	Suite 850	5,500 sf	Immediate
07 th			
06 th	Suite 600	11,300 sf	Immediate
05 th	Suite 501	2,061 sf	June 2026
04 th	Suite 401 Suite 402	3,940 sf 3,389 sf	Immediate
03 rd	Suite 300	12,888 sf	Immediate
02 nd	Suite 240 Suite 250	1,785 sf 3,094 sf	Immediate

2nd floor
Suites 240 - 250



Suite 240 - 1,785 sf
Immediate



Suite 250 - 3,094 sf
June 2026

3rd floor
Suite 300



Suite 300 - 12,888 sf
Immediate

4th floor
Suites 401 - 402



Suite 401 - 3,940 sf
Immediate



Suite 402 - 3,389 sf
Immediate

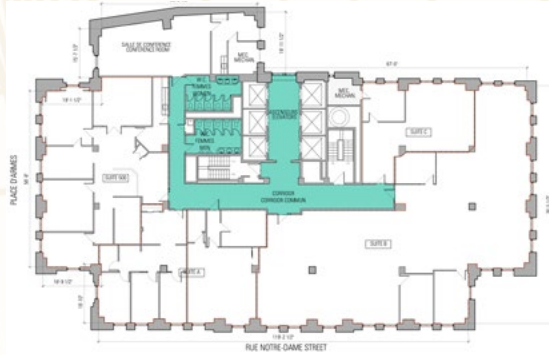


Suite 240



Suite 501

5th floor
Suite 501



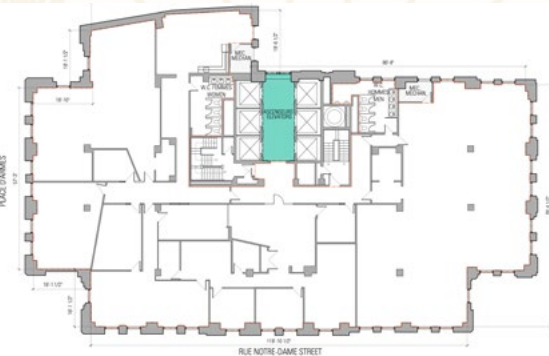
Suite 501 - 2,061 sf
June 2026

6th floor
Suite 600



Suite 600 - 11,300 sf
Immediate

8th floor
Suite 850



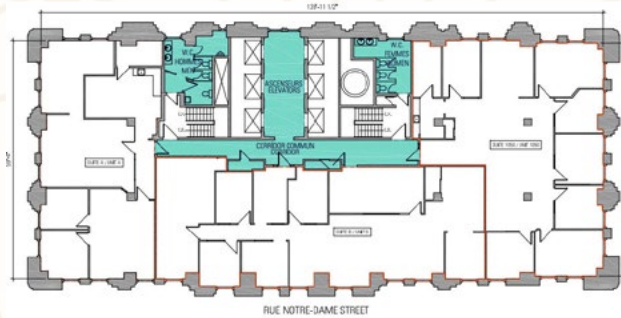
Suite 850 - 5,500 sf
Immediate

9th floor
Suite 950



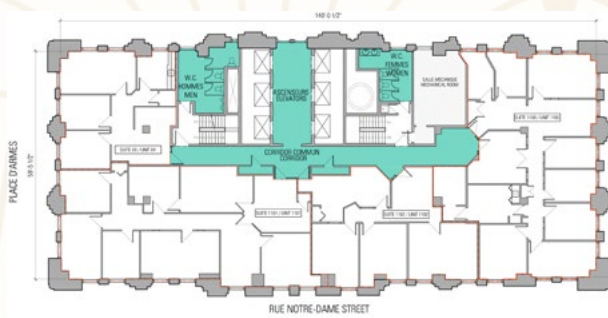
Suite 950 - 2,575 sf
June 2026

10th floor
Suite 1000



Suite 1000 - 7,204 sf
Immediate

11th floor
Suite 1102



Suite 1102 - 3,574 sf
Immediate

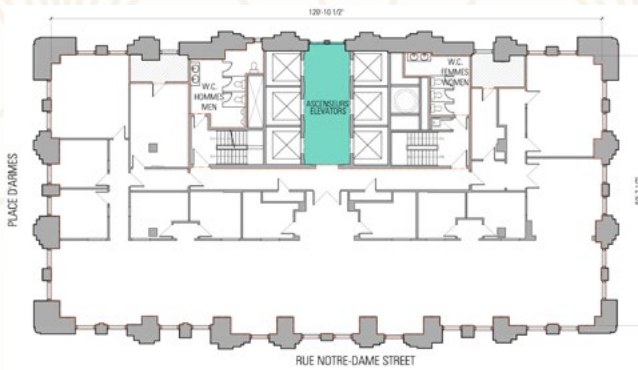


Suite 850



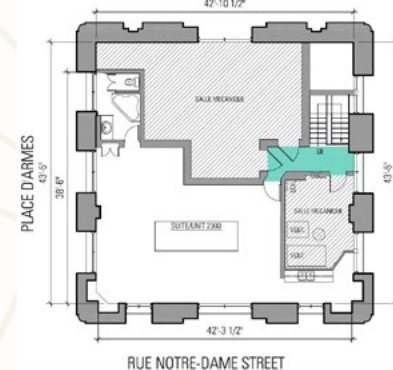
Suite 950

16th floor
Suite 1600



Suite 1600 - 6,741 sf
Immediate

23rd floor
Suite 2300



Suite 2300 - 1,020 sf
Immediate



Suite 1102



Rooftop terrace



Rooftop terrace

Vibrant amenities



