

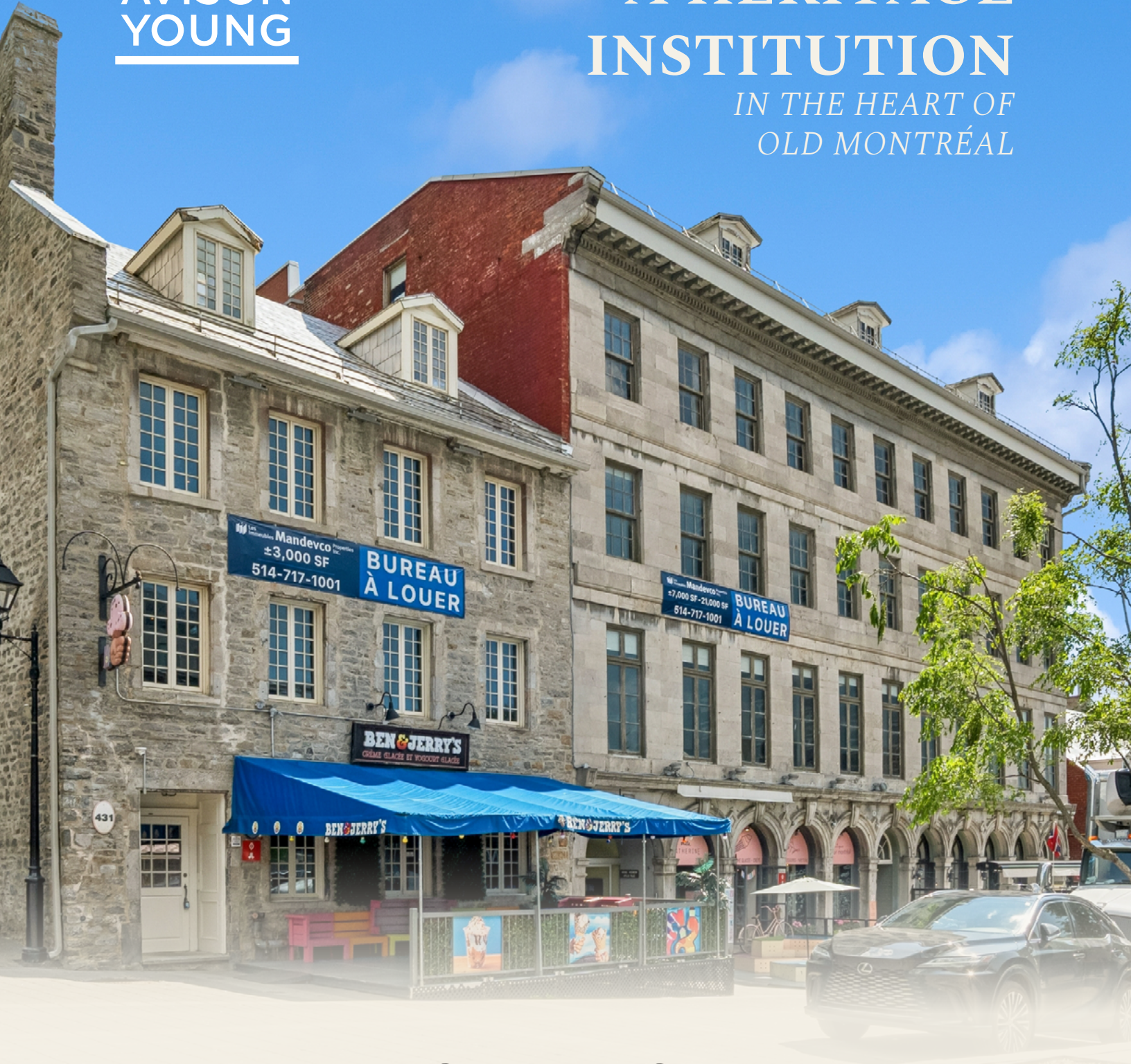
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AVISON  
YOUNG

