



Exceptional location in the heart of Downtown Montréal

- 4,116 square feet of office space located on the 20th floor, consisting of 7 closed offices, a meeting room, a large open workspace with a kitchen and a reception area.
- Enviable accessibility thanks to the proximity of the McGill metro station (green line), located a few steps from the building.
- Prime location in the heart of downtown Montreal, steps away from the Quartier des Spectacles and Place des Arts.



4,116 square feet
on the 20th floor



Lease expires on
November 30th, 2026



Impressive views
of Montréal



Available
immediately

Get more information

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Property Details

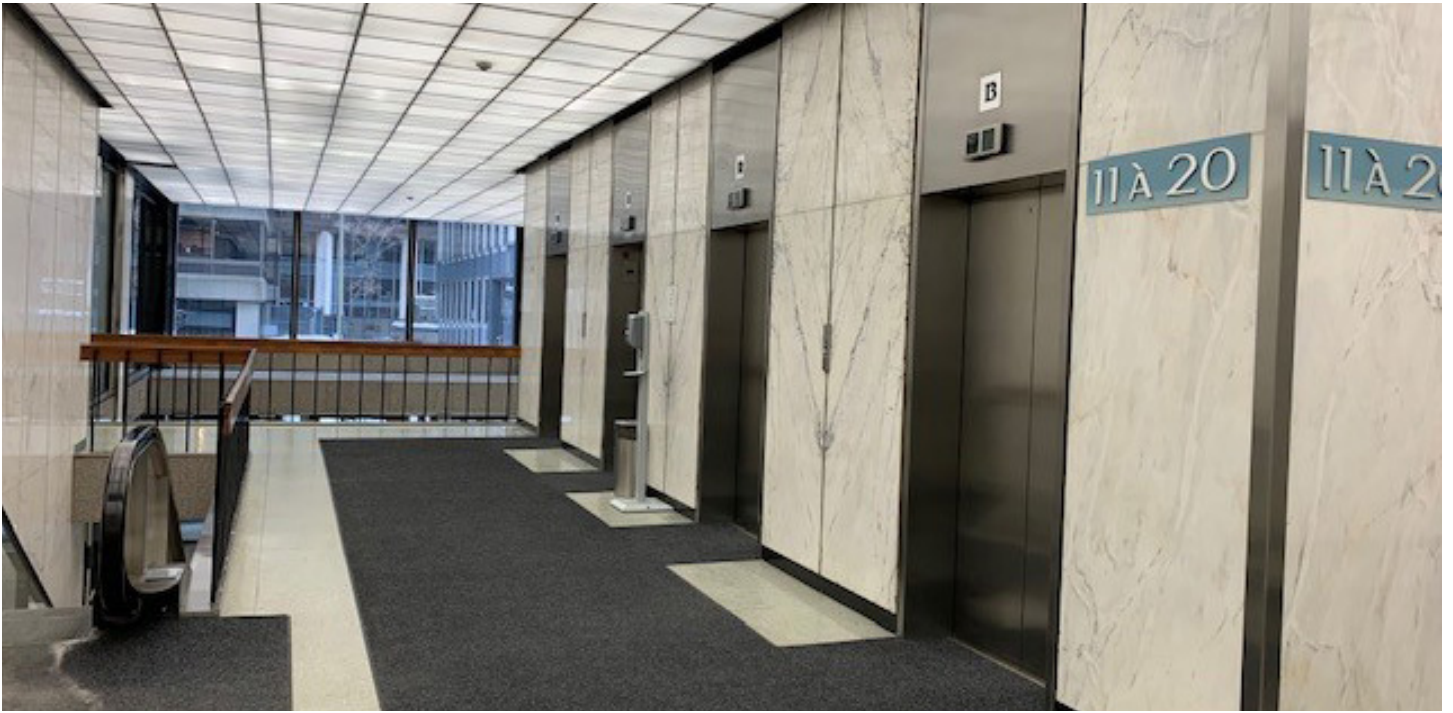
Year of Construction	1963	Parking	Yes, ratio of 1/3 000 sf
Building Area	470,000 square feet	Electricity	Metered
Building Class	Class B	Cleaning	Included
Number of Floors	20 floors		
Typical Floor Size	25,000 square feet		
Available Area	4,116 square feet		
Floor	20 th floor, suite 2070		
Lease Expiry	November 30 th , 2026		
Availability	Immediate		
Asking Rent	Negotiable		
Additional Rent (est. 2023)	\$16.27 / square foot		

