

1411

Crescent Street,
Montréal



*Premium, move-in ready office space
in the heart of Montréal*

UNITS FROM 1,382 to 12,000 sq. ft. | FOR LEASE



Highlights



BOMA BEST CERTIFIED

This building meets internationally-recognized standards of sustainability, efficiency and performance.



TURNKEY BUILD-OUT

Possibility of a turnkey solution, offering you a fresh new space that fits your needs.



STRATEGICALLY LOCATED

Located on Montreal's most iconic commercial street, with easy access to the underground network, public transit, and highway 720.



ART DECO BUILDING

Renovated in 2018 and offering abundant natural light, creating an inviting and productive work environment.



Unit 200	5,975 sq. ft.
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Unit 400	6,000 sq. ft.
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Unit 500	1,382 sq. ft.
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Unit 501	1,945 sq. ft.
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Availability

- #200, #400, #500: immediate
- #501: 05/2027
- Turnkey option: within 90 days of signing*

Floor plate	6,084 sq. ft.
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HVAC	Brand new dedicated units
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Parking	Nearby parking lots available (\$), secure bicycle parking
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Shared access to rooftop terrace for events

Turnkey build-out	Includes open workstations, closed offices, executive meeting rooms, kitchen area, individual private bathrooms & shower.
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*Subject to landlord approval.

UNIT 200: 5,975 sq. ft.

The second-floor office space includes sun-filled interiors and the potential for a turnkey build-out.