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# A HERITAGE INSTITUTION

*IN THE HEART OF  
OLD MONTRÉAL*



— 425 ✦ 431 —  
PLACE JACQUES-CARTIER

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# A BUILDING ROOTED IN HISTORY

## Character-rich spaces, vibrant district

Built in the 19th century, as Place Jacques-Cartier emerged as Montréal's principal marketplace, these two interconnected buildings embody the city's mercantile heritage. Their distinctive stone masonry, steep rooflines and enduring character have stood the test of time, preserving an authentic connection to Old Montréal's early development.

Overlooking the iconic Place Jacques-Cartier, the property has long welcomed merchants, retailers and businesses serving the vibrant waterfront district. Today, its historic architecture and prominent location offer a rare opportunity to occupy a true piece of Montréal's commercial legacy.



## EARLY 1800s

431 Place Jacques-Cartier is constructed, reflecting the practical stone architecture that characterized Montréal's early mercantile district.

## 1865

425 Place Jacques-Cartier is built during a period of rapid commercial growth, reinforcing the area's role as a hub for trade and commerce.

## LATE 1800s

The interconnected buildings become home to merchants, retailers and businesses serving the bustling waterfront and marketplace.

## 1900s

As Montréal evolves into a major commercial centre, the property continues to adapt with the times, welcoming banks, offices and retailers.

## TODAY

425-431 Place Jacques-Cartier offers a rare opportunity to lease office and retail space within a landmark property overlooking one of Old Montréal's most iconic public squares.



# PROPERTY OVERVIEW

Historic charm  
Vibrant surroundings

**Building Area** +/- 23,500 sf

**Year of Construction** 1804-1865

**Available Area**

**425 Place Jacques-Cartier**

1<sup>st</sup> floor : 5,483 sf  
2<sup>nd</sup> floor : 5,472 sf  
3<sup>rd</sup> floor : 5,390 sf

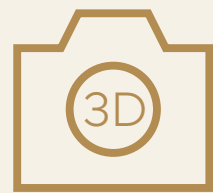
**431 Place Jacques-Cartier**

1<sup>st</sup> & 2<sup>nd</sup> floors : 2,500 sf  
+ Mezzanine

**Availability** Immediately

**Asking Rent** Contact broker

**Total Operating Expenses** To be confirmed



VIRTUAL  
VISIT



- Historic architecture featuring exposed stone walls and original character
- Abundant natural light and flexible office configurations
- Surrounded by renowned restaurants, cafés, boutiques and hospitality destinations
- Convenient access to public transit, downtown Montréal and the Old Port
- Ideal for creative, professional and boutique firms seeking a memorable workplace



## Flexible spaces for every business

### FLOOR PLANS



#### SUITE 100

- Excellent natural light
- Exposed stone walls
- Open layout
- Closed offices
- Available immediately



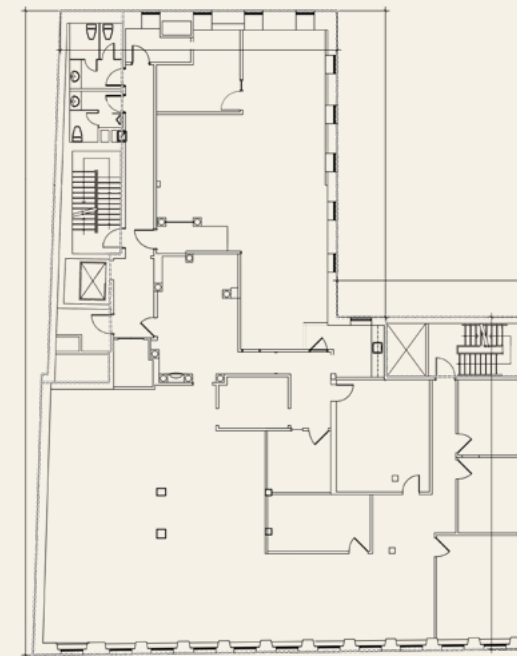
#### SUITE 200

- Excellent natural light
- Exposed stone walls
- Open layout
- Closed offices
- Available immediately



