

700 SAINT-HUBERT | OFFICE FOR LEASE

Place Gare Viger

ALLIED

CBRE



History revitalized, your future realized.

Rental Apartments
322 units with gym and rooftop pool

Boutique Hotel
Hyatt Centric with 177 rooms, rooftop, restaurant, and terrace

Ground Floor Retail & Restaurants
20,000 sq. ft.

Indoor Parking
285 stalls

Gare Berri
Fully Leased

Central Courtyard
Green spaces and terraces

Château Viger
Fully Leased

GET TO KNOW PLACE GARE VIGER

Château Viger, designed by famous architect Bruce Price and completed in 1989 by Canadian Pacific Railway, is fully leased and houses various quality users including Lightspeed's global headquarters.

In 2021, Allied acquired the urban office component of Jesta Group's iconic Place Gare Viger development – enhancing Allied's ability to provide distinctive urban workspaces to industry-leading, knowledge-based organizations in Montréal.

The opportunity to join one of the finest mixed-use urban neighborhoods in the country lies within the brand new urban office building located at 700 Saint-Hubert Street.



Where work & life strive.

MORE THAN AN OFFICE



Brand New Office Tower



Market, Restaurants
& Cafés



Boutique Hotel



Gym & Shower Facilities



Rental Apartments



Rooftop Terrace



Central Courtyard



Indoor Parking



Discover The Amenities



Rush Cycle studio



Mtl Flower Co



Le Terminus Cafe



Hyatt Centric Hotel



Pub Cartiers Arms



Conference Center

Modern, purpose-built office spaces

BUILDING FEATURES:

52,000 sq. ft. available (Floors 2 & 3)

Highly efficient 21,000 sq. ft. floor plates

11'6" slab height

Private rooftop terrace

Floor to ceiling windows

Direct access to:

- Underground parking
- Secure bike room
- Changing and shower facilities



The new 147,000 square foot office tower now stands tall at 700 Saint-Hubert Street, offering sleek, elegant architecture by way of a concrete structure wrapped in a glass curtain wall. Its contemporary façade harmoniously blends with the monumental architecture of the historic Château Viger while inside, its office spaces are designed to impress.



Connecting Old Montreal to the rest of the City



- 4-minute walk to Champ-de-Mars metro station.
- 8-minute walk to Berri-UQAM metro station: connection between the orange, green and yellow lines



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14, 30, 361 & 715 bus lines servicing the area.



Berri bike path crosses the site and connects to the Lachine Canal bike path, granting access to a 55km network of bike paths. Secure bike storage room & changing rooms on site. Multiple Bixi stations nearby.



