



New commercial spaces for rent in the heart of Old Montreal

- **Strategic Location:** Located on the ground floor of a prestigious 7-story residential building with 230 apartments, offering modern and high-quality infrastructure.
- **Bright and Spacious Design:** Enjoy beautiful spaces with a concrete structure, large glass facades, and majestic 17-foot ceilings, flooding the interior with natural light to create a refined and welcoming atmosphere.
- **Variety of Space Options:** 3 commercial spaces are available, ranging from 3,573 to 11,490 sq. ft., meeting your needs and providing the perfect setting to make your business shine.
- **Accommodation:** A specific area is available to help facilitate loading and delivering your orders.



Concrete building of 7 floors with 230 apartments



Excellent visibility and great accessibility



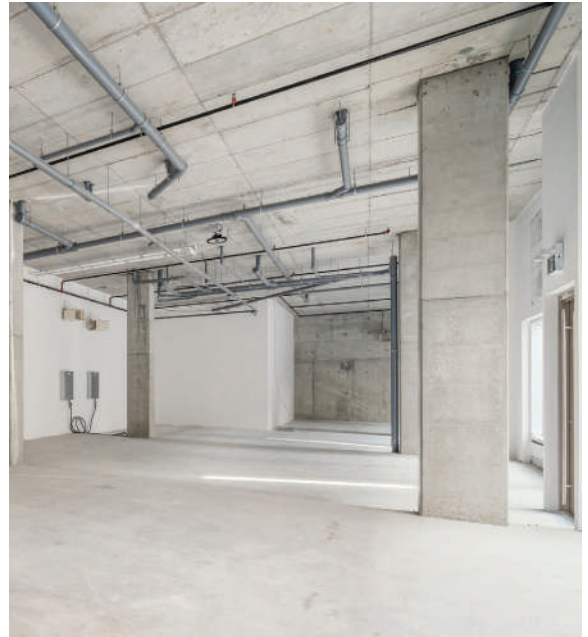
3 spaces available from 3,573 to 11,490 sq. ft.