#### SUITE 300

- Excellent natural light
- Exposed stone walls
- Open layout
- Closed offices
- Available immediately



#### 01

SUITE 100  
5,483 SF



#### 02

SUITE 200  
5,472 SF



#### 03

SUITE 300  
5,390 SF



**425**  
PLACE JACQUES-CARTIER

*Flexible spaces  
for every business*



## Flexible spaces for every business

### FLOOR PLANS

1<sup>ST</sup> & 2<sup>ND</sup> FLOORS  
2,500 SF  
+ MEZZANINE



#### FIRST FLOOR

Exposed timber  
Stone walls  
Feature staircase  
Open layout  
Available immediately



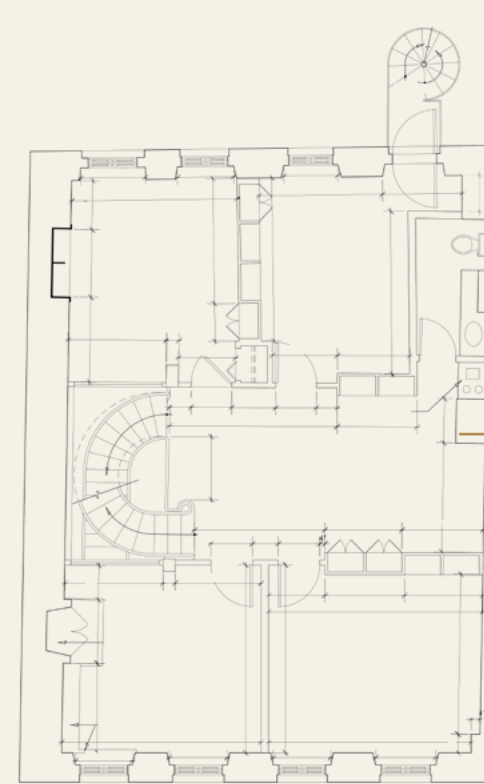
#### SECOND FLOOR

Exposed timber  
Stone walls  
Feature staircase  
Open layout  
Available immediately

