

FOR LEASE

Marcus & Millichap

GRUPE MARIANI - DI GENNARO

# 1441, RENÉ-LÉVESQUE WEST MONTREAL, QUEBEC

PREMIER COMMERCIAL SPACE IN THE ESTEEMED  
HEART OF MONTREAL



± 1,300-3,599 SF // NOW SUBDIVIDABLE // PRIME VISIBILITY ON RENÉ-LÉVESQUE BLVD

**Sacha E. Berdugo**

Commercial Real Estate Broker

Senior Associate, Leasing

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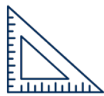
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## Highlights

Space for rent in the vibrant heart of downtown Montreal, featuring stunning floor-to-ceiling sliding windows that fill the interior with light and provide unmatched visibility. Prime location now subdividable, easily accessible via metro, REM, and the RÉSO underground network, surrounded by fine dining, elegant hotels, and iconic attractions. Flexible zoning allows for adaptation to various projects.



## Features



**Available Area: ± 1,300-3,599 SF**



**Year Built: 2018**



**Asking Rent: Contact the broker**



**Availability: Immediate**



**Electricity: Metered**



**Tenant Improvements: To be negotiated**



**Zoning: Zone-0151**



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## SPACIOUS + BRIGHT VENUE

- Impressive ceiling height
- Spectacular floor-to-ceiling windows
- Modern and elegant design
- Abundant natural light

## STRATEGIC LOCATION

- Located in the heart of downtown Montreal
- Close to Lucien-L'Allier, and Guy-Concordia metro stations
- Easy access to the REM network and bus lines
- Close to Montreal's underground city (RÉSO)
- Surrounded by renowned restaurants, luxury hotels, and prestigious businesses
- Steps from the Bell Centre and other major attractions

## DEMOGRAPHICS (2KM)



2023 Population: 107,977



Average household income: \$98,386



Daytime population: 477,946



2023 Households: 61,617

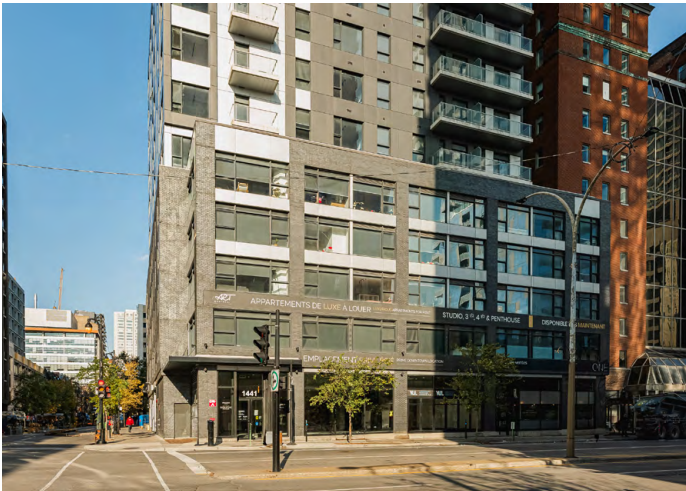


Median age: 35.3

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## IDEAL FOR

- Luxury boutiques
- High-end showrooms
- Gourmet restaurants
- Financial services
- Wellness and health spaces



## PRESTIGIOUS TENANTS NEARBY



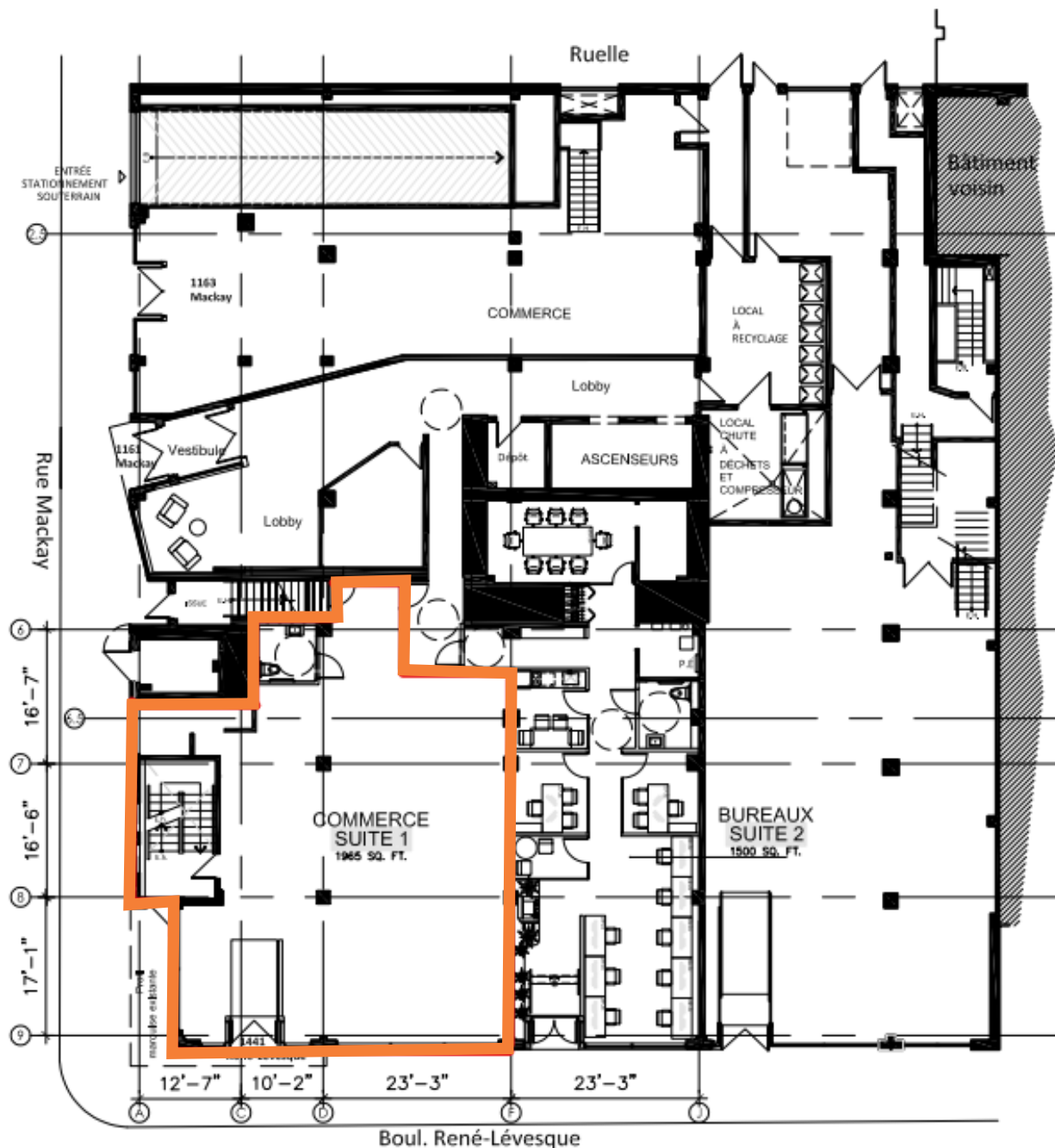
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# Space Plan



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## Location Overview



<b>WALK SCORE</b> WALKER'S PARADISE <b>100</b>	<b>TRANSIT SCORE</b> EXCELLENT TRANSIT <b>97</b>	<b>BIKE SCORE</b> VERY BIKEABLE <b>78</b>
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FOR MORE INFORMATION:

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