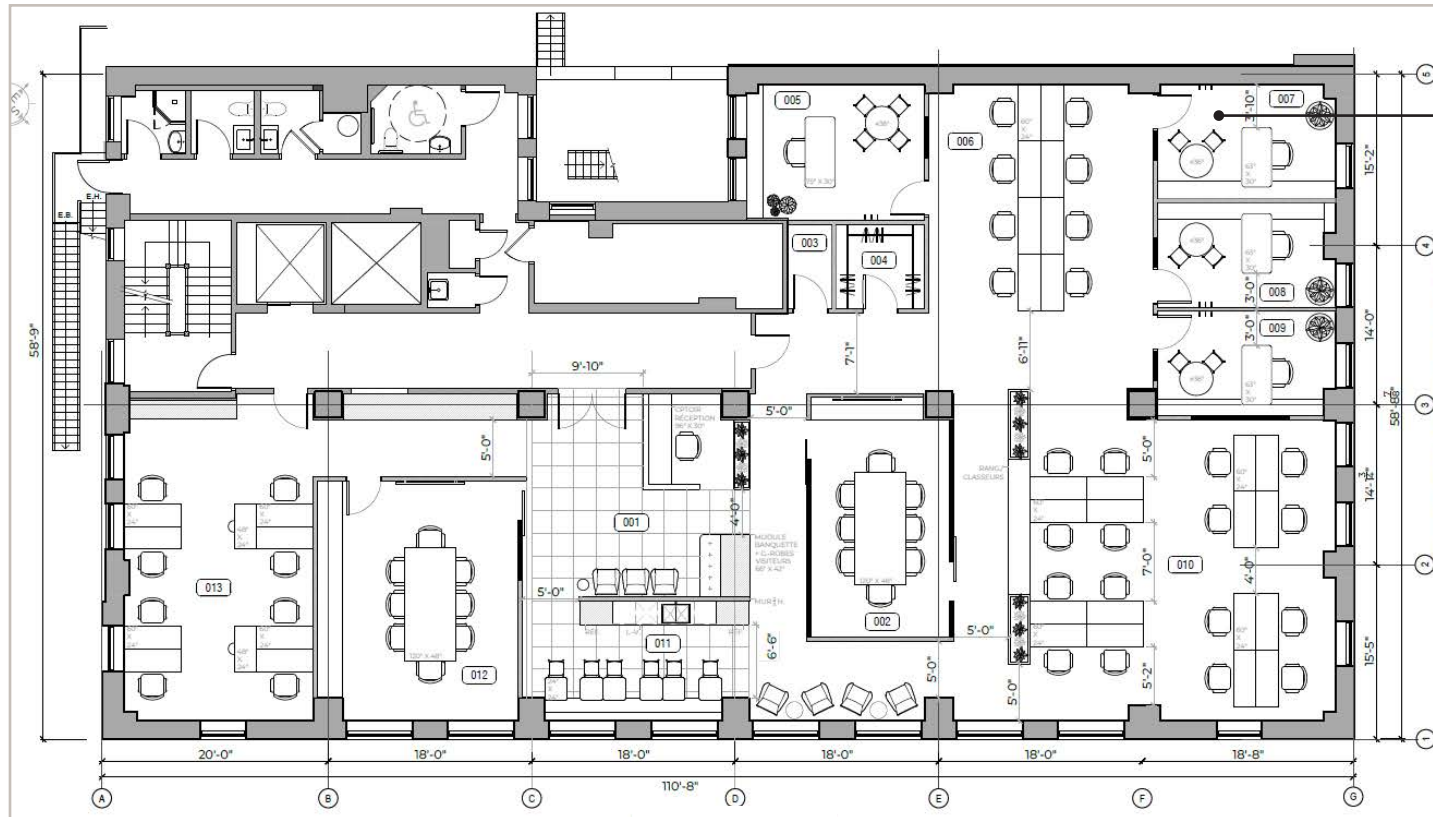
Proposed
build-out



UNIT 200

Proposed floorplan

Individual private
bathrooms & shower



Proposed
build-out

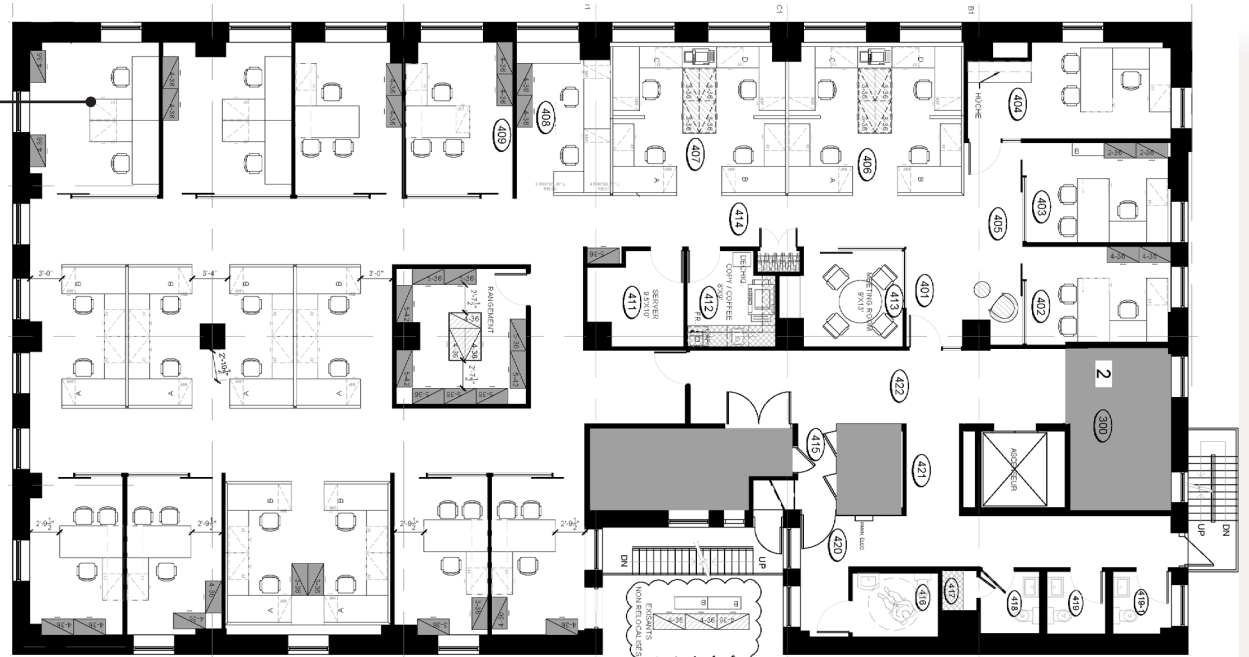


UNIT 400: 6,000 sq. ft.

Fourth-floor turnkey space featuring abundant natural light and refined finishes. Includes 11 private offices, a meeting room, and open work areas.



