

# 4200

SAINT-LAURENT

FOR LEASE

Loft-Style Offices With  
Stunning Panoramic Views

1,270 SF up to 20,509 SF





# 4200

SAINT-LAURENT

## OVERVIEW

4200 St-Laurent is a prominent choice for companies who are seeking to establish their business in a prime location with superior visibility along one of Montreal's main commercial arteries.

Positioned in the vibrant Plateau-Mont-Royal neighborhood, the building offers contemporary features, including two floors of dedicated indoor parking, bicycle parking and around-the-clock security.

Inside, the property showcases distinctive office layouts, with many spaces boasting panoramic views of downtown Montreal.

# DETAILS

<b>PROPERTY ADDRESS</b>	4200 Saint-Laurent Boulevard, Montreal
<b>FLOORS</b>	14
<b>YEAR BUILT</b>	1972 / 1997
<b>TOTAL AREA</b>	325,173 SF
<b>TYPICAL FLOOR PLATE</b>	25,000 SF
<b>NET RENT</b>	Contact broker
<b>ADDITIONAL RENT (2025 est.)</b>	<ul style="list-style-type: none"><li>• OPEX: \$10.57 / PSF</li><li>• Taxes: \$5.58 / PSF</li><li>• Electricity and cleaning: excluded</li></ul> <b>Total: \$16.45 / PSF</b>
<b>PARKING</b>	\$300 / mo+tx
<b>BUILDING FEATURES</b>	<ul style="list-style-type: none"><li>• Onsite Gym &amp; Coffee Shop</li><li>• Bicycle Parking</li><li>• 24/7 Security</li><li>• 3 Loading Docks</li><li>• 1 Freight Elevator</li></ul>

