

700 SAINT-HUBERT | OFFICE FOR LEASE

Place Gare Viger

ALLIED

CBRE



History revitalized, your future realized

GET TO KNOW PLACE GARE VIGER

Place Gare Viger is a mixed-use urban campus that is transforming the heart of Old Montreal. The development includes office space, retail, residential, and hotel space. It is also home to a number of cultural and community amenities, such as a public library, a park, and a pedestrian plaza.

The vision for Place Gare Viger is to create a vibrant and sustainable community that is a hub for innovation and creativity. The development is well-connected to public transit and is located within walking distance of many of Montreal’s most popular attractions.

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.

Rental Apartments
322 units with gym and rooftop pool

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

Ground Floor
Retail and Restaurants

Indoor Parking
285 stalls

Gare Berri
Up to 20,000 sq. ft.

Central Courtyard
Green spaces and terraces

Château Viger
fully leased



Where work & life thrive

MORE THAN AN OFFICE



Brand New Office Tower



Boutique Hotel



Rental Apartments



Central Courtyard



Market, Restaurants
& Cafés



Gym & Shower Facilities



Rooftop Pool & Restaurant



Indoor Parking



Modern, purpose-built office spaces

BUILDING FEATURES:

43,000 sq. ft. easily divisible (Floors 2 & 3)

Highly efficient 21,400 sq. ft. floor plates

Suites available as small as 3,000 sq. ft.

