

FOR SUBLEASE

# 425 VIGER WEST



CBRE

WELCOME TO

425 VIGER WEST



## AVAILABLE FOR IMMEDIATE OCCUPANCY

- + Private entrance available at tenant's option
  - + Partially furnished with high end modern equipment
  - + Prominent building signage opportunity (conditions apply)
  - + Food services in the building including recently opened Neotokyo Isakaya along with 2 new bar and restaurant offerings opening soon!
  - + Close proximity to many of the finest dining establishments the city has to offer
  - + Ample parking available in immediate vicinity
  - + Directly on the Montreal bike path with private tenant bike room and showers
  - + 3-minute walk to Square-Victoria metro station entrance and access to future REM station.
- + Newly redeveloped Trophy-class loft-style office building
  - + BOMA Gold Certification and brand new high performance systems
  - + 24-hour on-site security

# TYPICAL FLOOR PLATE

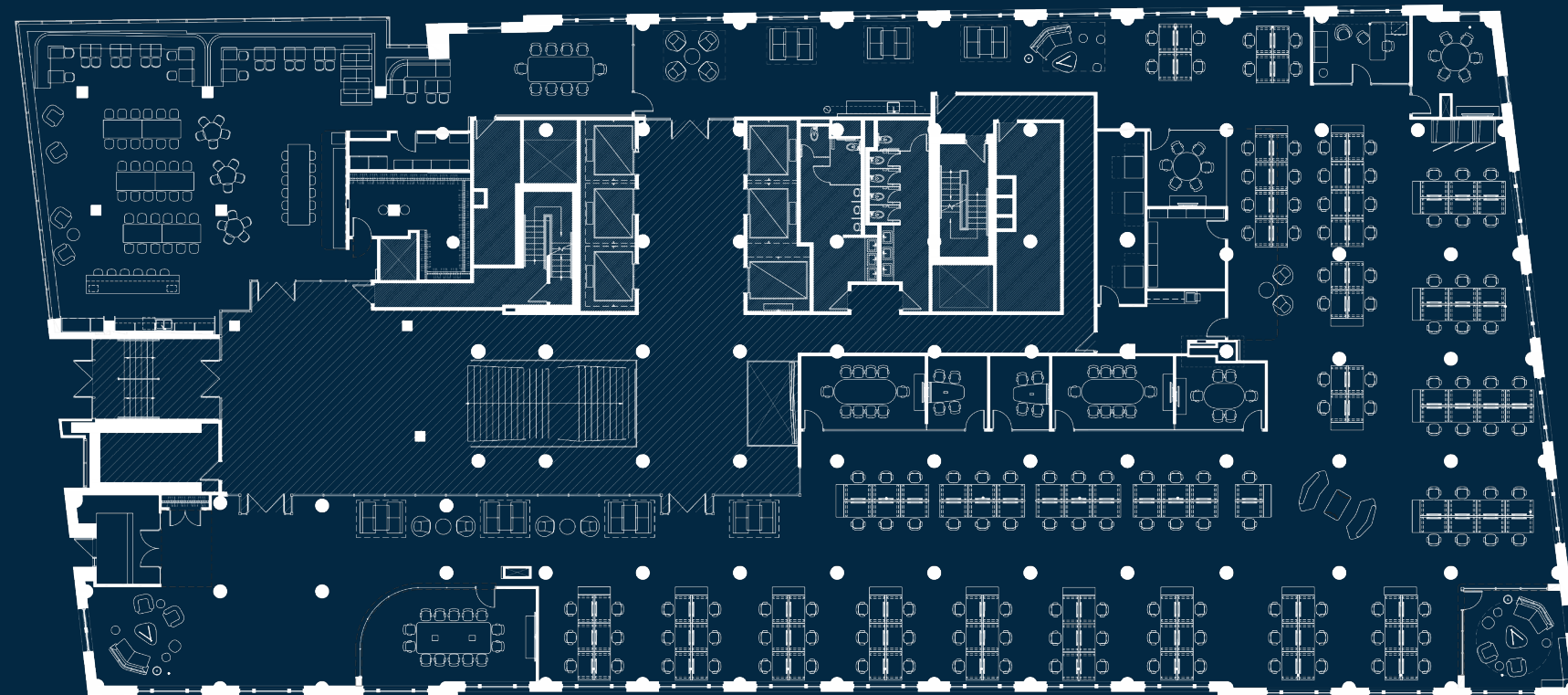
## Sublease Deal Terms

<b>Terms</b>	6 years & 8 months
<b>Lease expiry</b>	October 31 <sup>st</sup> , 2030
<b>Net Rent</b>	Contact agent
<b>Additional Rent</b> Hydro sub-metered	\$23.73/SF (2024 est.)

## Availabilities

<b>Suite 100 (1<sup>st</sup> floor)</b>	21,430 sq. ft
Suite 200 (2 <sup>nd</sup> floor)	Leased
<b>Leasing total</b>	<b>21,430</b> sq. ft.

Suite 100





## Contact Us

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