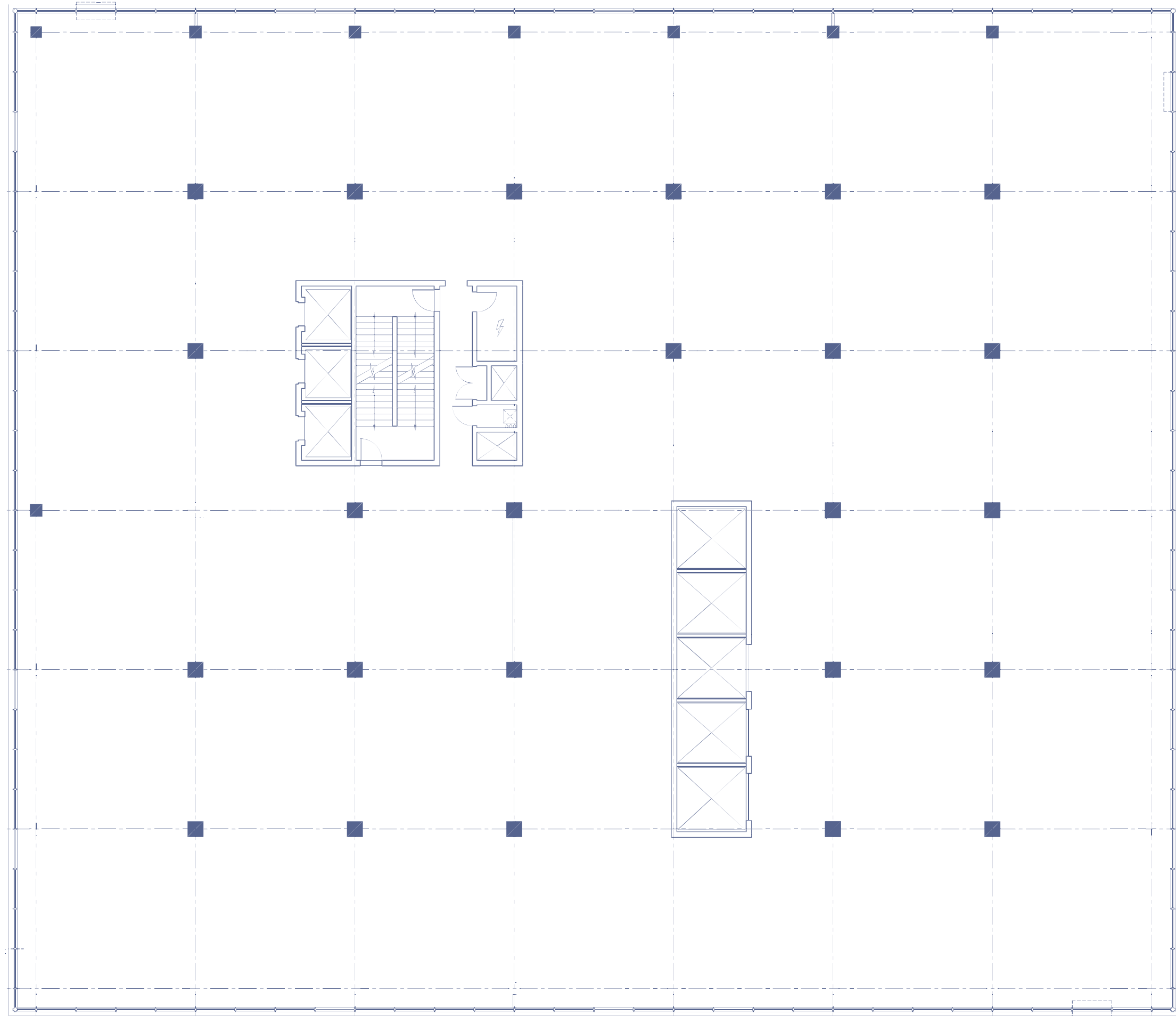


# AVAILABILITIES

# FLOOR	# SUITE	AREA (SF)	CONT. (SF)	DATE	DETAILS
<b>GF (RETAIL SPACES)</b>	4190 St-Laurent	3,046		30 day notice	
	4216 St-Laurent	2,277		Immediate	
	23 Rachel	1,618	2,704	Immediate	
	33 Rachel	1,086		Immediate	
<b>2<sup>nd</sup></b>	#210	3,581		Immediate	Recently built-out and furnished
<b>3<sup>rd</sup></b>	#300	10,232	13,988	Immediate	Base building condition
	#302	2,486		Immediate	Base building condition
	#303	1,270		Immediate	Base building condition
<b>4<sup>th</sup></b>	#407	6,263		Immediate	Recently built-out
<b>5<sup>th</sup></b>	#504	1,460	9,199	Immediate	Built-out
	#525	7,739		Immediate	Partially built-out
<b>6<sup>th</sup></b>	#600	5,979	20,509	Immediate	Built-out
	#610	6,681		Immediate	Turnkey and furnished
	#675	6,536		Immediate	Recently built-out
	#685	1,313		Immediate	Built-out
<b>7<sup>th</sup></b>	#707	10,017	13,199	Immediate	Base building condition
	#708	3,182		Nov. 2025	Built-out
<b>10<sup>th</sup></b>	#1030	11,895		Immediate	Recently built-out and partially furnished