11'6" slab height

Private rooftop terrace

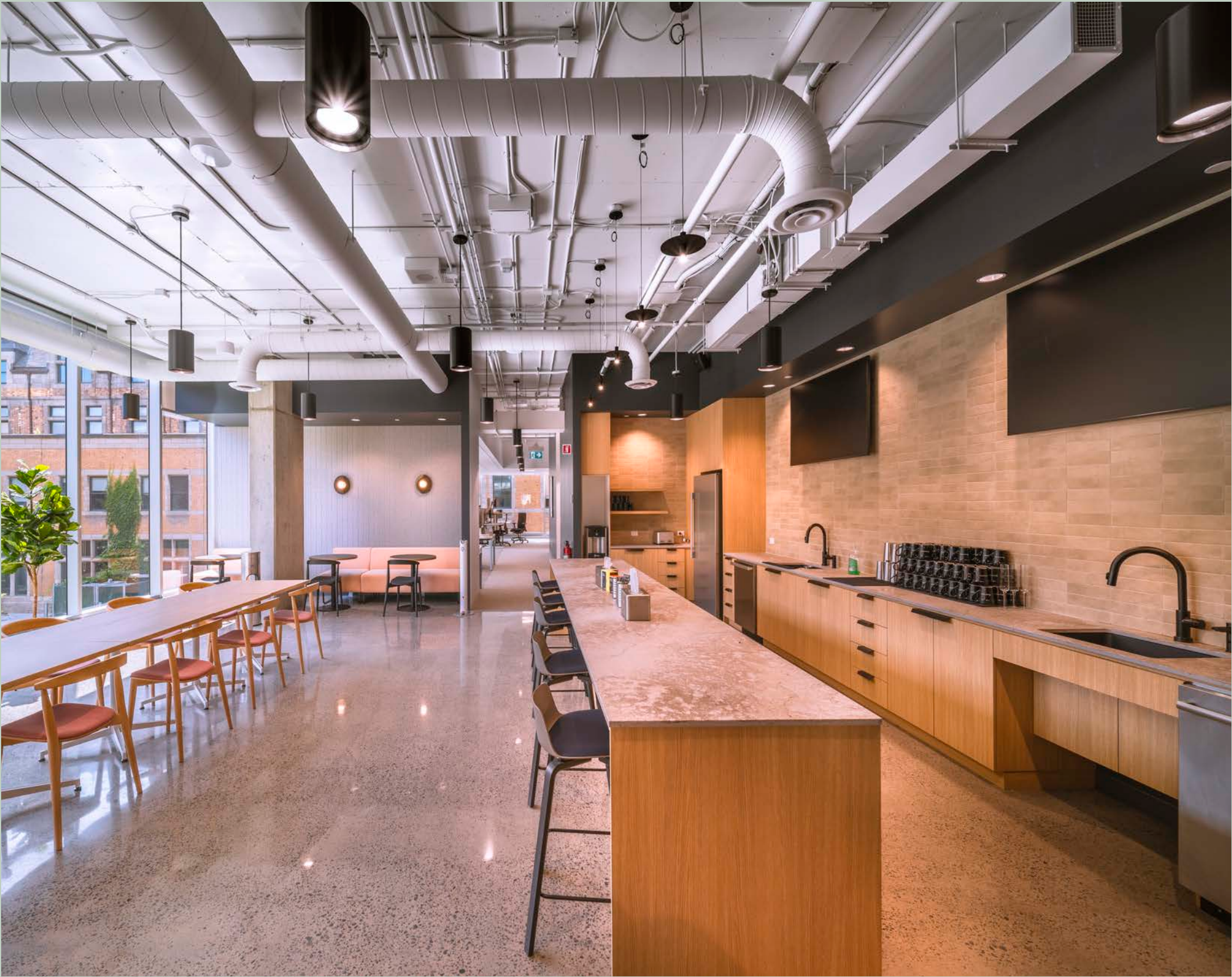
Floor to ceiling windows

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. On the inside, its office spaces are designed to impress.



Connecting Old Montreal to the rest of the city



