



OFFICE SPACE
FOR LEASE

300, *Léo-Pariseau*

Montréal (Québec)

CBRE × **ALTA**



Discover 300 Léo-Pariseau

STEPS AWAY FROM MOUNT ROYAL

300 Léo-Pariseau is a 26-storey office tower with sweeping city views, located just beyond downtown Montreal. Well connected and easily accessible, it offers a strong balance of urban convenience and nearby green space, just steps from retail, dining, McGill University, and Mount Royal, along with flexible floor plates and move-in ready options to accommodate a wide range of tenant needs.

Looking ahead, the ALTA ownership will undertake a full building renovation and redevelopment in Fall 2026, further enhancing the property with modernized amenities and an elevated tenant experience.

AMENITIES

300, LÉO-PARISEAU



Comprehensive building
lobby renovation
forthcoming



Common building
conference center
forthcoming



Onsite maintenance and
24 hours concierge



Car
wash



Abundant
Parking



Bike
Storage



Common
showers

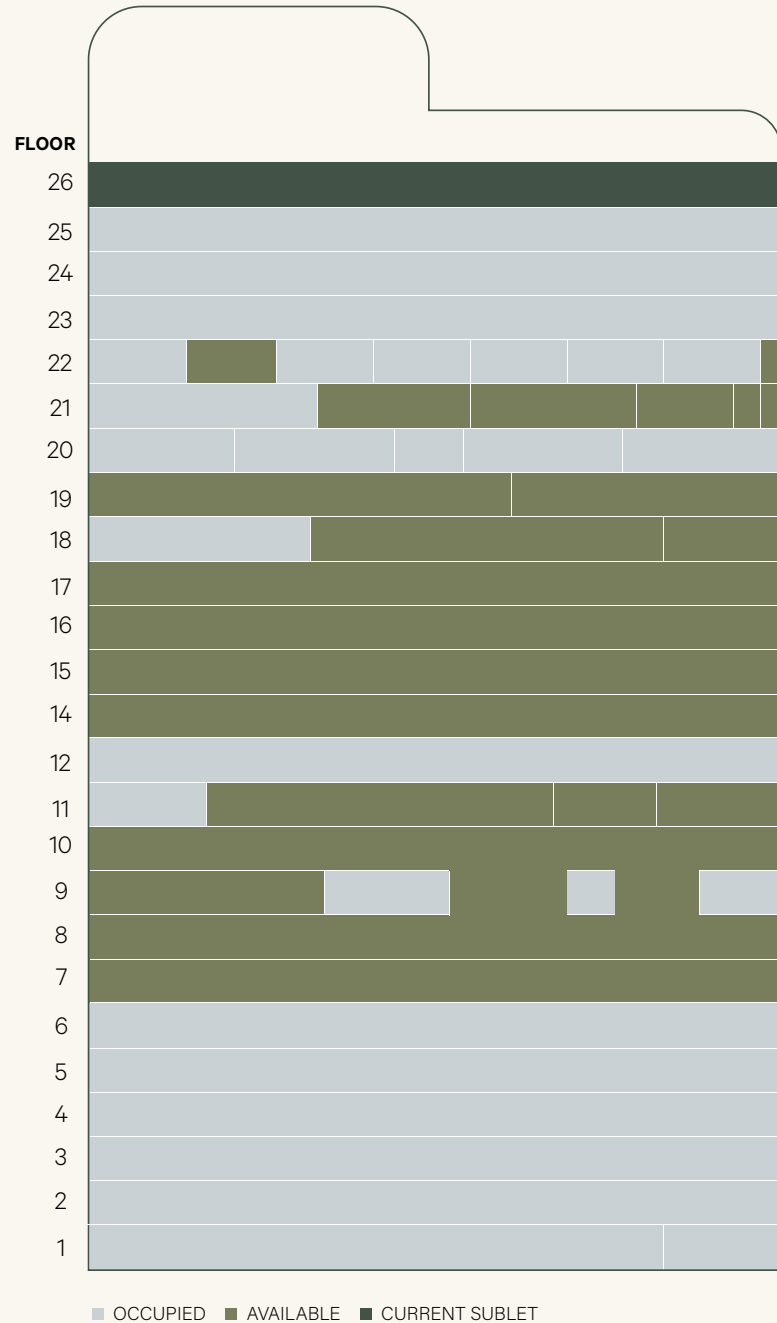


Les Galeries du Parc
Retail concourse
Connected to retail mall



STACKING PLAN

& AVAILABILITIES



FLOOR	SUITE	SIZE
22 rd floor	2250	398 SF
22 rd floor	2201	1,987 SF
21 st floor	2125	416 SF
21 st floor	2121	663 SF
➤ 21 st floor	2120	2,081 SF
➤ 21 st floor	2115	3,493 SF
➤ 21 st floor	2111	3,326 SF
20 th floor	2004	2,018 SF
20 th floor	2002	1,429 SF
20 th floor	2000	8,569 SF
19 th floor	1910	6,088 SF
➤ 19 th floor	1900	9,689 SF
18 th floor	1819	2,583 SF
18 th floor	1810	7,567 SF
➤ 17 th floor	1700	15,256 SF (Full floor)
16 th floor	1600	15,256 SF (Full floor)
15 th floor	1500	14,850 SF (Full floor)
14 th floor	1400	14,925 SF (Full floor)
11 th floor	1102	2,276 SF
11 th floor	1101	7,484 SF
10 th floor	1000	14,909 SF (Full Floor)
9 th floor	900-950	5,042 SF
➤ 8 th floor	800	14,909 SF (Full floor)
7 th floor	700	14,909 SF (Full floor)

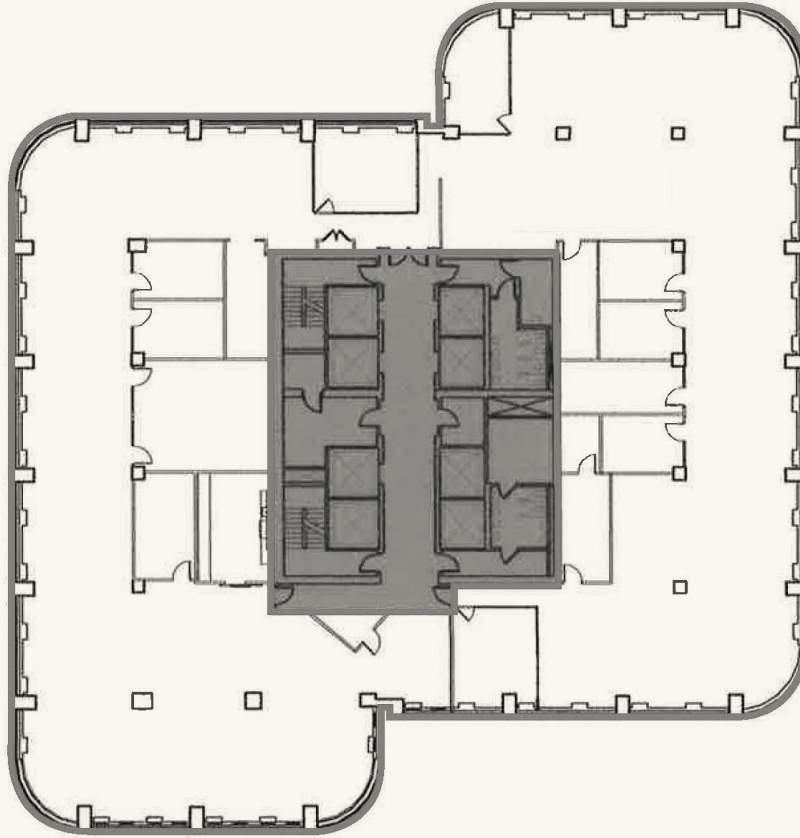
➤ VIRTUAL TOUR

SUITE 800

14,909 SF (FULL FLOOR)