# TYPICAL FLOORPLATE



UNIT 204



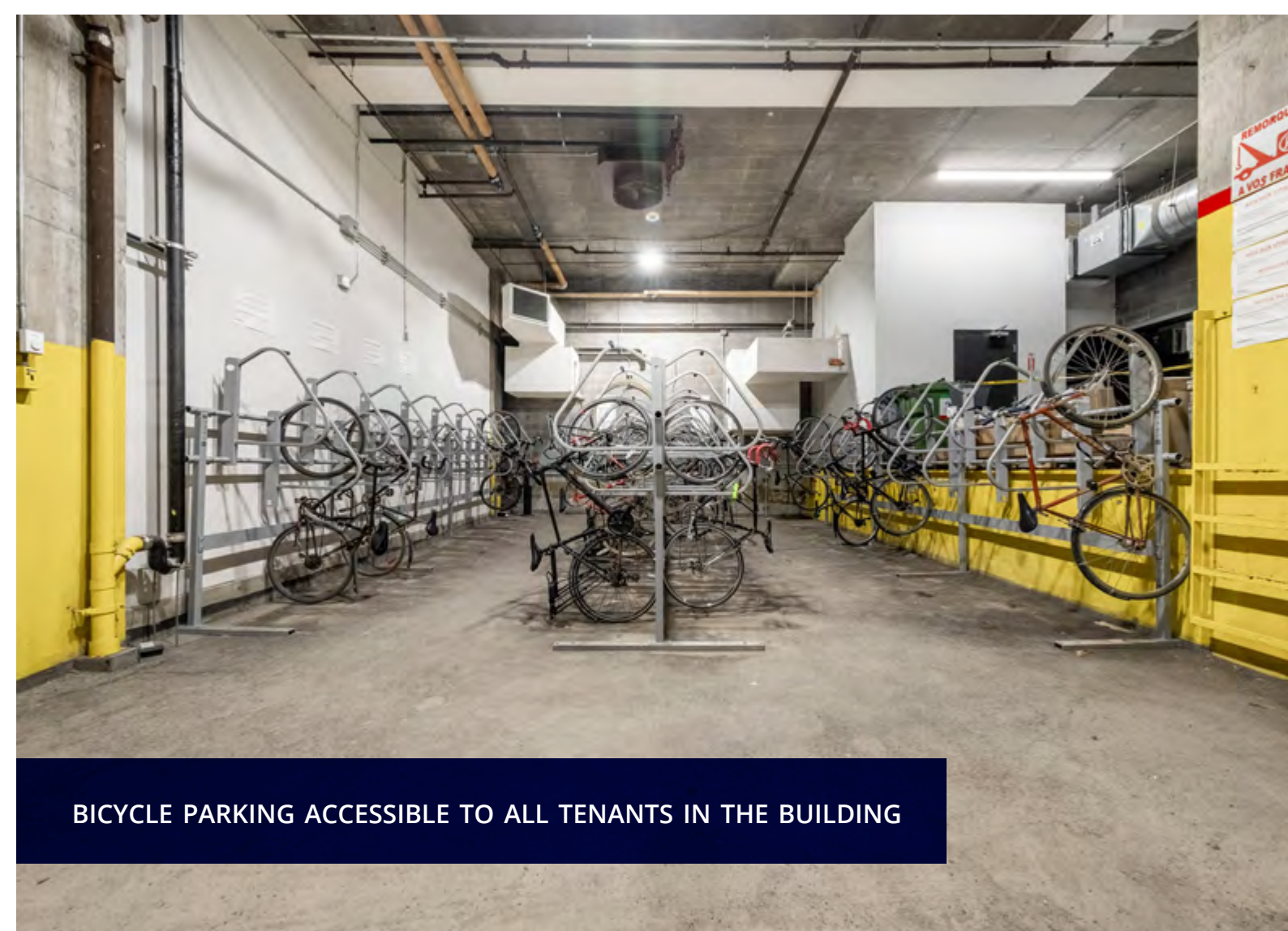
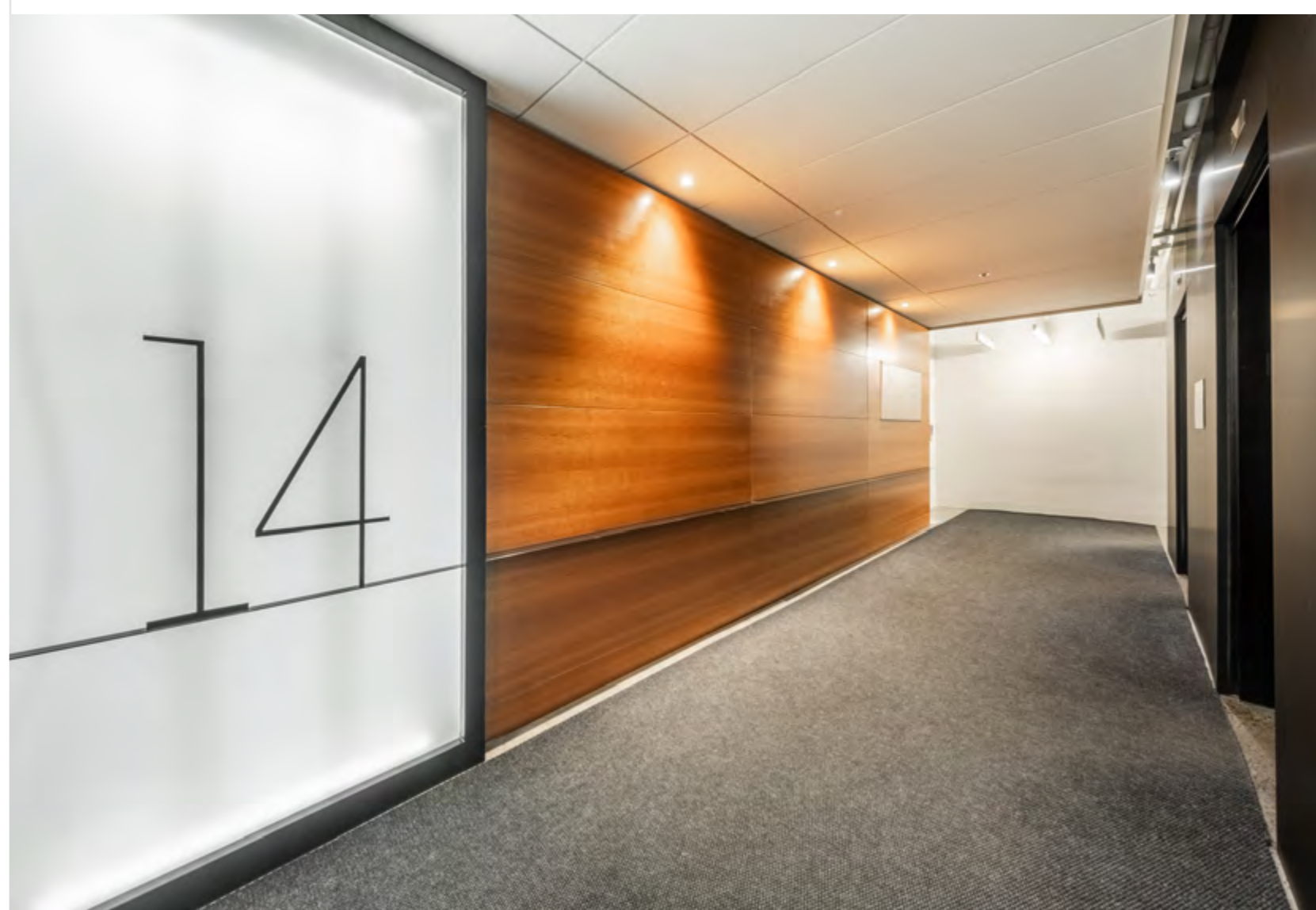
UNIT 610