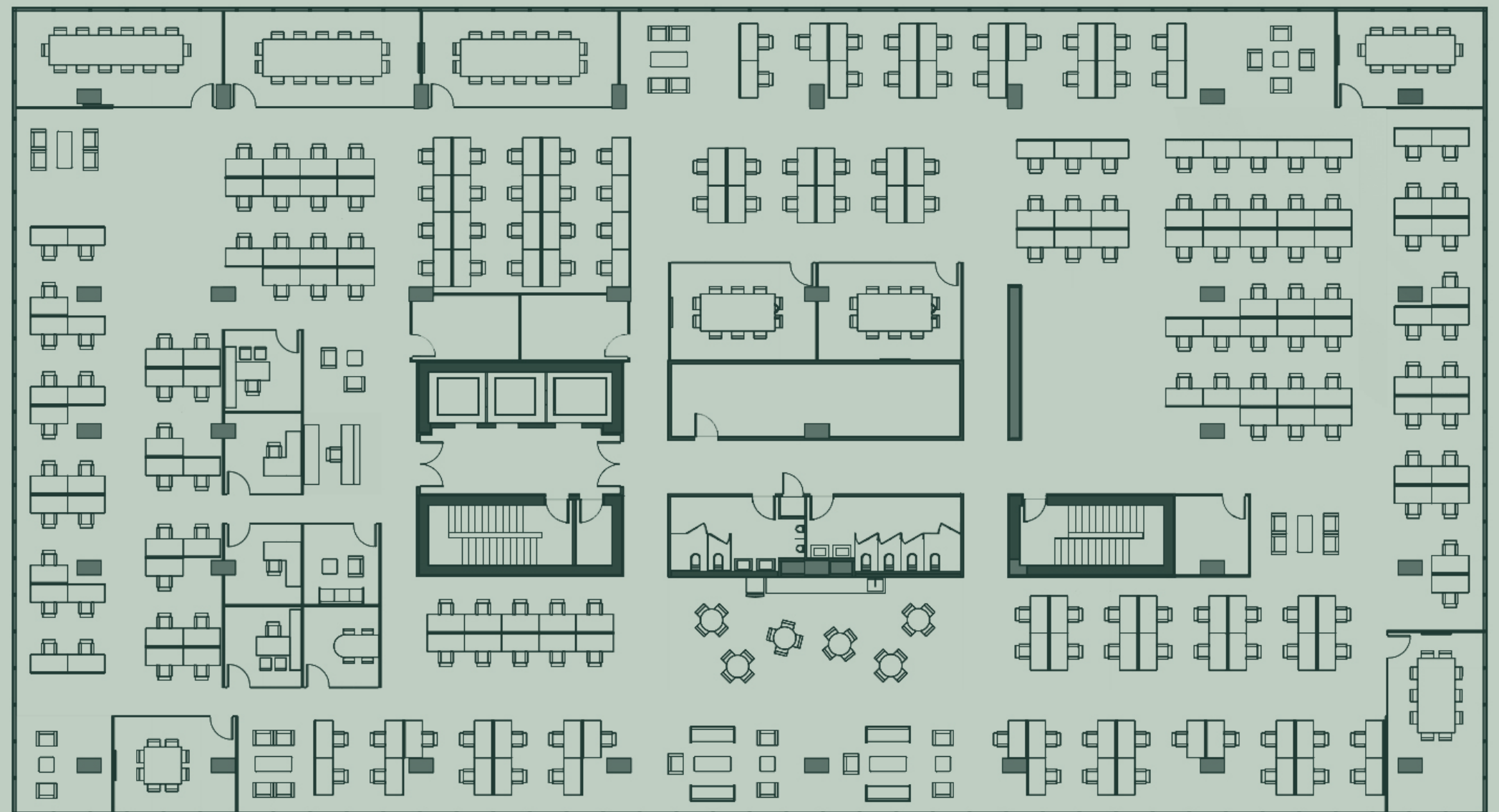
Leasing details

FLOORS 2 & 3: UP TO 52,000 SQ. FT. AVAILABLE

Term	10 years
Net Rent	1-2: \$29.50 per sq. ft. 3-5: \$31.50 per sq. ft. 6-10: \$33.50 per sq. ft.
Additional Rent	\$22.63 per sq. ft.
Allowance	\$50.00 per sq. ft.
Electricity	Included
Cleaning	Excluded
Availability	Immediate