On-site retail: SAQ, Marché Saint-Laurent, Kung Fu Tea

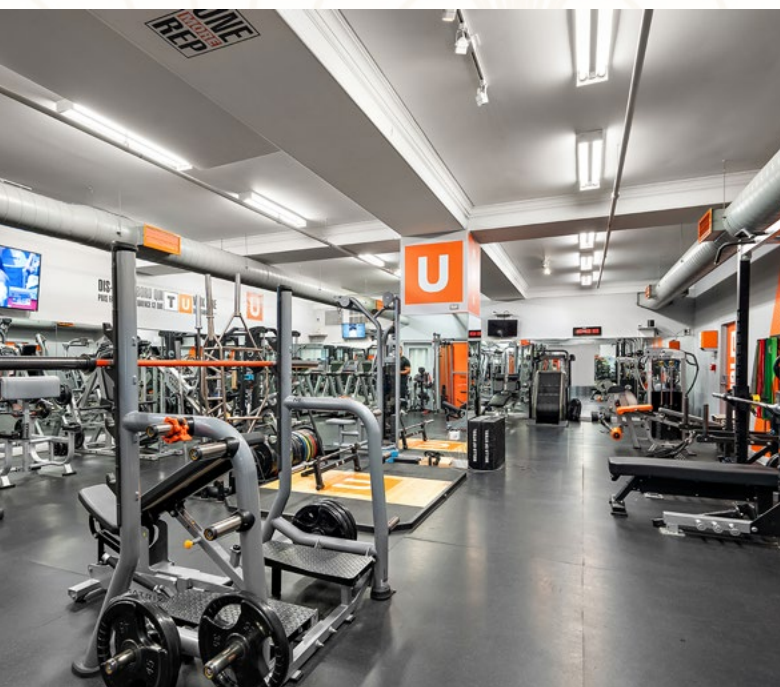
Building features



On-site security guard 24/7



Fully furnished, turnkey option



Fully equipped gym

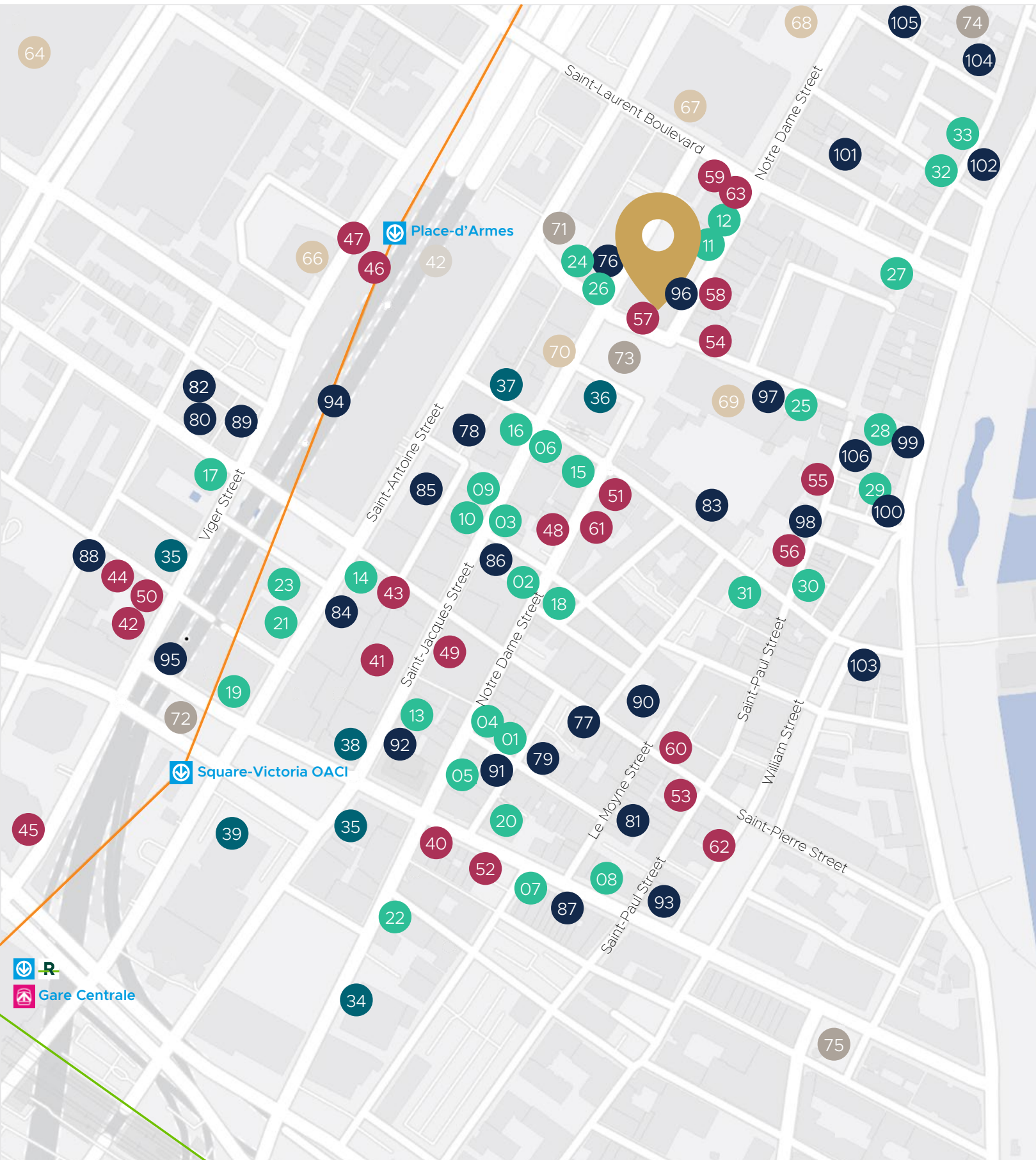


Old port view



Flexible layouts and contemporary designs

Prime location, unparalleled connectivity



RESTAURANTS

1. Bowie
2. Chez Delmo
3. Dandy
4. Dorsia
5. Fish Bone
6. 3 Amigos
7. Helena
8. Holder
9. Les Moulins La Fayette
10. Ichi-bon sushi
11. Pizzeria Bros
12. Ganadara
13. Monarque
14. Osco!
15. Paparmane
16. Benny&Co
17. Restaurant H3
18. Restaurant L'Original
19. Restaurant Tbsp.
20. Romies
21. Steak Frites St-Paul
22. The Farsides
23. Toqué!
24. Kyo Bar Japonais
25. Cour Arrière
26. Brasserie 701
27. Modavie
28. Mama C
29. Hayat
30. Dinette Marcella
31. Garde-Manger
32. Vieux-Port Steakhouse
33. Pincette - Bar à Homard

MAJOR COMPANIES

34. CIMA+
35. Quebecor
36. Banque Nationale
37. BMO
38. Scotia Bank
39. RBC Royal Bank

COFFEE SHOPS

40. 49th Parallel Café - McGill
41. Café Dépôt CCMM
42. Café Di Bernardo
43. Cafe Java U
44. Café Paper Hill
45. Café Saint-Henri
46. Café Saint-Laurent
47. Café Van Houtte
48. Cafeteria
49. Crew Collective & Cafe
50. diff.
51. Tommy Café
52. Structure Roasters
53. Olive et Gourmando
54. Le Petit Dep
55. Tommy Cafe
56. Le Petit Dep
57. Marché Saint-Laurent