Loading dock and landing area

Get more
information

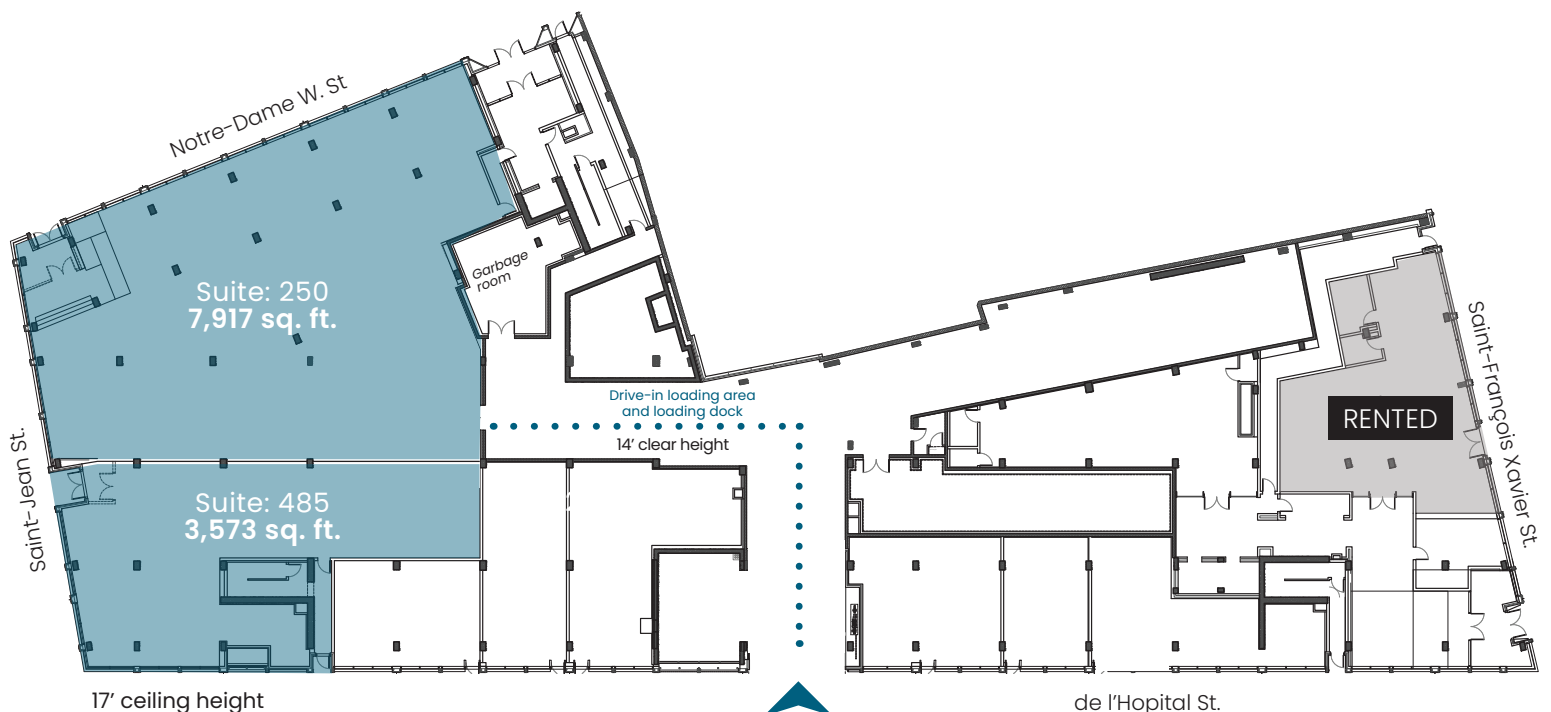
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Be part of the livelyhood of Old Montreal!

Seize this unique opportunity to establish your business in one of the best neighborhoods in town!

Give yourself the freedom to design a custom environment, tailored precisely to your company's needs and tastes. Whether it's for modern offices, a unique retail store or an innovative workspace, this investment allows you to build a place that reflects your brand identity and vision.