LEO-PARISEAU

AV. DU PARC



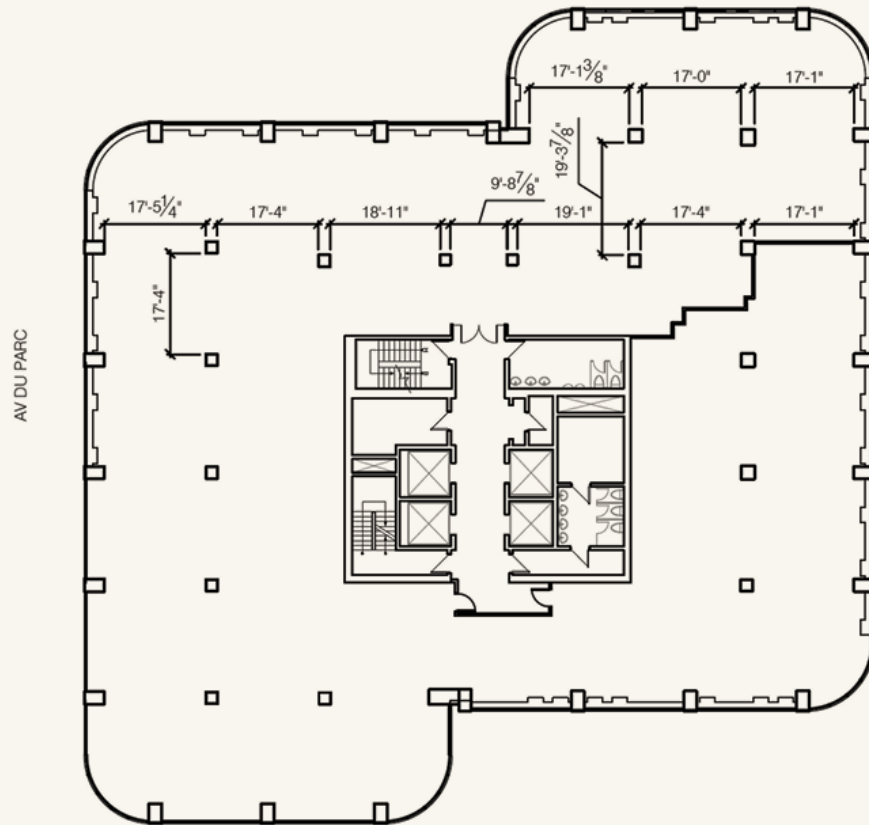
Virtual tour: [Click here](#)



SUITE 1700

15,256 SF (FULL FLOOR)

LEO-PARISEAU



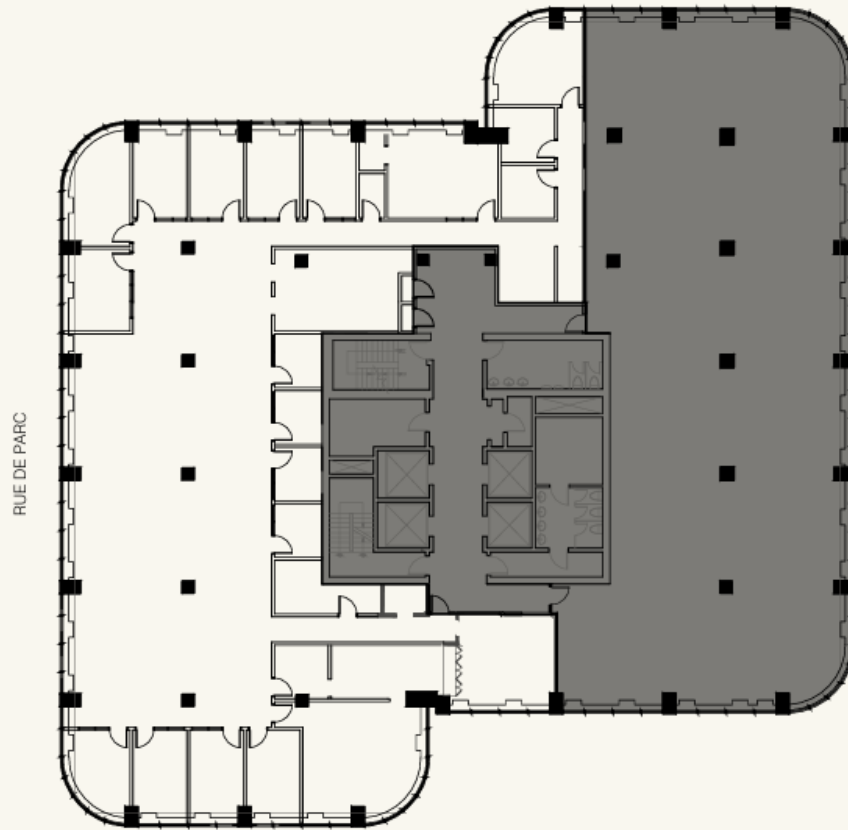
Virtual tour: [Click here](#)