- Electric car charging station
- Indoor parking
- Direct access to Highway 720



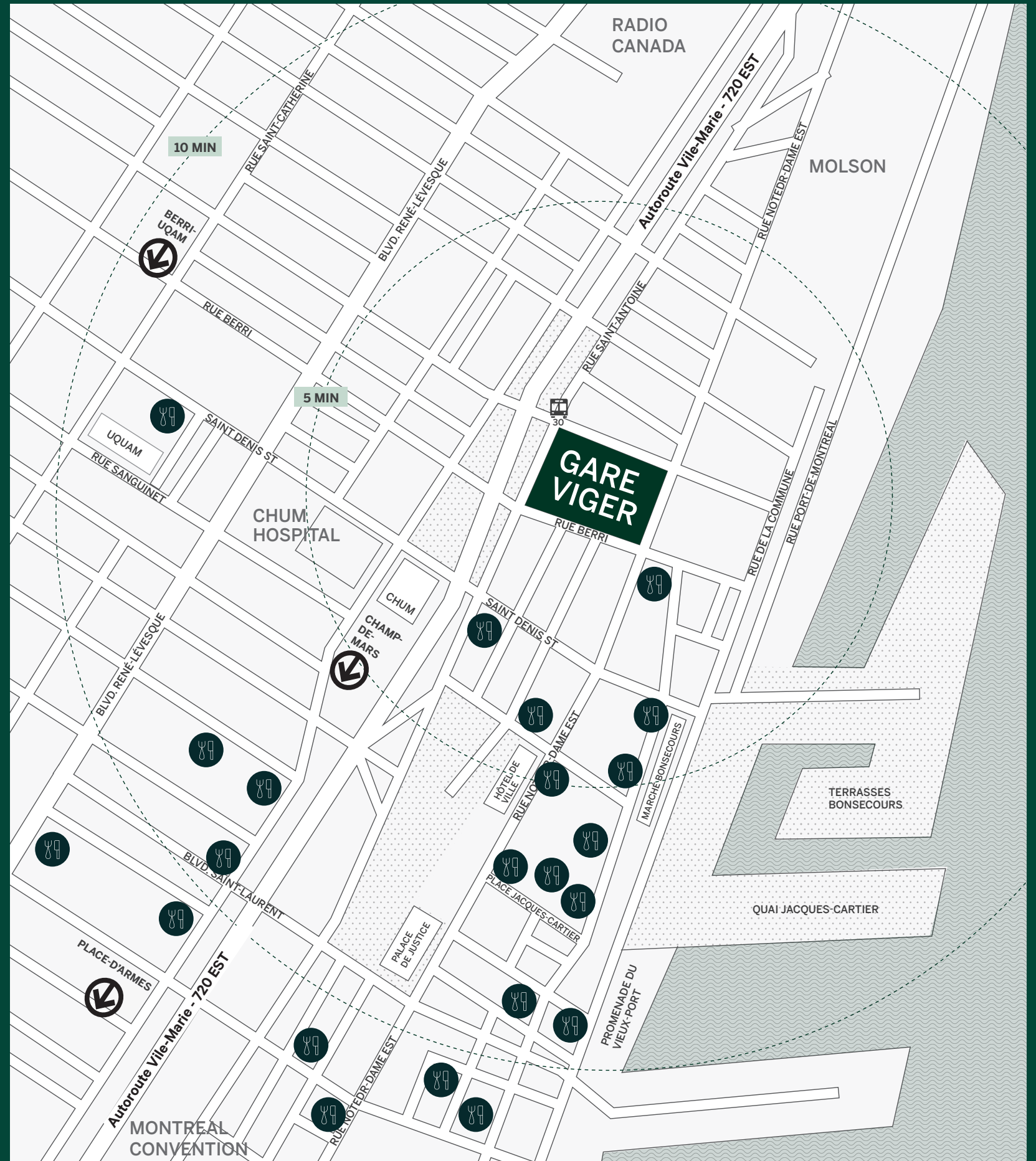
- 4-minute walk to Champ-de-Mars metro station
- 8-minute walk to Berri-UQAM metro station: connection between the orange, green and yellow lines