COMMERCIAL

Spaces for rent

250 Notre-Dame W. St.

485 St-Jean St.

Montreal (Quebec) H2Y 0E5

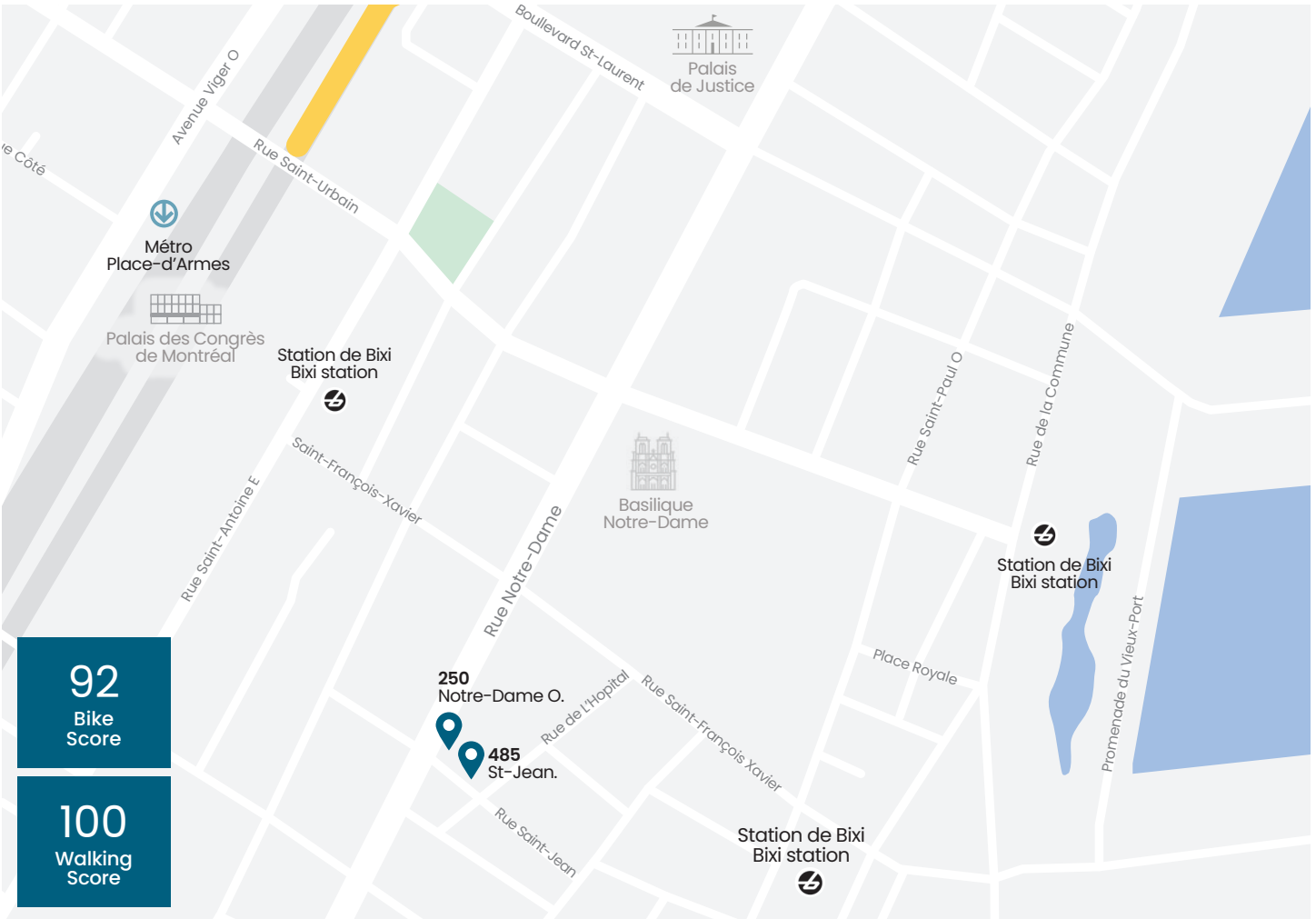


Strategic location,
excellent visibility
and great
accessibility

AVAILABLE SPACE & BUILDING INFORMATION

Building area	±180 000 sq. ft.	
Number of floors	7 floors	
Number of apartments	230 apartments	
Type of building	Residential with commercial spaces on the ground floor	
Inclusion	Delivery in base building condition with air conditioning wall unit (1 tonne/300 pi²) and electric panel of 60A, 347/600V	
Year of construction	2024	
Zonage	M.7C	
Available space on 250 Notre Dame W. St.	7,917 sq. ft.	} Contiguous spaces of 11,490 sq. ft.
Available space on 485 St-Jean St.	3,573 sq. ft.	
Net rent	Contact us	
Additional rent	\$15.07 /sq. ft.	
Availability	Immediate	

Prices are subject to change without notice.



92
Bike Score

100
Walking Score

Location

- Sought-after location in the heart of Old Montreal, bursting with innovative businesses, restaurants, trendy shops and iconic tourist spots.
- The building is a 3-minute walk from the metro station Place-d'Armes on the orange line.
- Accessible to several bus lines such as 50, 129, 361, 363.
- Enjoy a strategic location with a high concentration of services, shops and restaurants, close to the magnificent Notre-Dame Basilica and the Palais de Justice de Montréal. A dynamic environment ideal to attract a diverse clientele and benefit from the effervescence of the neighborhood!



Numerous shops and prolific businesses



Highways 10 and 136



Metro Place-d'Armes and bus 50, 129, 361, 363



Wide variety of trendy stores and restaurants