Potential high density Floor plan



HIGH DENSITY

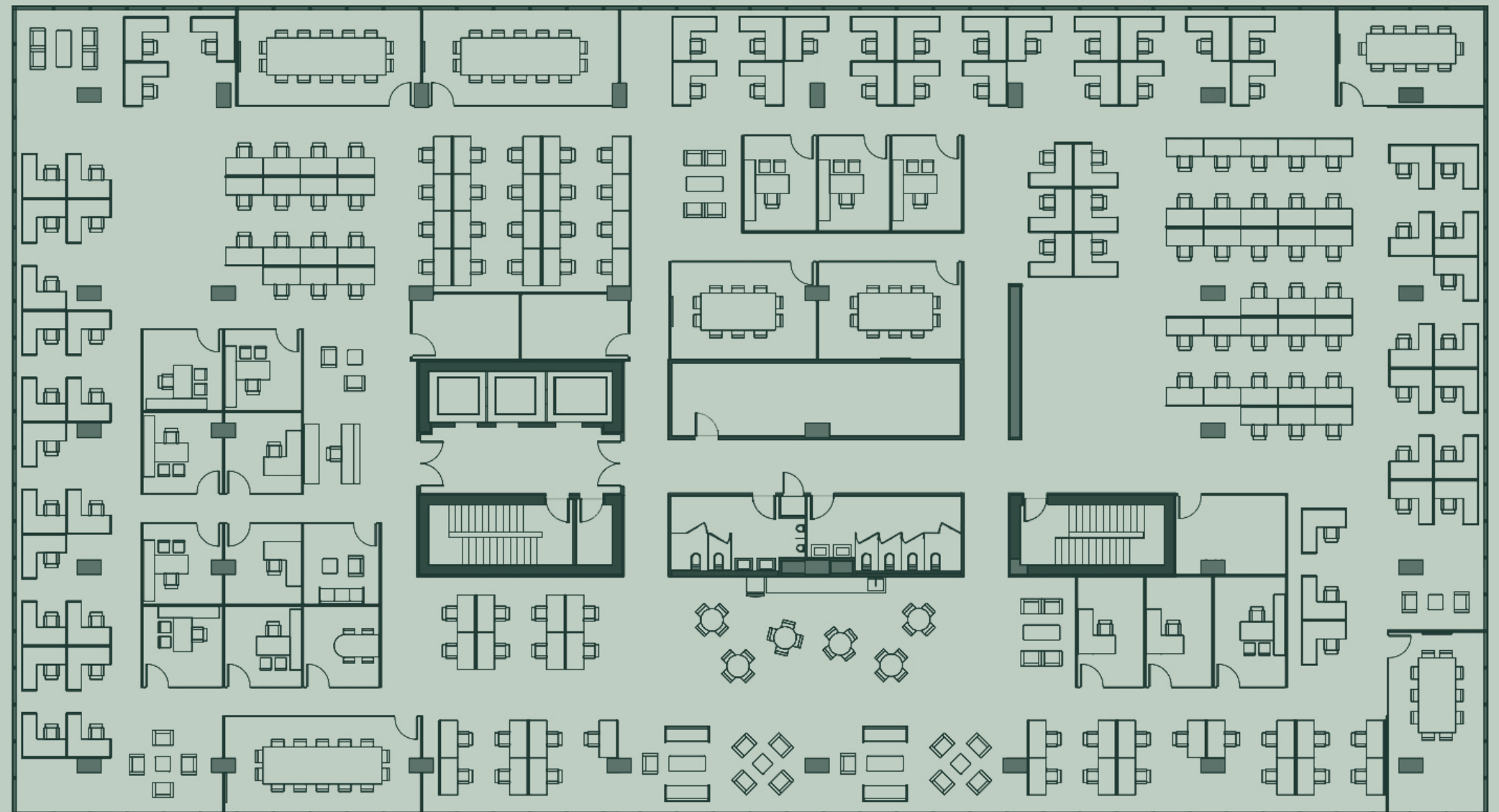
Seat Count 212

Open : Closed 98% : 2%

Work : Collab 1 : 0.64

Density 1 person per 97 sq. ft.

Potential medium density Floor plan



MEDIUM DENSITY

Seat Count 172

Open : Closed 92% : 8%

Work : Collab 1 : 0.74

Density 1 person per 119 sq. ft.