SUITE 1900

9,689 SF

LEO-PARISEAU

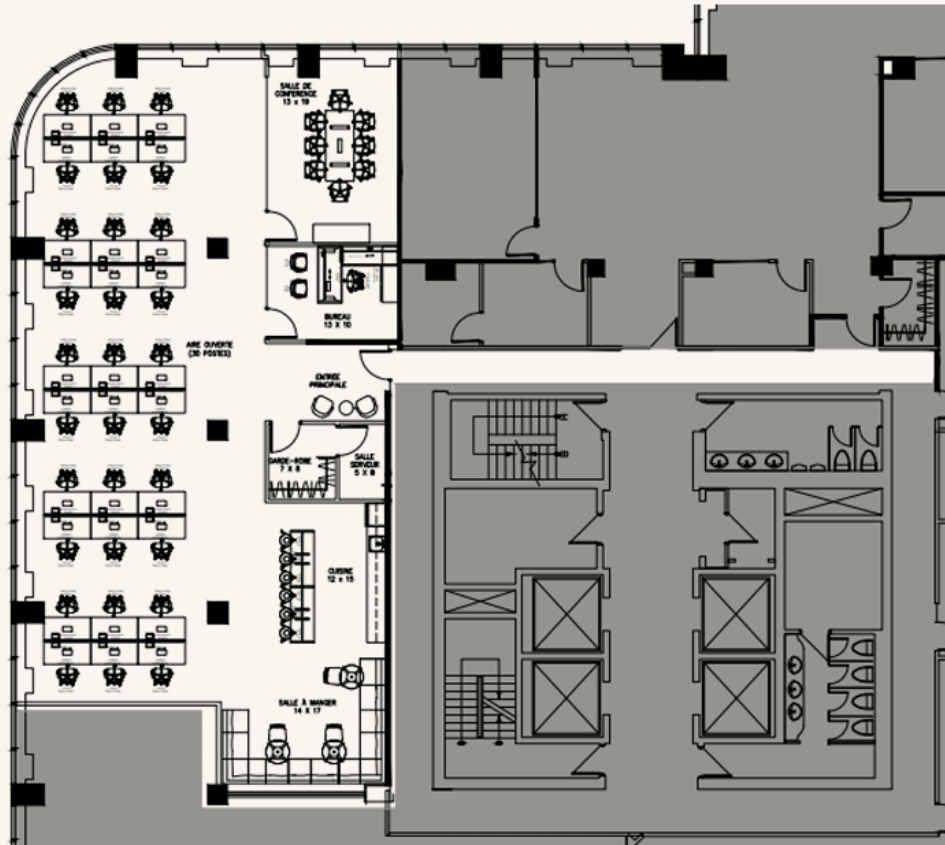


Virtual tour: [Click here](#)