UNIT 1030



COMMON AREAS &  
ONSITE AMENITIES



# THE AREA

4200 Saint-Laurent is located within Downtown Montreal, and more specifically in the vibrant Plateau-Mont-Royal. Its strategic location offers excellent visibility on a high-traffic commercial artery as well as convenient access to Mount Royal Park, the Quartier des Spectacles, McGill, Concordia, trendy restaurants, cafés, and a diverse array of other cultural attractions.

Located on the corner of Saint-Laurent Boulevard and Rachel Street, the Property sits on one of Montreal's busiest commercial arteries.



Total Daytime Population

**22,346**



Median Age

**33.9**



Median HH Income

**\$67,751**



Employment Rate

**90.3%**



## THE MOUNT ROYAL PARK

Mount Royal, affectionately called "the mountain" by Montrealers, is the city's emblematic green oasis. Perfect for nature lovers and outdoor enthusiasts, the park offers a variety of services and activities, including guided hikes, exhibitions, concerts and cultural events.

It's a beloved spot to spend time with nature, while discovering the mountain's rich history and magnificent landscape throughout the seasons.



## SAINT-LAURENT BOULEVARD

Affectionately known as The Main, the iconic Saint-Laurent Boulevard dates back to Montréal's very first street grid plan.

From local retailers to international organizations, the boulevard is home to 600+ diverse businesses. Day and night, the boulevard is home to Montreal's artistic and cultural scene: Pop Montreal, Mural Fest and the Taverne Tour are just a few of its annual events.

