

55 Prince Street
Montreal

Single-Tenant Office Building For Lease

Located in Old Montréal, 55 Prince is a single-tenant building offering a private mini-campus-style experience. The open-concept loft-style spaces benefit from excellent natural light and are ideally suited for creative, technology, or collaborative organizations. Dedicated outdoor parking enhances this rare offering.

December 2026 Occupancy.

Colliers





Bright
industrial-loft
style spaces

Strategic Location

Located in the heart of the Ville-Marie borough, 55 Prince benefits from a strategic position just steps from Old Montréal and Downtown business core. The building offers excellent accessibility thanks to major roadways and all modes of public transit nearby. Set within a vibrant urban environment combining offices, professional services, and retail, **this address represents an exceptional opportunity for companies seeking a central, prestigious, and easily accessible location**



90
BIKE SCORE

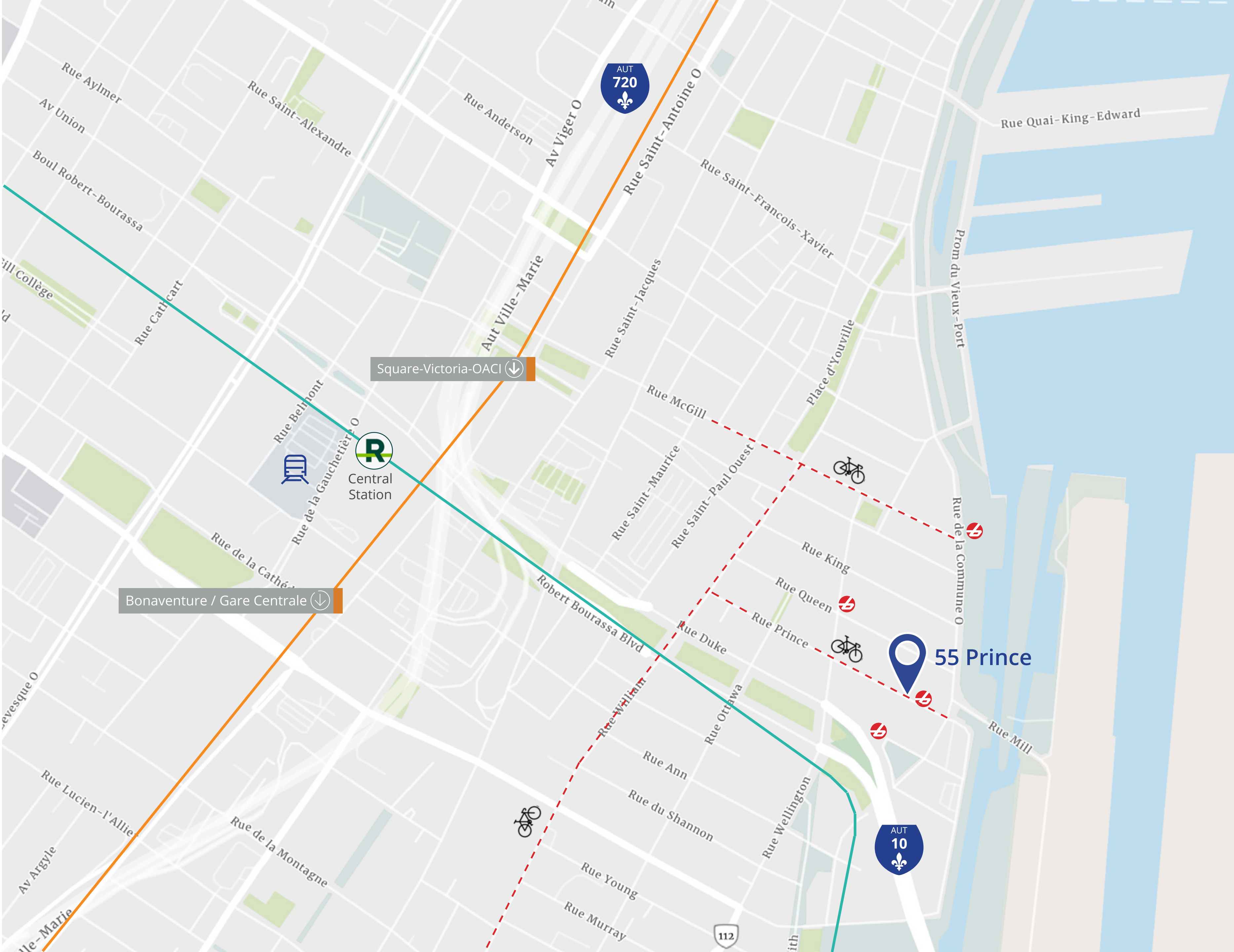


98
WALK SCORE

BIKE PATHS



80
TRANSIT SCORE





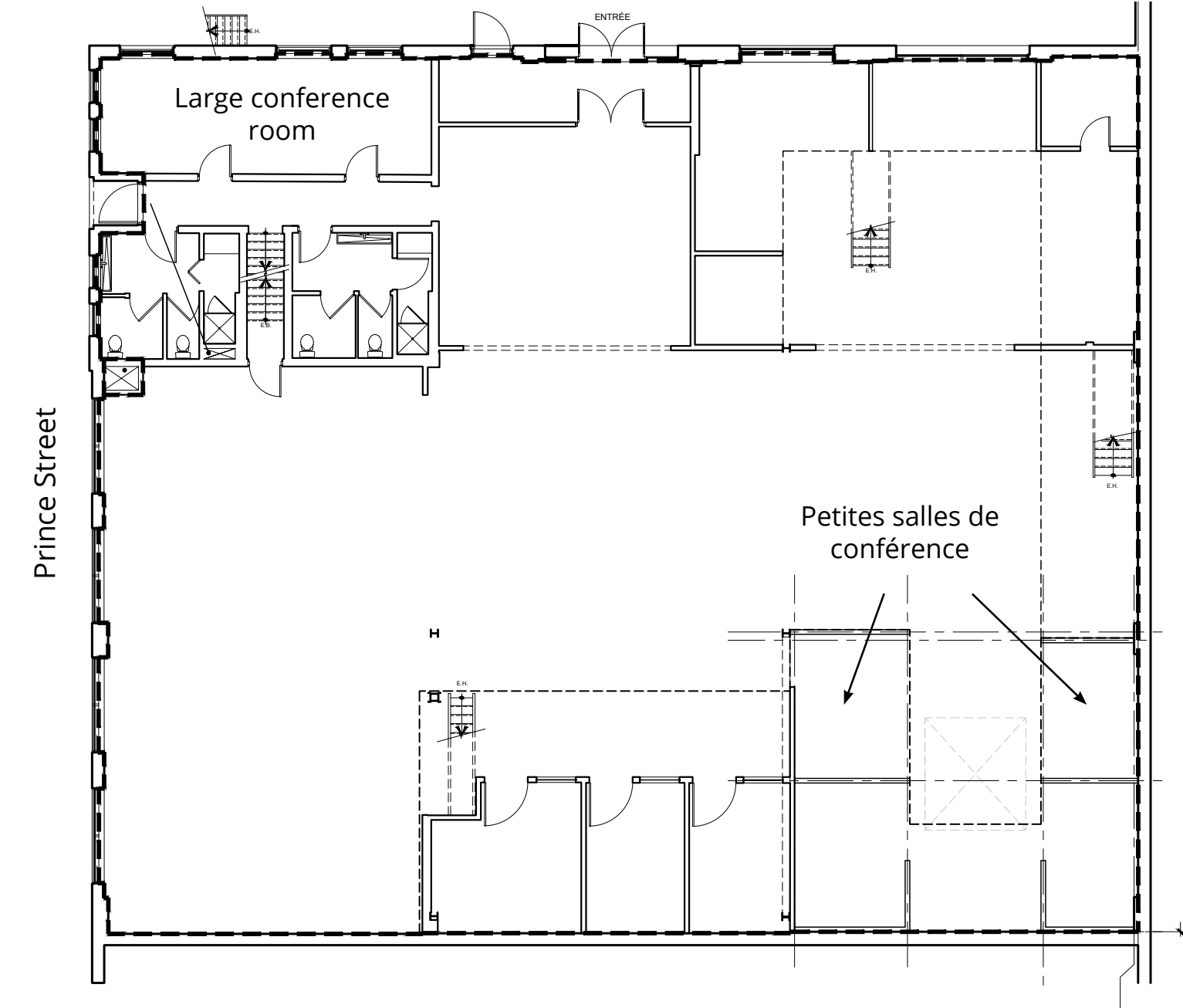
Ideal for a
creative company

Floor plans & Availabilities

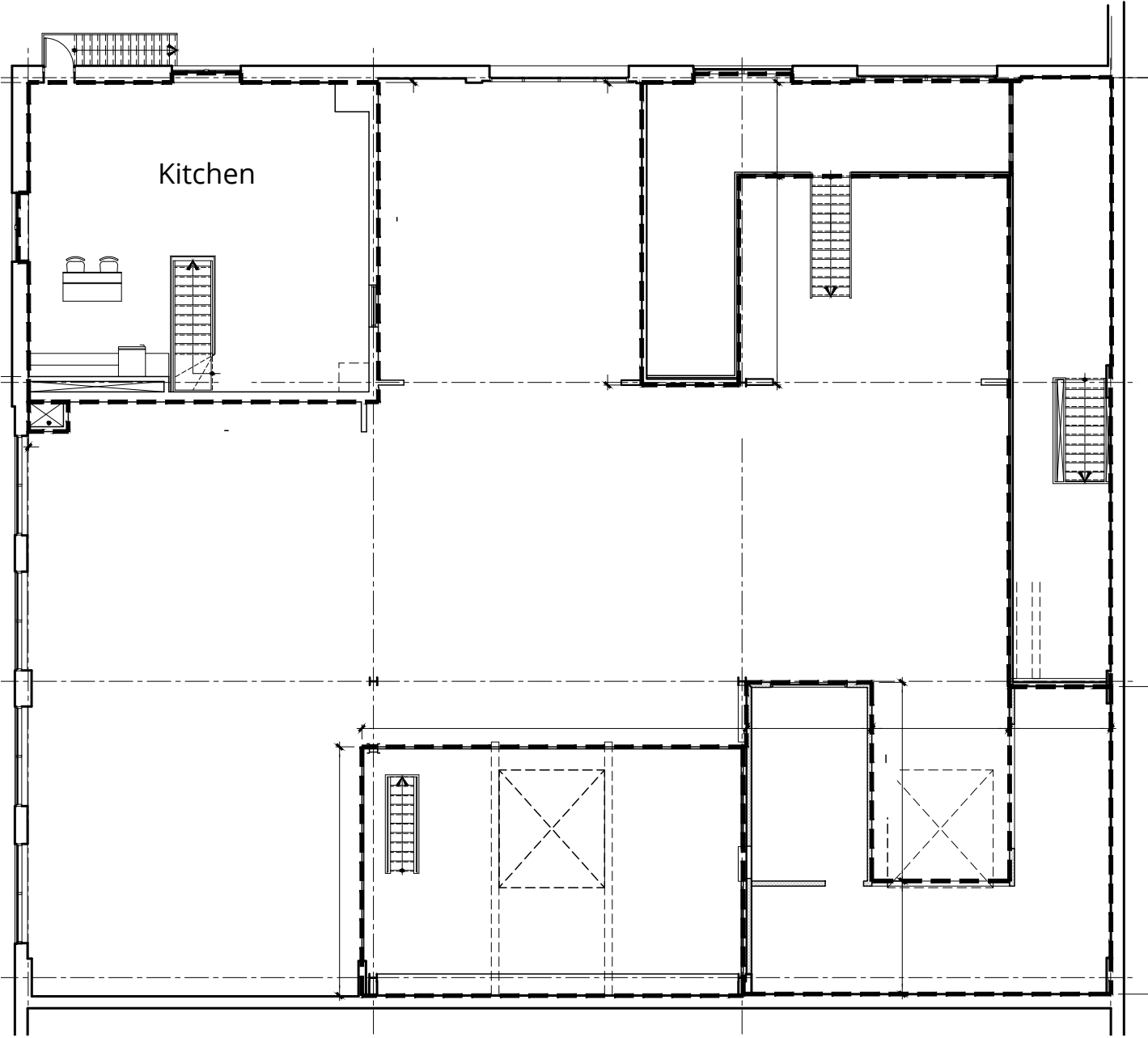
These open-concept loft-style offices are ideally suited for creative, tech, and collaborative teams. Spanning the ground floor and mezzanine, the spaces offer exceptional natural light through large windows and multiple skylights, complemented by ceiling heights of over 20 feet.