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



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



Leasing details

FLOORS 2 & 3	3,000 UP TO 43,000 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	\$26.52 per sq. ft. (est. 2023)
Allowance	\$50.00 per sq. ft.
Electricity	Included
Cleaning	Excluded
Availability	Immediate



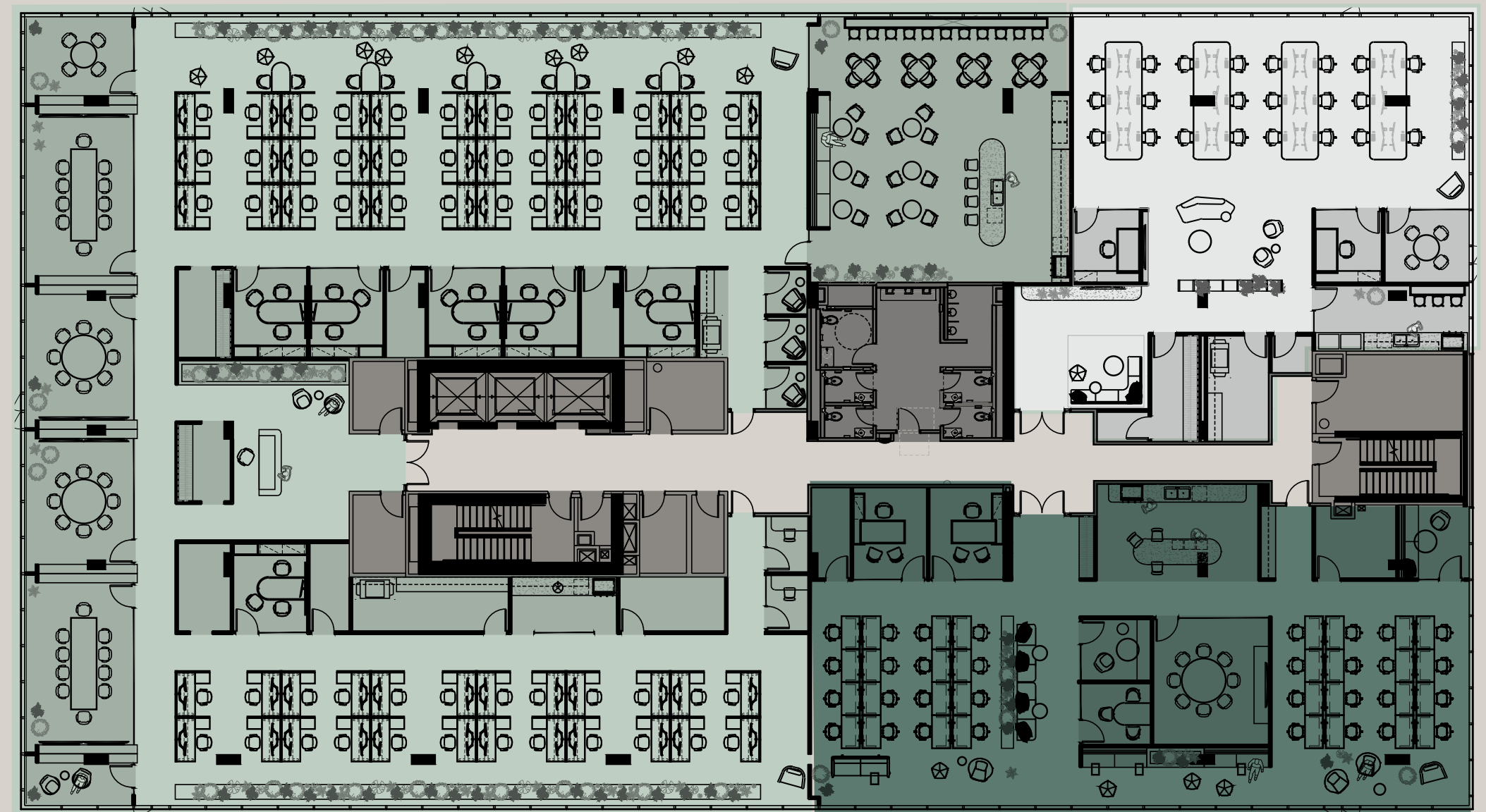
Potential Floor Division 2

3rd Floor

Suite 301
11,096 sq. ft.

Suite 302
2,935 sq. ft.

Suite 303
3,768 sq. ft.