Residents and workers enjoy the plethora of quality restaurants, quaint cafés and after-work venues along Saint-Laurent.

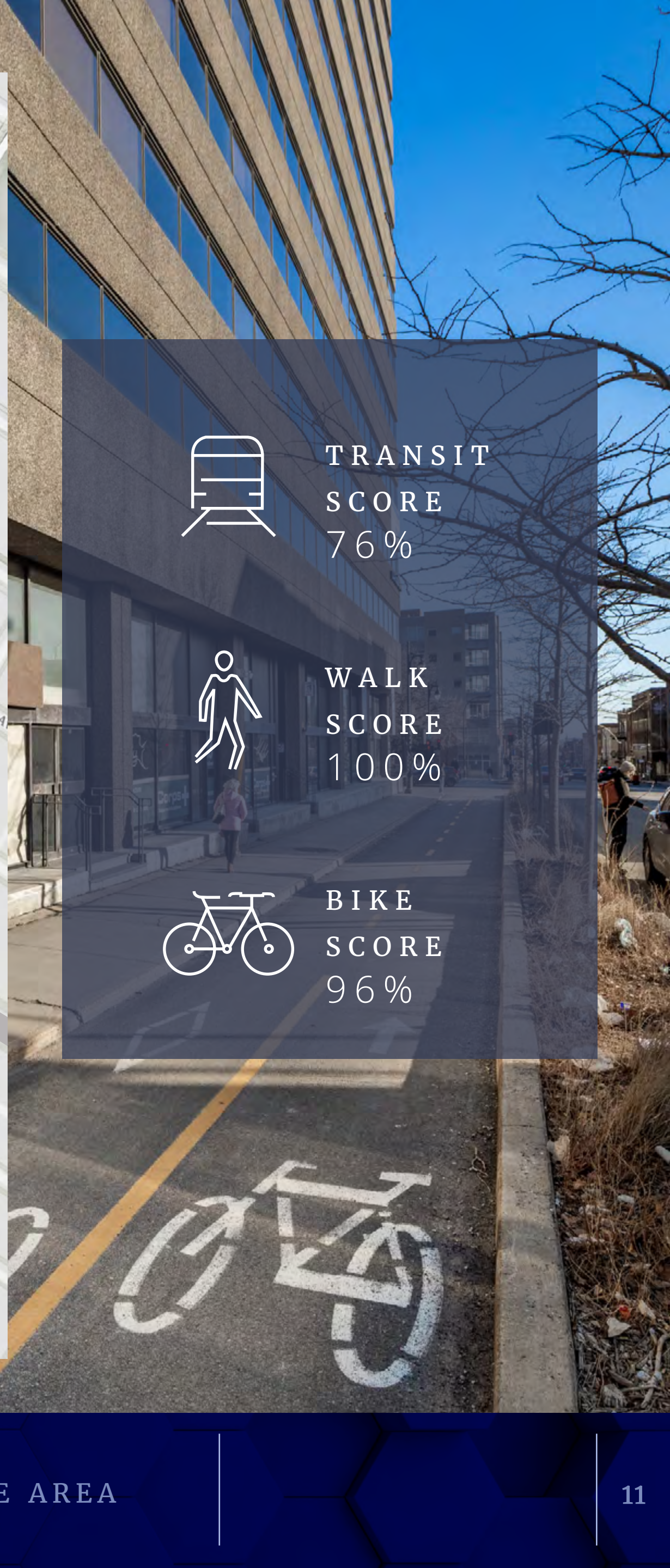


## JEANNE-MANCE PARK

At the foot of Mount-Royal and steps from 4200 St-Laurent, beautiful Jeanne-Mance Park is a popular meeting spot.

Local residents and daytime professionals meet after work to take advantage of the park's tennis courts, soccer field, baseball field and beach volleyball facilities.

Source: Colliers Hydra 2025, 2 km radius Market Overview



TRANSIT  
SCORE  
76%



WALK  
SCORE  
100%



BIKE  
SCORE  
96%

# 4200

SAINT-LAURENT

FOR ADDITIONAL INFORMATION,  
PLEASE CONTACT US

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