

Experience

# THE 5555

From Factory to Culture Hub



Industrial soul. Modern edge.  
A building reborn for today's innovators.

5555 Casgrain Avenue, Montreal

**CBRE**

**THE 5555**

FROM FACTORY TO CULTURE HUB

5555 CASGRAIN AVENUE,  
MONTREAL, QC H2T 1Y1

## Building Fact Sheet

### FLOORPLATES

**31,750 SQ. FT.**

SECOND & THIRD FLOORS AVAILABLE

### CEILING HEIGHT

**UP TO 12.10 FT**

### LOFT-STYLE

**BRICK & BEAM SPACES**

WITH HERITAGE CHARM AND MODERN FLEXIBILITY

### DESIGN TYPE

**OPEN-CONCEPT OFFICE**

IDEAL FOR CREATIVE & COLLABORATIVE LAYOUTS

### HVAC SYSTEM

**MODERNIZED AIR CONDITIONING**

WITH EXPOSED INDUSTRIAL-STYLE DUCTS

### FLOORING

**POLISHED CONCRETE FLOORS**

ORIGINAL CHARACTER, UPDATED FINISH

### FITNESS ON SITE

**CROSSFIT PLATEAU + SHAKTI ROCK GYM**

LOCATED ON THE GROUND FLOOR

### PARKING

**ON-SITE & PUBLIC STREET PARKING**

AVAILABLE

### COMMUTING

**9** MINUTE WALK TO ROSEMONT METRO **15** MINUTE WALK TO LAURIER METRO

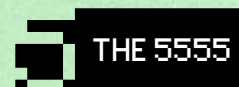
STEPS FROM BUS ROUTES **30 / 55 / 361 / 363**

**15** MINUTE DRIVE TO DOWNTOWN MTL

**IN THE  
HEART OF  
MILE END**

**96** WALK  
SCORE

**100** BIKE  
SCORE





1.

Welcome to 5555 Casgrain Avenue — a bold, brick-and-beam creative campus immersed in the spirit of Mile End. Once a symbol of Montreal’s manufacturing past, this building has been thoughtfully reimaged for the city’s next generation of creators, innovators, and change-makers.

Just steps from Saint-Viateur Street and Saint Laurent Boulevard, 5555 Casgrain Avenue is surrounded by an ecosystem of inspiring energy: independent cafés, some of the city’s best bagels, trendsetting retailers, artist studios, and a rich tapestry of cultural landmarks. Whether you’re hosting a brainstorm, taking a walking meeting through the tree-lined streets, or grabbing lunch from the latest restaurant, every part of your day becomes part of the Mile End story.

With large, open floor plates and oversized windows pouring in southern light, the building offers more than just space — it offers possibility. It’s where heritage architecture meets the fluidity of modern work. Where a classic Montreal address becomes a brand’s next chapter.

# THE 5555



2.

- 1. 5555 Casgrain Avenue
- 2. Café Olimpico
- 3. Bagel Saint-Viateur
- 4. Bagel Saint-Viateur



3.



4.

# Welcome to

Step inside and feel the difference. 5555 Casgrain Avenue has been purposefully designed to support productivity and well-being, with a structure that inspires. The exposed brick walls and polished concrete floors create an environment that's authentic, grounded, and deeply connected to Montreal's architectural legacy.

The space benefits from soaring ceilings and abundant natural light thanks to its southern exposure — ideal for open-plan configurations, collaborative workspaces, and immersive brand experiences.

# Creative by Design.



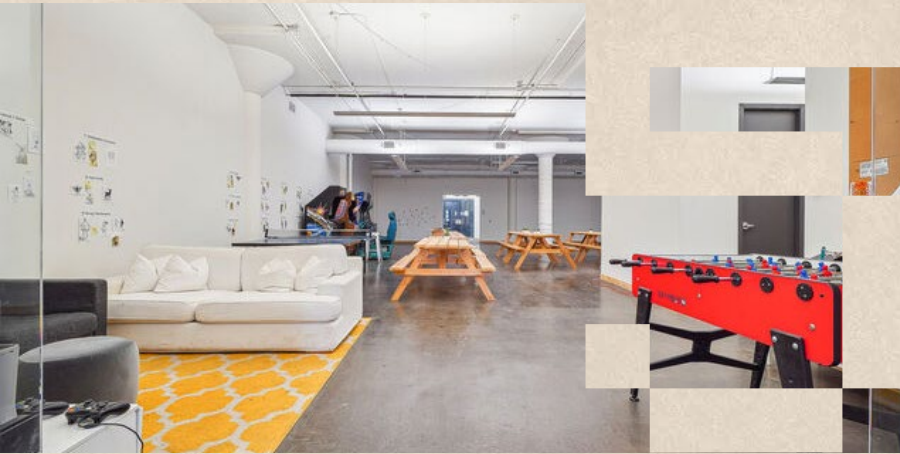
On the ground floor, tenants enjoy access to on-site wellness amenities, including Crossfit Plateau and Shakti Rock Gym, making it easier than ever to blend performance and balance into your team's day-to-day.