Potential low density Floor plan

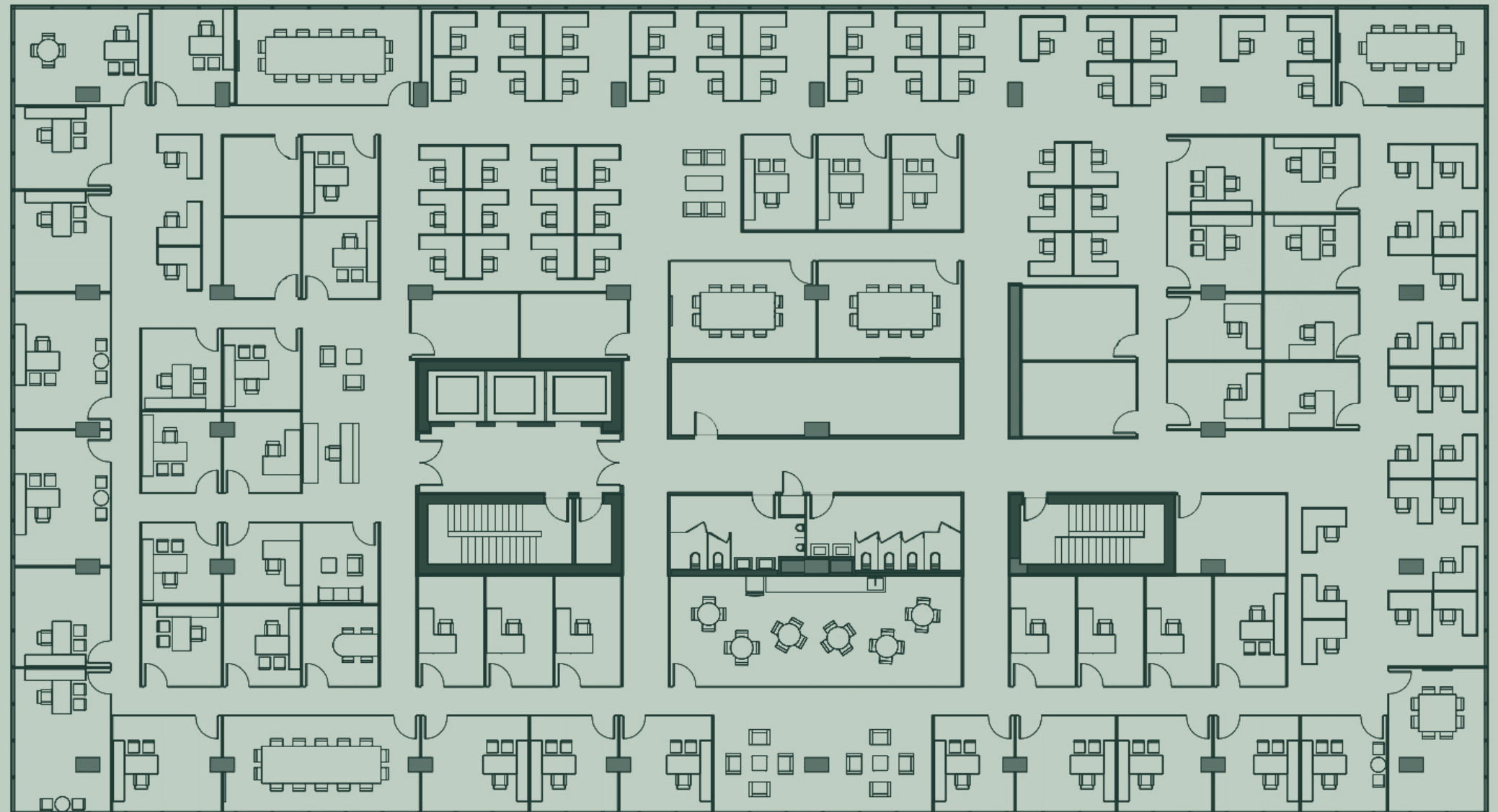
LOW DENSITY

Seat Count 111

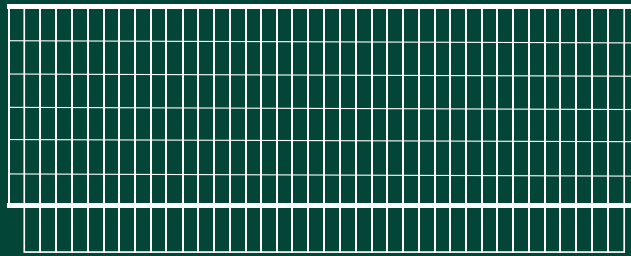
Open : Closed 59% : 41%

Work : Collab 1 : 0.79

Density 1 person per
186 sq. ft.



Place Gare Viger



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