

AVISON
YOUNG



OFFICE SPACE FOR LEASE

AT THE CROSSROADS OF BUSINESS AND CULTURE



425 IS...

THE ADDRESS THAT CHANGES EVERYTHING

The embodiment of a new way to experience downtown life. **Connected to everything, accessible from everywhere,** it is part of a vibrant neighborhood where culture, business, and urban energy come together.

More than just an office building, it's an address designed for daily life: **renovated spaces, integrated services, an enhanced experience.**



The vibe

Setting up in the heart of **Quartier des Spectacles** means offering your business more than just an address. It means anchoring yourself in Montreal's cultural epicenter, a place where creativity, innovation, and business converge. Here, your office becomes a powerful tool for image, inspiration, and influence.

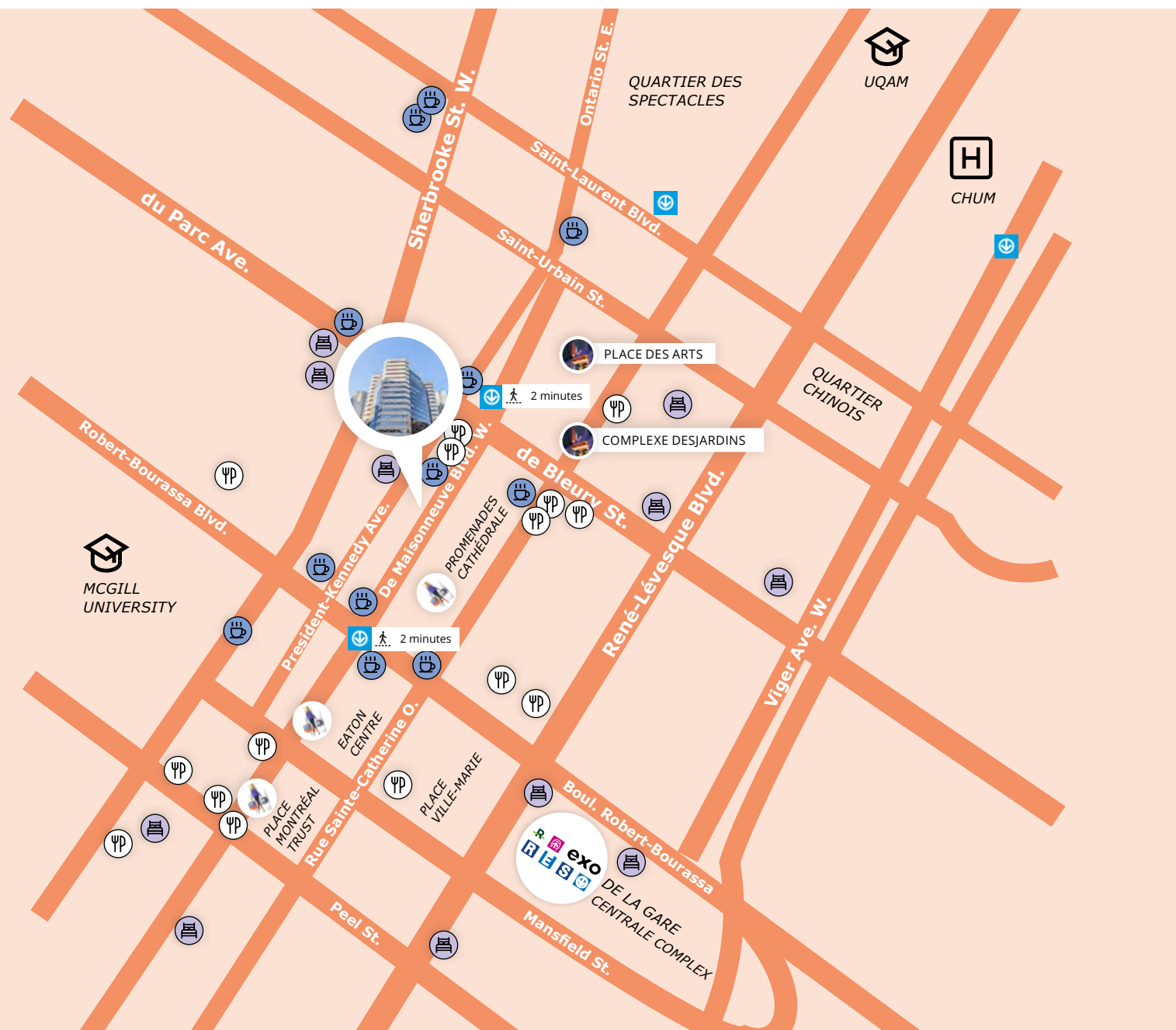


02. CONNECTIVITY

THE IDEAL LOCATION

CONNECTIVITY

CLOSE TO EVERYTHING...



The accessibility

A connected neighborhood offering immediate access to a wide variety of cafés, restaurants, and hotels. Located near major shopping centers and bringing together numerous services and amenities such as pharmacies and banks, 425 De Maisonneuve provides a quality of work life that promotes well-being.

100 Walk Score
Pedestrian paradise

97 Transit Score
Public transit paradise

94 Bike Score
Cyclist's paradise

JUST A FEW STEPS FROM...



Cafés



Restaurants



Shopping centres



Hotels



Highlights

The layout:

Flexible, mix of open space and closed offices

Available space:

From 1,266 sf to 17,000 sf
Available immediately

Benefits:

A range of on-site services exclusive to tenants

Recent renovations:

Building lobby and common areas

Located in the heart of both the cultural and business districts, this building offers easy access to renowned companies, performance venues, as well as local shops and restaurants.

Enjoy a flexible space available in a variety of sizes and layouts to suit your needs.

Property details

Year of construction	1983
Renovations	2023
Number of floors	17
Typical floor	18,000 sf
Maintenance	Included
Electricity	Included
Additional rent (2025)	\$17.98 psf
Net rent	Contact broker