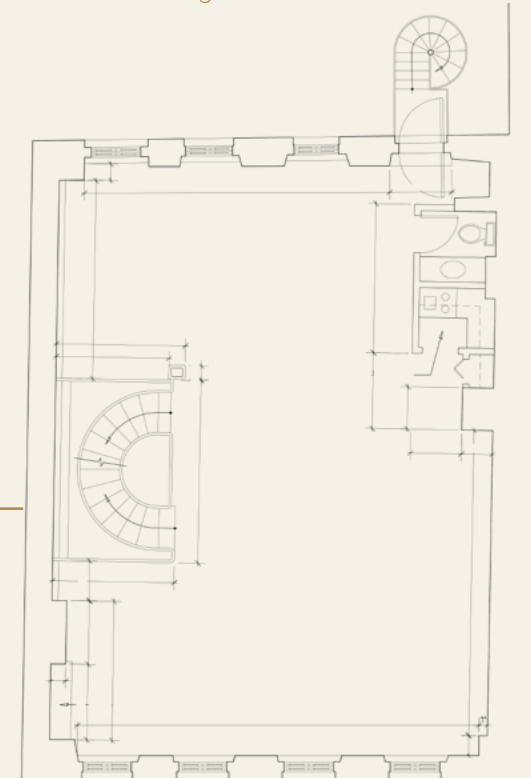


#### MEZZANINE

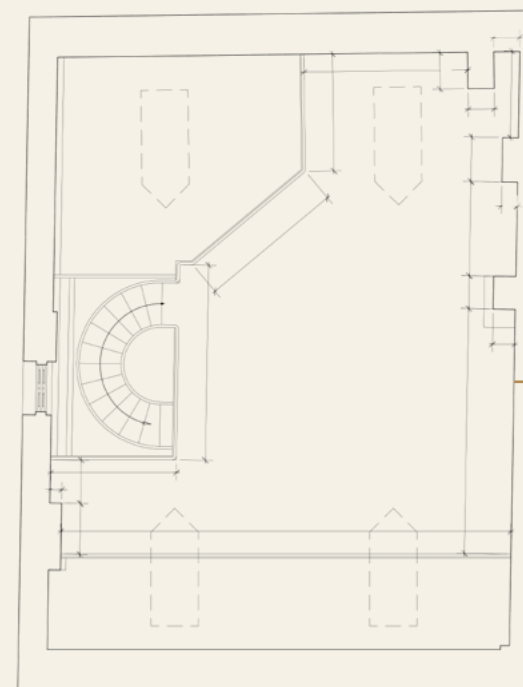
Vaulted ceilings  
Exposed stone walls  
Open layout  
Available immediately