The flexible layout includes a generous open space, a reception area, several private offices and meeting rooms, a kitchen, and two bathrooms — **all designed to spark ideas and elevate the workday experience.**

Ground Floor



Mezzanine



Financial parameters (2026 Estimates)

Asking Net Rent	Negotiable
Taxes	\$10.36 / SF
Opex	\$9.76 / SF
In-suite cleaning	Included
Electricity	Included
Total Additional Rent	\$20.12 / SF

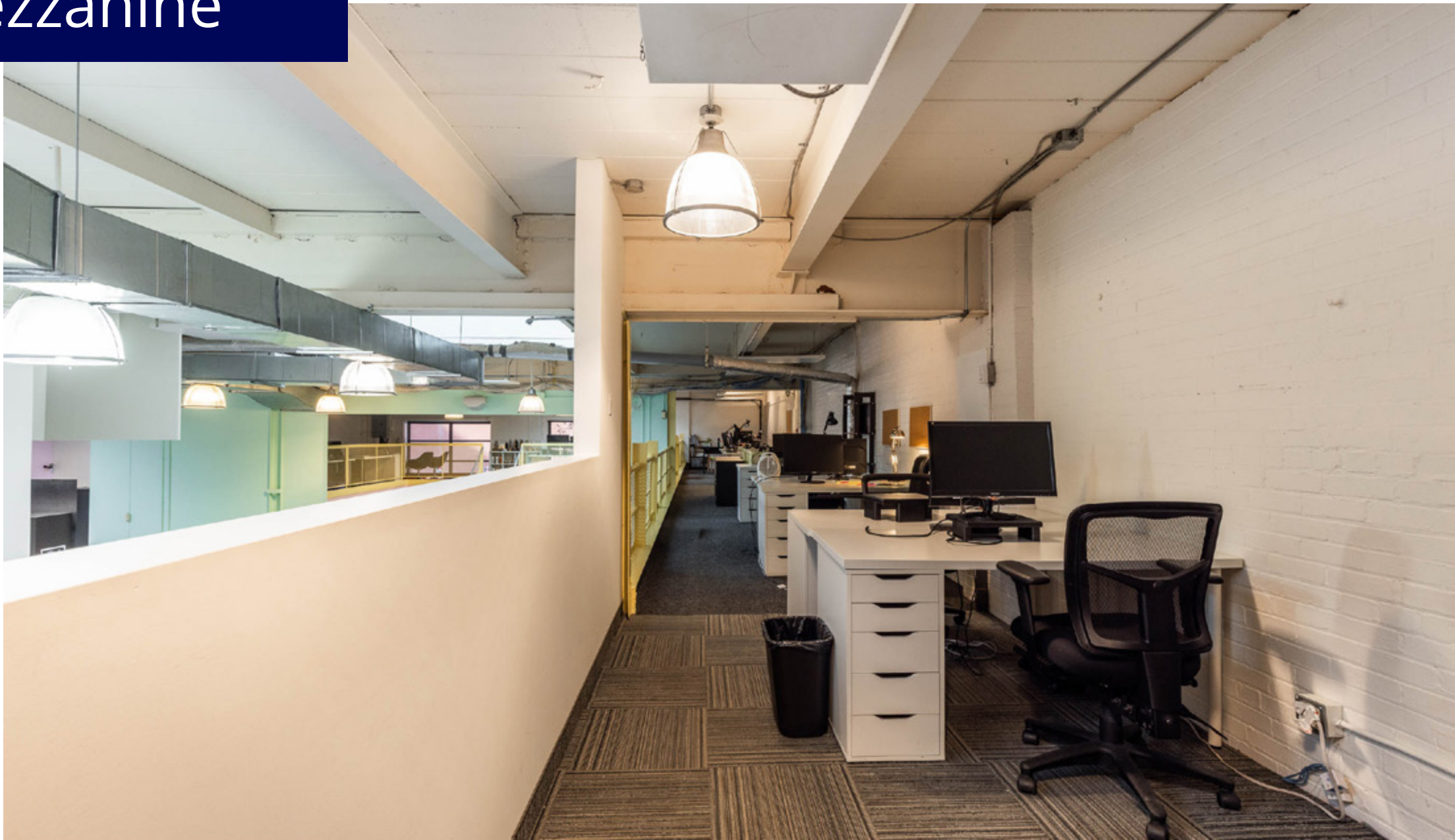
Available Space

GF + Mezzanine	± 11,260 SF
Available	December 1 st , 2026
Private Parking Onsite	Exterior- 14 spaces @ \$190 / space / month

Ground Floor



Mezzanine





Contact Us For More Information

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