HAPPY TENANTS

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Multifunctional conference center
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Fitness room with lockers and showers
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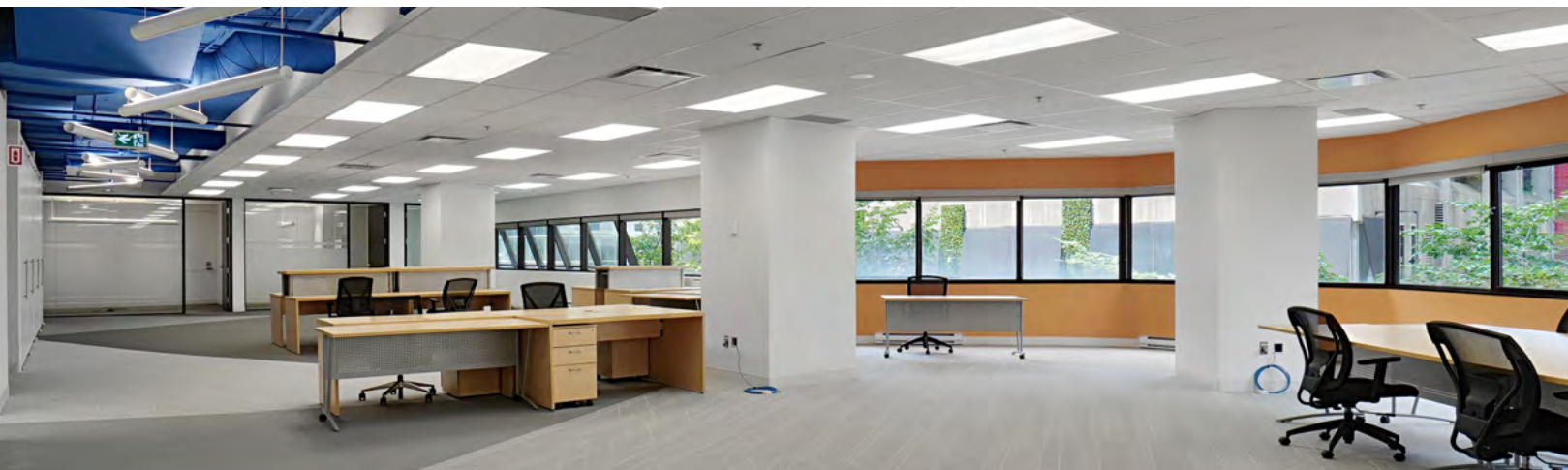
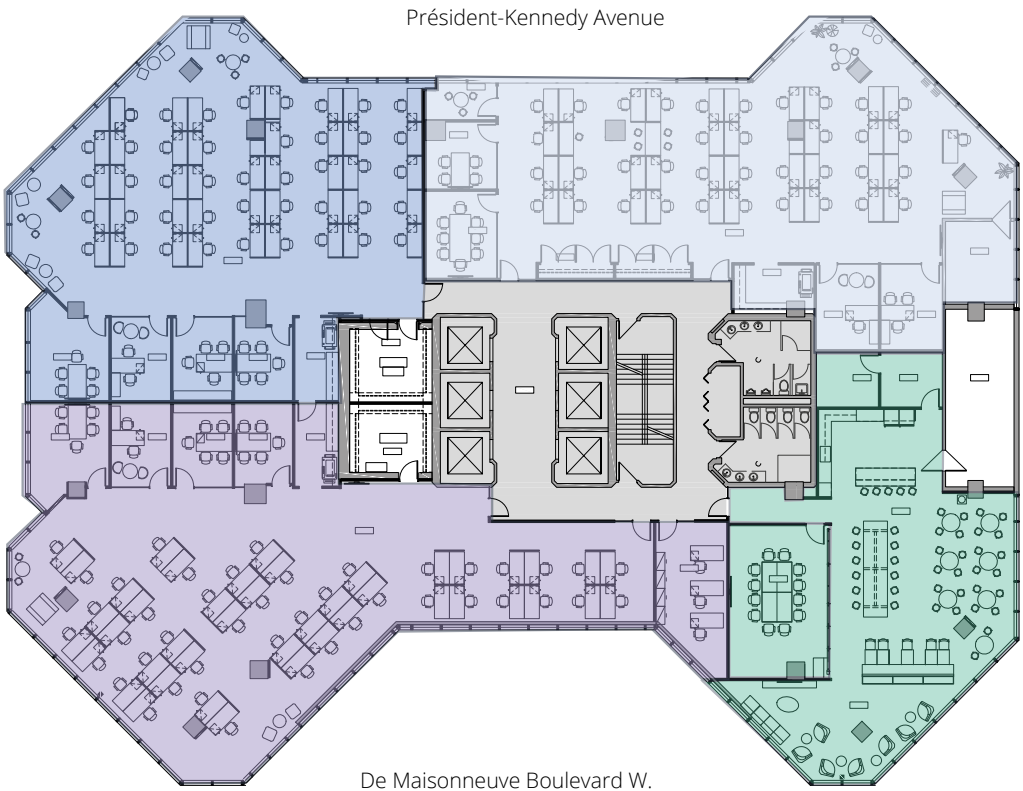
Secure bicycle parking reserved for tenants





Available spaces

1 st floor (suite 100)	17,000 sf	4,375 sf contiguous
9 th floor (suite 903)	2,106 sf	
9 th floor (suite 904)	2,269 sf	
10 th floor (suite 1002)	1,266 sf	
10 th floor (suite 1008)	2,512 sf	
11 th floor (suite 1100)	5,368 sf	
11 th floor (suite 1110)	1,760 sf	



Flexible configuration

- ± 5,500 sf
- ± 2,800 sf
- ± 4,400 sf
- ± 4,300 sf

Up to 17,000 sf of contiguous space

Additional available areas
From 1,266 TO 17,000 sf

SUITE 100

DREAM BIG, WORK FREELY

FLEXIBILITY

A SPACE DESIGNED FOR YOU



THE GYM

FITNESS AT YOUR FINGERTIPS

COMFORT

RELAXATION AFTER HARD WORK







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Platinum
member