

L'Avenue

BentallGreenOak | January 2021

1275 Avenue des Canadiens-de-Montréal Montreal Quebec Canada



LOCATION



SPACE

Suite	Area (sf) (Div Contig)	Rate (psf/yr)	Availability	Notes
1285	4,996	Negotiable	Immediate	
Operating Costs: \$9.46 (psf/yr)		Realty Tax: \$19.26 (psf/yr)		Total Additional Rent: \$28.72 (psf/yr)

Leasing Contact

Dominique Saucier

Chartered Commercial Real Estate Broker - Director, Leasing
 BentallGreenOak (Canada) Limited Partnership - Real Estate Agency
 514-686-9497
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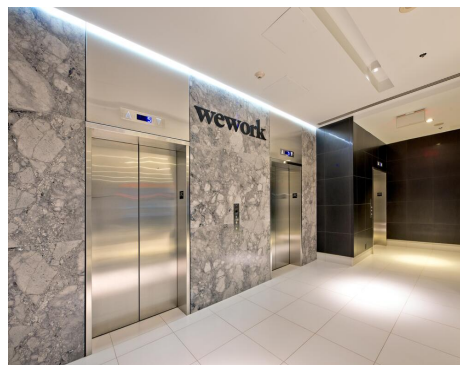
Tania D'Avino

Chartered Commercial Real Estate Broker - Manager, Leasing
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PROPERTY DESCRIPTION



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SPECS

Tenant Cost					
Posted Net Rate	n/a	Realty Tax	\$19.26 (psf/yr)	Utilities	n/a
Operating Costs	\$9.46 (psf/yr)	Other	n/a	Additional Rent Total	\$28.72 (psf/yr)
General					
Year Built	n/a	Last Renovated	n/a		
Website	n/a				
Building Size					
Total Space	116,433 sf	Total Available Space	4,996 sf	Largest Contiguous Available	n/a
Office					
Number of Floors	7	Typical High-Rise Floor	n/a	Typical Low-Rise Floor	n/a
Total Space	116,433 sf	Total Office Space	78,902 sf	Available Office Space	n/a
Retail					
Number of Retail Units	n/a	Total Retail Space	37,531 sf	Available Retail Space	4,996 sf
Construction					
Fibre Optic Available	False	Shipping and Receiving	False	Ceiling Height	n/a
Washrooms Per Floor	n/a	Exterior Finish	n/a		
HVAC Hours of Operation	n/a	HVAC After Hour Cost	n/a		
HVAC System Description n/a					
Elevators					
Number of Elevators	n/a	Number of Parking Elevators	n/a	Number of Freight Elevators	n/a
Safety & Access					
Fire Detection System	True	Sprinkler System	True	Manned Security	True
Security System	True	Barrier Free Access	True		
Parking					
Surface Stalls	n/a	Surface Ratio	n/a	Total Parking Stalls	n/a
Above Ground Stalls	n/a	Above Ground Ratio	n/a		
Below Ground Stalls	n/a	Below Ground Ratio	n/a		
Parking Description n/a					
Public Transport					
Transit Surface Route	True	Direct Subway Access	n/a		
Anchor Tenants					
Tenant	n/a	Tenant	n/a	Tenant	n/a
Tenant	n/a	Tenant	n/a	Tenant	n/a

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