#### 01 FIRST FLOOR



#### 02 SECOND FLOOR



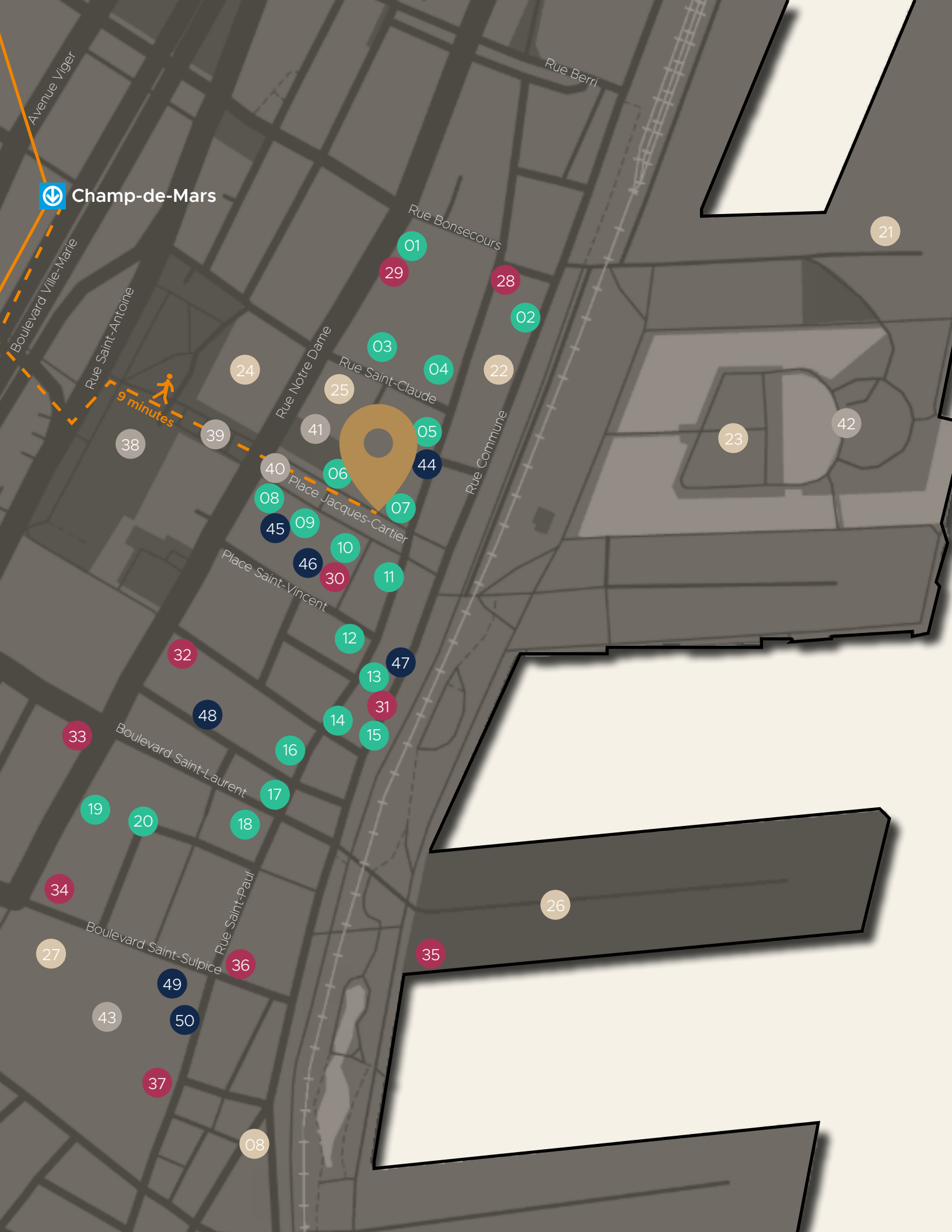
#### 03 MEZZANINE



**431**  
PLACE JACQUES-CARTIER

*Flexible spaces  
for every business*





# PRIME LOCATION, UNPARALLELLED CONNECTIVITY

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>● RESTAURANTS</li> <li>1. Salumi Vino</li> <li>2. BreWiskey Taproom</li> <li>3. Le Club Chasse et Pêche</li> <li>4. Kwizinn</li> <li>5. L'Usine de Spaghetti</li> <li>6. Terrasse Le 419</li> <li>7. Jardin Nelson</li> <li>8. Pub John Michaels</li> <li>9. Restaurant Jacques-Cartier</li> <li>10. Jacopo</li> <li>11. Comptoir 400</li> <li>12. 3 Brasseurs</li> <li>13. Pangea</li> <li>14. Pincette</li> <li>15. Gaspar</li> <li>16. The Keg</li> <li>17. Crêperie Chez Suzette</li> <li>18. Modavie</li> <li>19. Pizzeria Bros</li> <li>20. Sushi Shop</li> </ul> | <ul style="list-style-type: none"> <li>● PLACES OF INTEREST</li> <li>21. Quai de l'Horloge</li> <li>22. Marché Bonsecours</li> <li>23. Ferris wheel</li> <li>24. City Hall</li> <li>25. Château Ramezay</li> <li>26. Montreal Science Centre</li> <li>27. Notre-Dame Basilica</li> </ul>   | <ul style="list-style-type: none"> <li>● PARKS AND SQUARES</li> <li>38. Champ-de-Mars</li> <li>39. Vauquelin Place</li> <li>40. Place Jacques Cartier</li> <li>41. Place de la Dauversière</li> <li>42. Bassin-Bonsecours</li> <li>43. Place d'Armes</li> </ul>                                 |
|  | <ul style="list-style-type: none"> <li>● COFFEE SHOPS</li> <li>28. La Cave à Manger</li> <li>29. Café de Mercanti</li> <li>30. Café Olimpico</li> <li>31. Café Géa</li> <li>32. Café Caffeiino</li> <li>33. Café Paquebot</li> <li>34. Le Petit Dep</li> <li>35. Café Van Houtte</li> <li>36. Mama C Café</li> <li>37. Tommy Café</li> </ul> | <ul style="list-style-type: none"> <li>● HOTELS</li> <li>44. Hôtel Rasco</li> <li>45. Maison Pl. Jacques-Cartier</li> <li>46. Hôtel William Gray</li> <li>47. Auberge du Vieux-Port</li> <li>48. Petit Hotel Notre Dame</li> <li>49. Hôtel Saint-Sulpice</li> <li>50. Hotel Nelligan</li> </ul> |
- 425/431 Pl. Jacques-Cartier

**99**  
WALKER'S  
PARADISE

**85**  
VERY  
BIKEABLE

**85**  
EXCELLENT  
TRANSIT





— 425 • 431 —

PLACE JACQUES-CARTIER



Contact us for more information

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