Parking is available both on-site and nearby, and active commuters will appreciate the proximity to bike lanes, BIXI stations, and key public transit connections — seamlessly linking your workday to the pulse of the city.

# Functional by Nature.

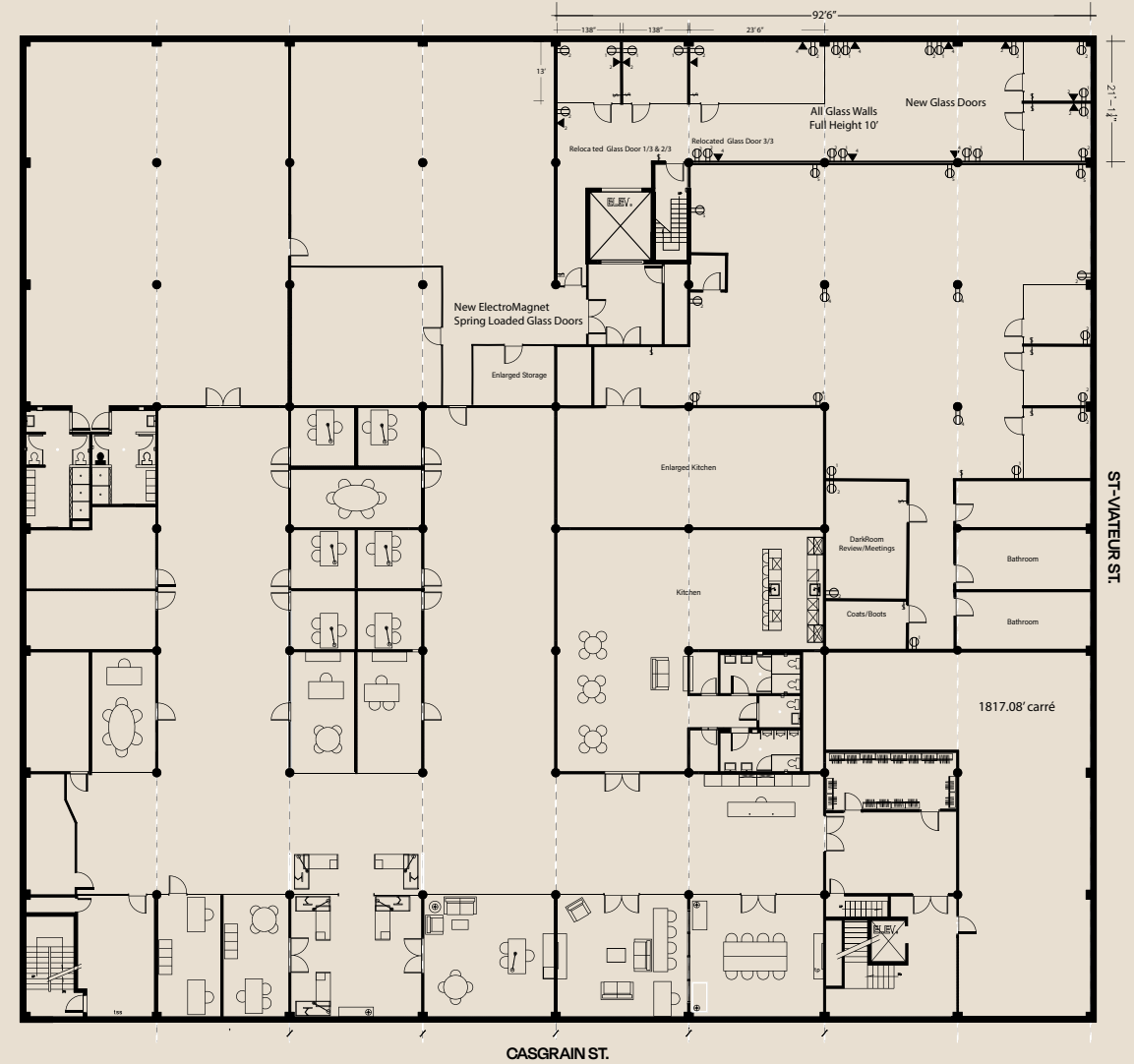
AVAILABILITIES

# Third Floor



## 31,750 SQ. FT.

**OPEN-CONCEPT DESIGN,**  
OFFERING AMPLE SPACE FOR  