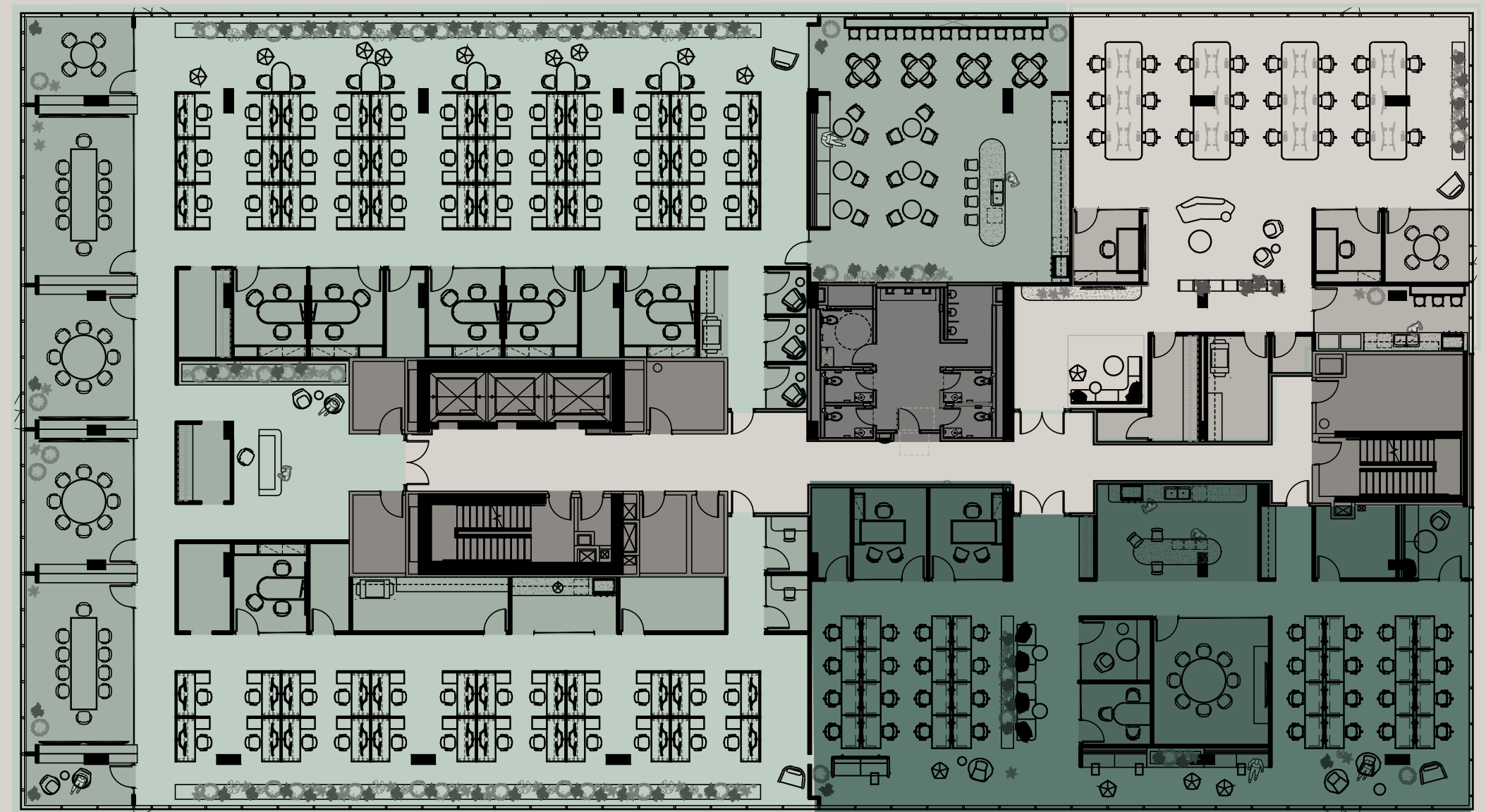
Potential Floor Division 2

3rd Floor

Suite 301
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Suite 302
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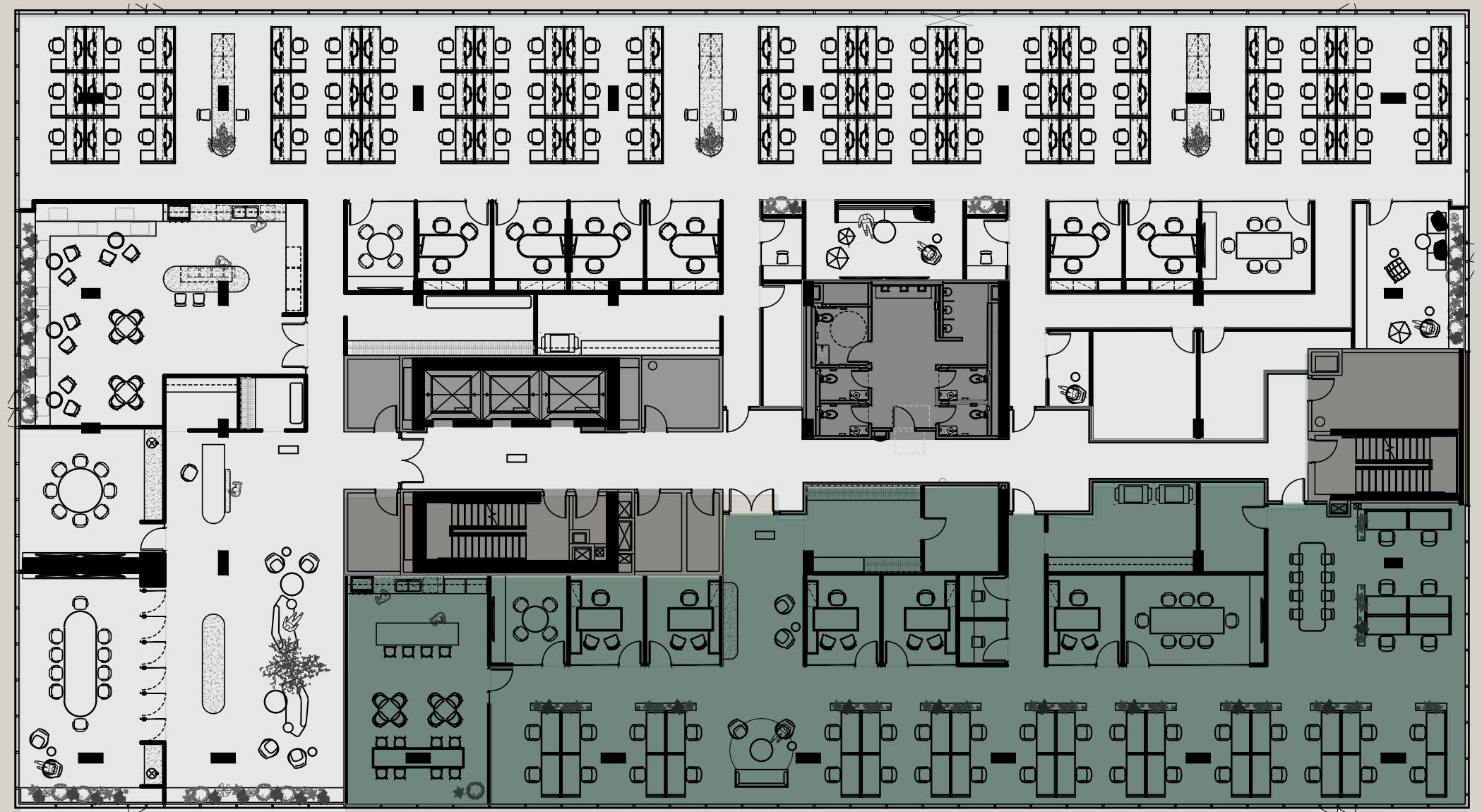