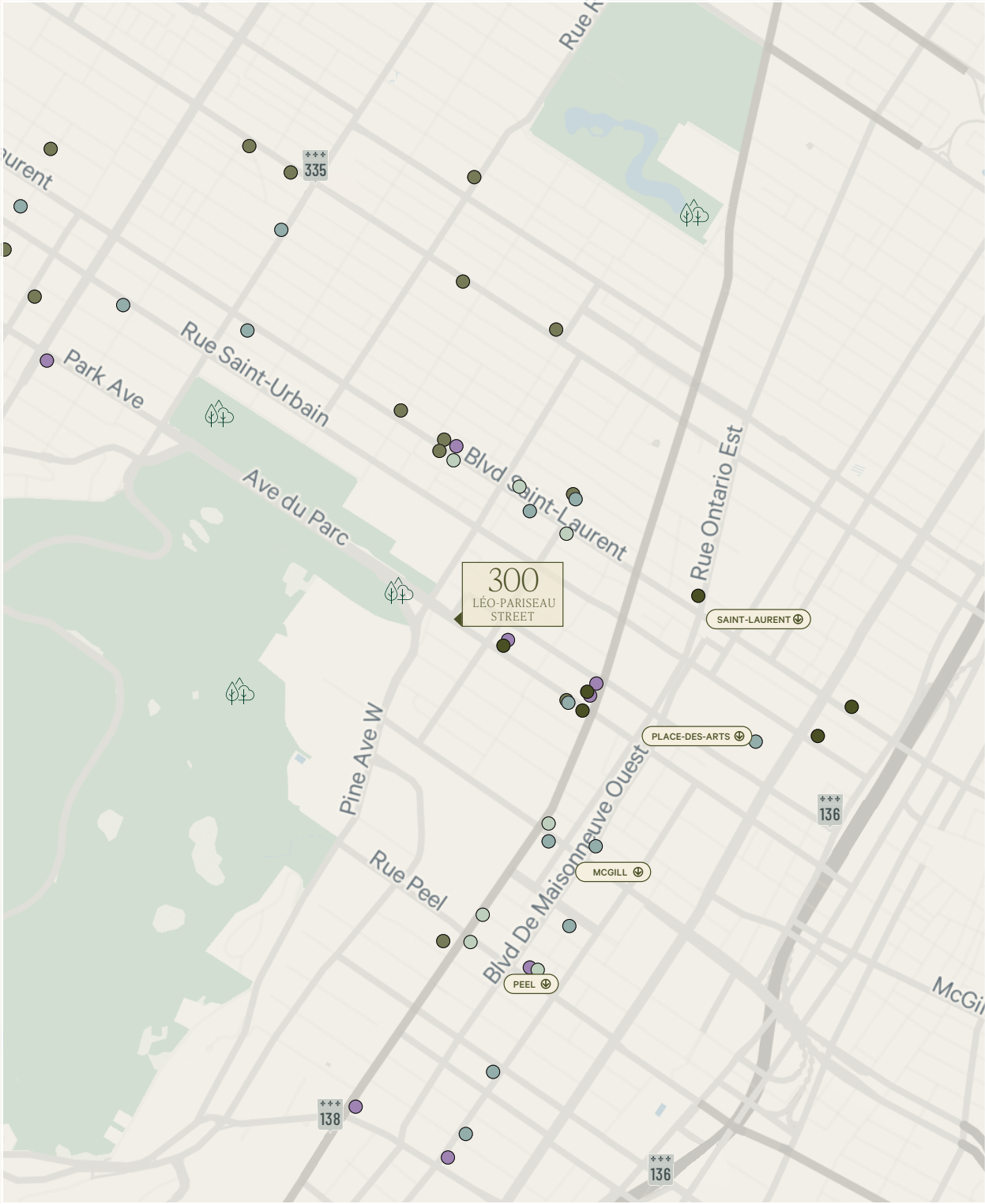
SUITE 2111

3,326 SF (PLUG & PLAY)



Virtual tour: [Click here](#)





AREA OVERVIEW

TRANSIT, RETAIL & SERVICES

METRO STATION	WALKING DISTANCE MIN	DISTANCE KM
Place-des-Arts	12min	0.7 km
McGill	15min	1.1 km
Saint-Laurent	15min	1.2 km
Peel	20min	1.4 km

BUS STATION	DISTANCE MIN	DISTANCE KM
Du Parc / Léo-Pariseau	1 min	0.1 km
Des Pins / Du Parc	2 min	0.1 km
Des Pins / Aylmer	7 min	0.5 km
Des Pins / University	8 min	0.6 km

Access to Bus Lines: 80, 129, 144, 360, 365, 480

- RESTAURANTS, BARS & CAFÉS
- GROCERY STORES
- BOUTIQUES
- BANKS
- PHARMACIES



OFFICE SPACE
FOR LEASE

300, *Léo-Pariseau*

Montréal (Québec)

CONTACT US

ANDREW RANKIN
Vice President

+1 514 755 0445
andrewj.rankin@cbre.com

Commercial Real Estate Broker

ERICA DESCHÊNES
Senior Vice President

+1 514 502 0046
erica.deschenes@cbre.com

Real Estate Broker

CHRISTOPHER THORNE
Vice President

+1 514 214 0052
christopher.thorne@cbre.com

Commercial Real Estate Broker

EUGENIA OLSHEVSKAYA
Senior Transactions Manager

+1 514 618 2584
eugenia.olshevskaya@cbre.com

Commercial Real Estate Broker

CBRE

CBRE Limited, Real Estate Agency

1250 René-Lévesque Boulevard West, Suite 2800, Montreal (Qc) H3B 4W8 Tél. +1 514 849 6000 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Agency, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.