58. Crêperie Maison Bagatelle
59. Café Paquebot
60. Micro-Espresso
61. Katiza Café
62. L'Amour du Pain
63. Pâtisserie Bervig Inc.

PLACES OF INTEREST

64. Complexe Desjardins
65. Place Bonaventure
66. Palais des Congrès
67. Montreal Courthouse
68. City Hall
69. Notre-Dame Basilica
70. Bank of Montreal

PARKS AND SQUARES

71. Parc de La Presse
72. Victoria Square
73. Place D'Armes
74. Place Jacques Cartier
75. Frères-Charon Square

HOTELS

76. Hôtel Place d'Armes
77. David Hotel
78. Embassy Suites by Hilton
79. Hôtel Gault
80. Hôtel Le Dauphin
81. Hotel Le Moyne
82. Hôtel Monville
83. Hôtel Bonaparte
84. InterContinental by IHG
85. Le Westin Montréal
86. Hotel Montréal
87. LikeAHotel - Le McGill
88. Loft4u
89. Premiere Suites
90. Sonder Apollon
91. Sonder Le Victoria
92. Sonder Penny Lane
93. St Paul Hotel
94. The Galleries of the Palace
95. W Montréal
96. Le Petit Hotel Notre-Dame
97. Le Saint-Sulpice
98. Hôtel ÉpiK Montréal
99. Arcadia Hotel Boutique
100. Hotel Place Royale
101. AC Hotel
102. Auberge du Vieux-Port
103. Hôtel Uville Montréal
104. Hôtel William Gray
105. Maison Saint-Vincent
106. Hôtel Nelligan

 507 Place d'Armes

100
WALKER'S
PARADISE

92
BIKER'S
PARADISE

96
EXCELLENT
TRANSIT



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Contact us for more information

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