COLLABORATIVE WORK ENVIRONMENTS.



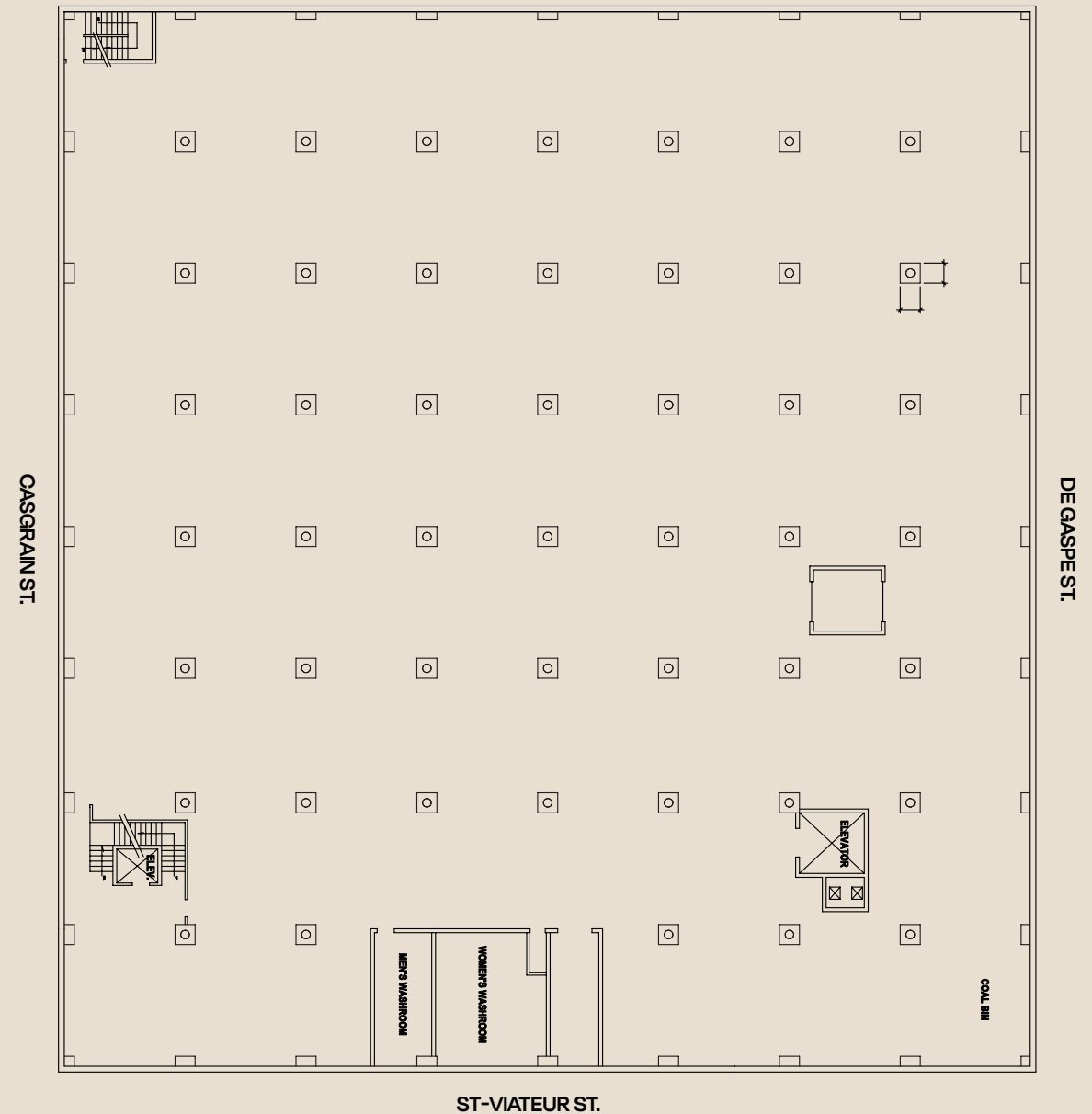
AVAILABILITIES

# Second Floor



## 31,750 SQ. FT.

**OPEN-CONCEPT SPACE**  
WITH FLEXIBLE CONFIGURATIONS  
TO SUIT VARIOUS BUSINESS NEEDS.



# Location

## NEIGHBORHOOD AMENITIES

### Dining and Cafes

A plethora of restaurants and cafes are located nearby, catering to diverse culinary tastes.