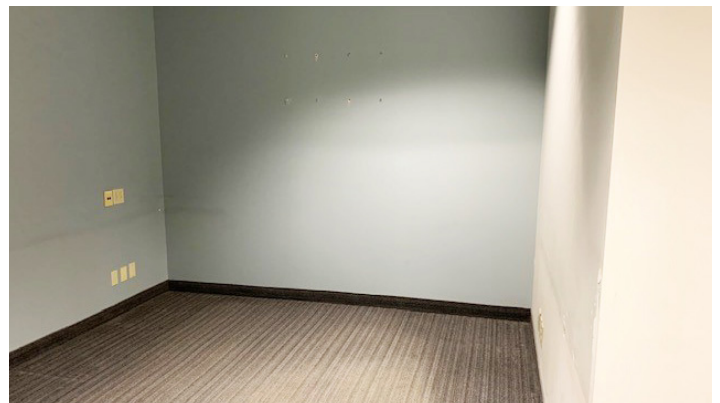


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Location

- Exceptional location in the heart of Downtown Montréal, close to all services and amenities.
- Building located within walking distance of the McGill metro station (green line) and Place-des-Arts metro station (less than 5 minutes walk), which also provide access to Montréal's underground pedestrian network.
- Located near McGill University, the Eaton Centre (Time Out Market, Uniqlo, Decathlon), Place Montréal Trust (Zara, Indigo, Winners), Hudson's Bay and hundreds of stores and restaurants on Sainte-Catherine Street.
- The building is also located near the cultural epicenter of Montréal, thanks to its proximity to the Quartier des spectacles, Place des Arts, Wilder Espace Danse and the Astral concert hall.



McGill and Place-des-Arts stations (green line), located within walking distance



Several bus lines on Sherbrooke Street, René-Lévesque Boulevard and Parc Avenue



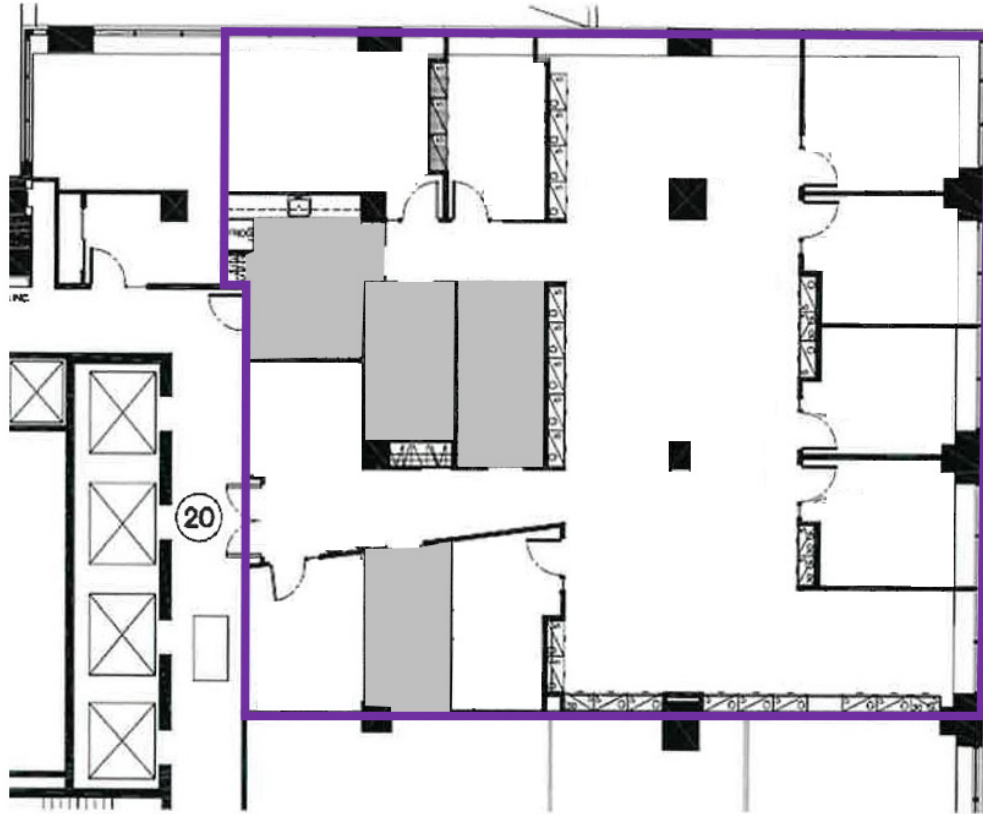
Access to Montréal's underground pedestrian network at McGill meytro station or at the Hudson's Bay store



30-minute drive from Montréal-Trudeau International Airport



Near highway 720 (Ville-Marie Expressway)



Want to plan a tour? Contact us for more information.

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