Floorplan



Offices with floor to ceiling glass walls



Naturally lit open workspaces

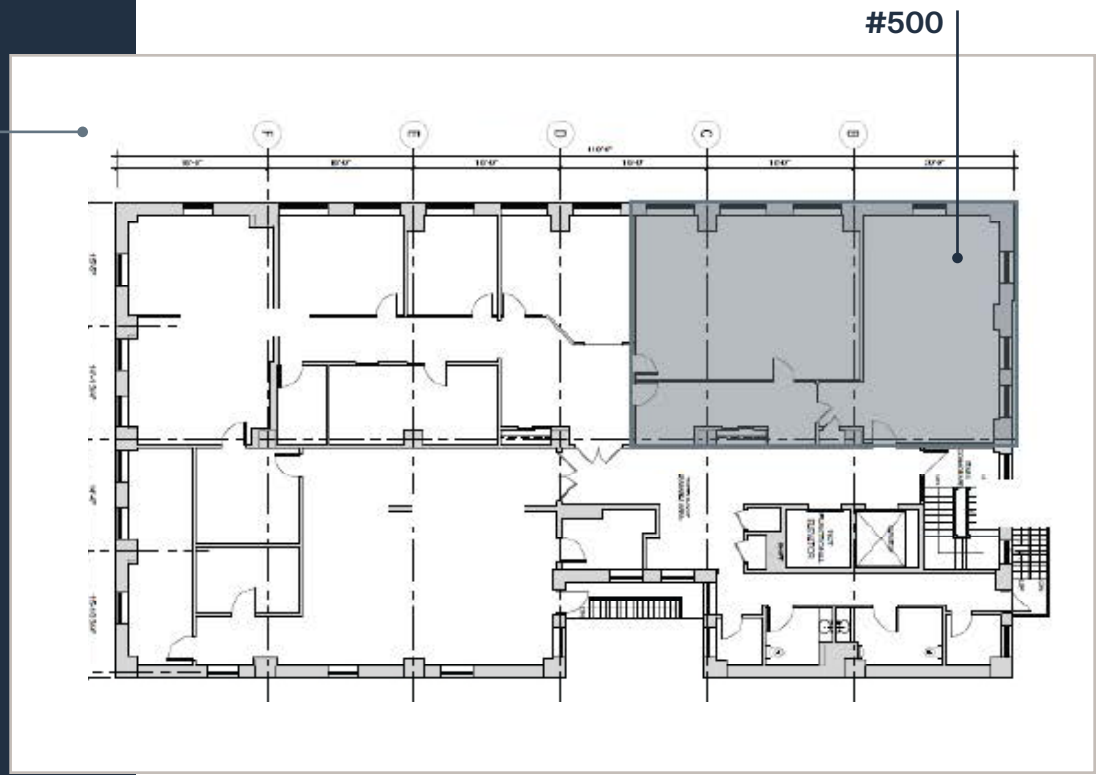


Office supply room and kitchenette



UNIT 500: 1,382 sq. ft.

Fifth-floor office space with *generous sunlight*, *elevated views*, and an opportunity for a *turnkey build-out*.



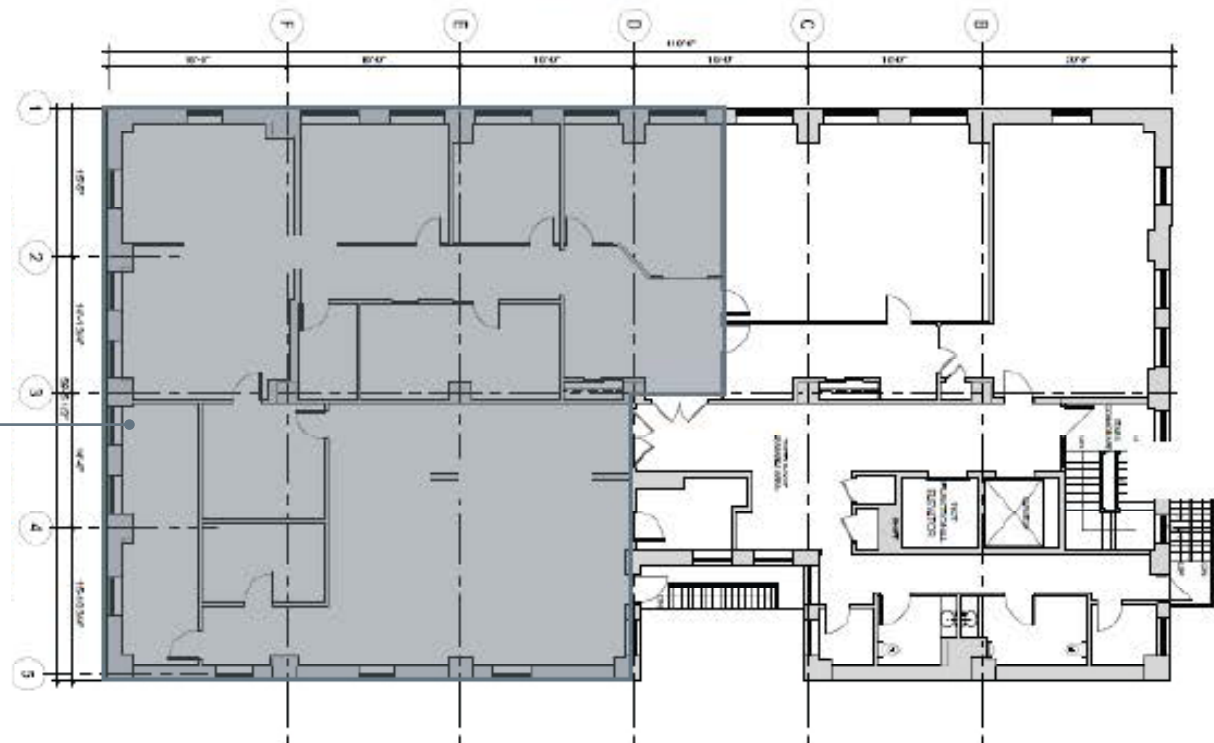
Clean and modern finishes



UNIT 501: 1,945 sq. ft.

A spacious workspace featuring private offices, conference rooms, and open areas, offering a flexible layout for businesses.

#501



Strategically located in downtown Montréal, 1411 Crescent is highly accessible by highway 720 and public transit, including several metro stations and the REM.



METRO STATIONS

Guy-Concordia, Peel & Lucien-L'Allier
(7-minute walk)



BUS STOPS

Busses 15 & 358
(1-minute walk)



SHOPPING & DINING

Walking distance to all amenities
including restaurants, shopping
malls, hotels & more.



THE BUILDING

*Art deco elegance
meets modern and
efficient workspaces
at 1411 Crescent Street,
a 1932 build renovated
in 2018.*



THE BUILDING

Current tenant's build-out shows the potential of this space: elevated and functional workspaces.



*Photos of 3rd floor of building.



Let us help you build
the environment that
fits your vision.

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