### Retail Shops

Boutiques and stores along Saint-Laurent Boulevard and Saint-Viateur Street provide convenient shopping experiences.

### Health and Wellness

In addition to the on-site fitness facilities, the area features various health-related services, including yoga studios and wellness centers.

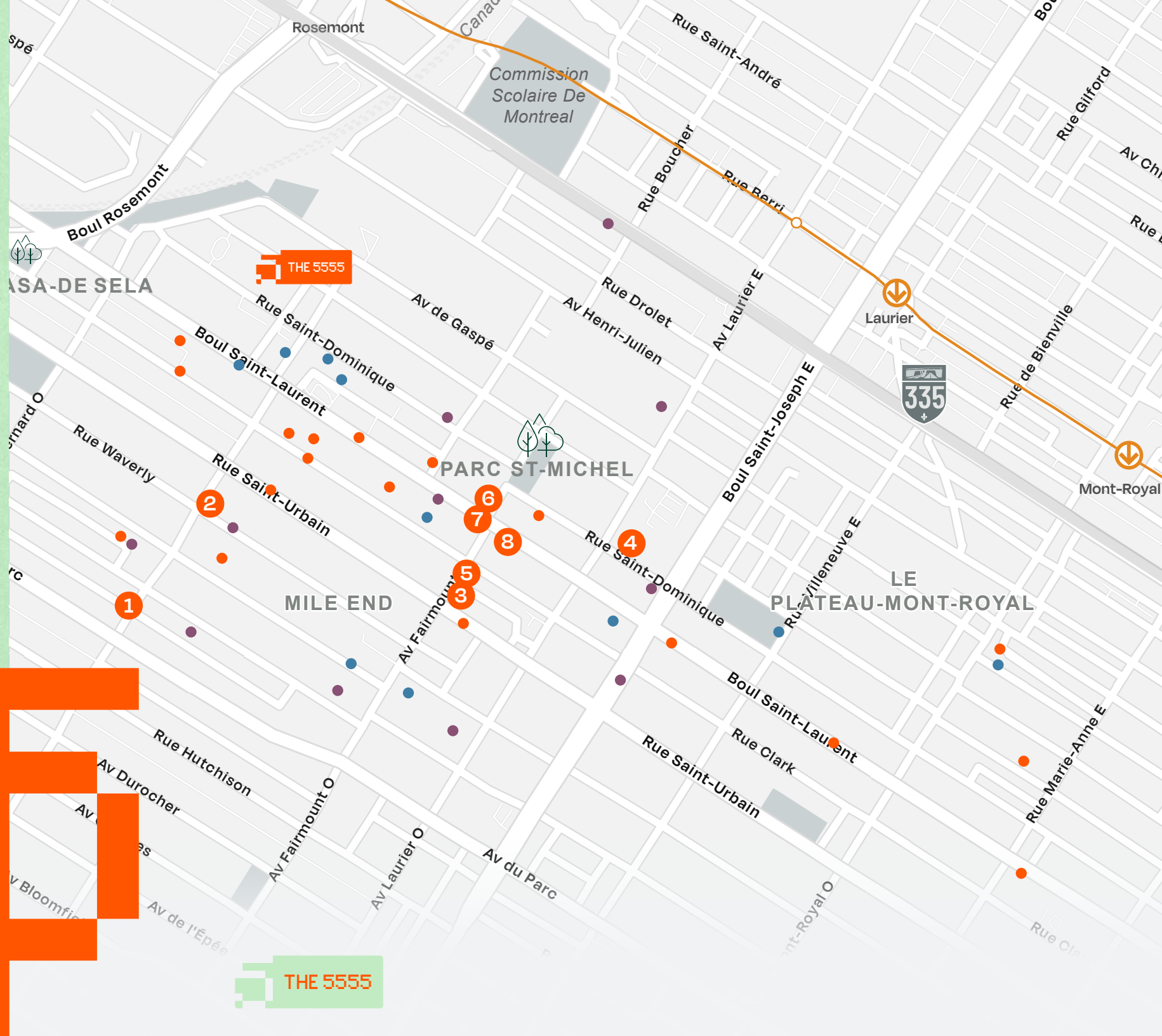
### Parks and Green Spaces

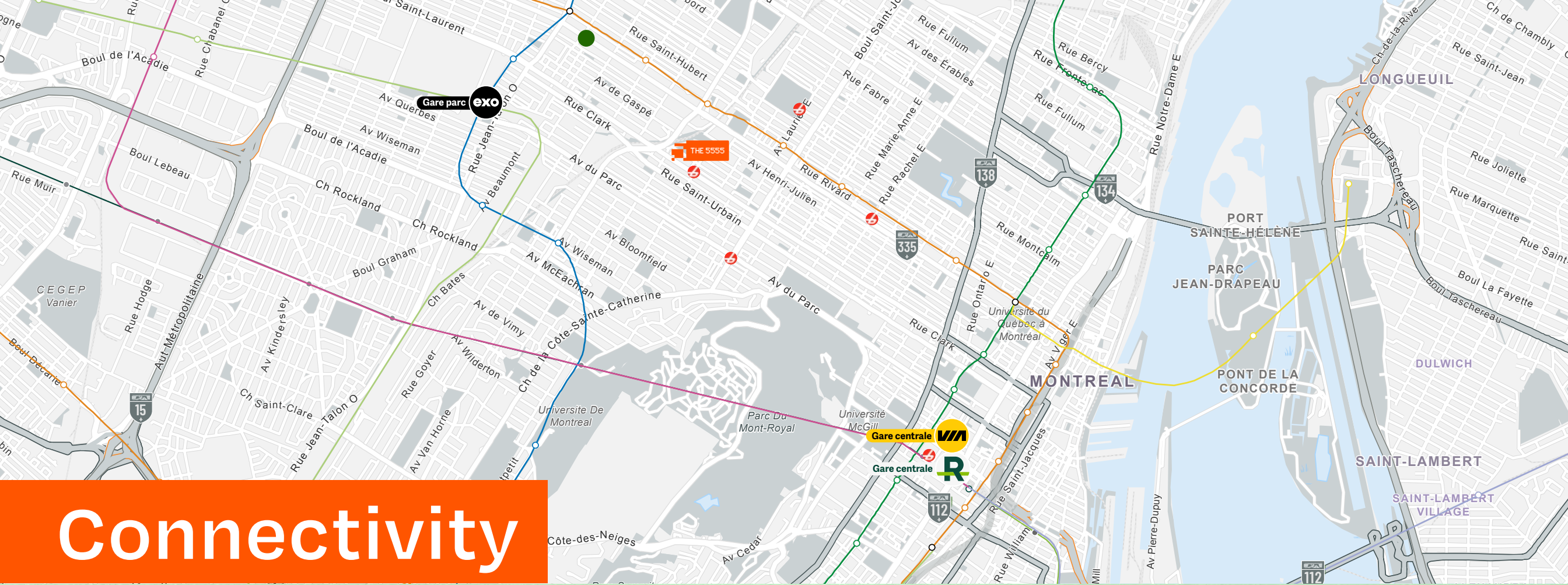
Several parks, such as Parc Laurier and Parc Lhasa-de-Sela, are in close proximity, offering serene spots for relaxation and outdoor activities.

● Restaurants **26+**    ● Grocery Store **10+**    ● Shopping **10+**

## RESTAURANTS NEARBY (3 KMRADIUS)


- |                          |                          |
|--------------------------|--------------------------|
| 1. St-Viateur bagel shop | 6. Lawrence              |
| 2. Café Olimpico         | 7. Larrys                |
| 3. Fairmount Bagel       | 8. Boulangerie Guillaume |
| 4. La panthere Verte     |                          |
| 5. Kem CoBa              |                          |





# Connectivity


## PUBLIC TRANSIT

-  **METRO STATIONS**
- Rosemont
  - Laurier
  - Mont-Royal
  - Berri-UQAM
  - Champ-de-Mars
  - Place-d'Armes
  - Square-Victoria-OACI
  - Bonaventure

-  **9 MINUTE WALK**  
TO ROSEMONT METRO
- 15 MINUTE WALK**  
TO LAURIER METRO
- 36 MINUTE WALK**  
TO GARE PARC

-  **STEPS FROM BUS ROUTES**  
**30 / 55 / 361 / 363**
-  **BIXI STATIONS**  
OVER 900 STATIONS  
IN MONTREAL

## DRIVING TIME

-  **9 MINUTE TO GARE CENTRALE**  
**9 MINUTE TO MONTREAL CENTRAL STATION**  
**15 MINUTE TO DOWNTOWN MONTREAL**



# Ready to Lease?

# Contact Us Today.

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