Potential Floor Division 1

3rd Floor

 **Suite 301**
12,000 sq. ft.

 **Suite 302**
5,806 sq. ft.

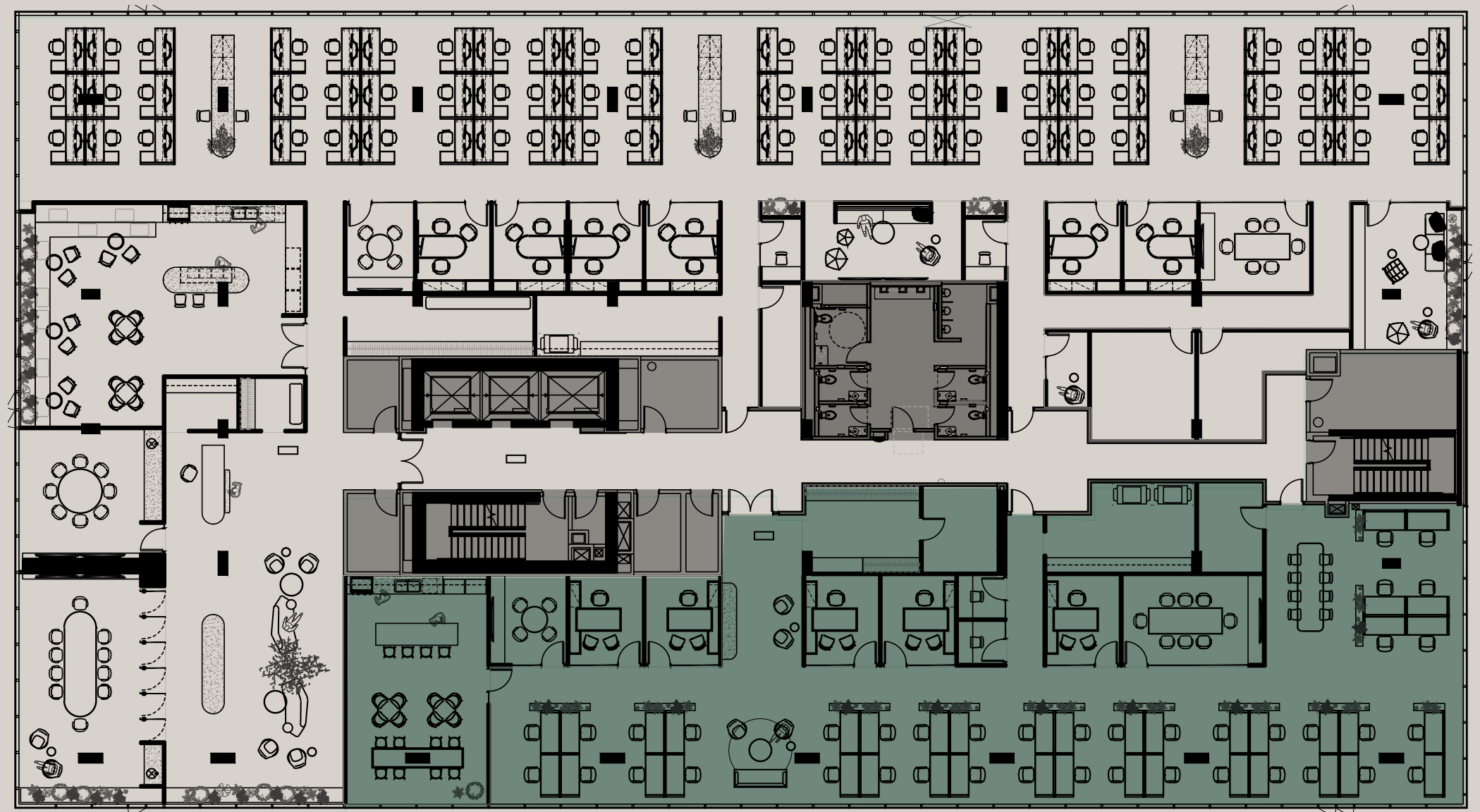


Potential Floor Division 1

3rd Floor

 **Suite 301**
12,000 sq. ft.

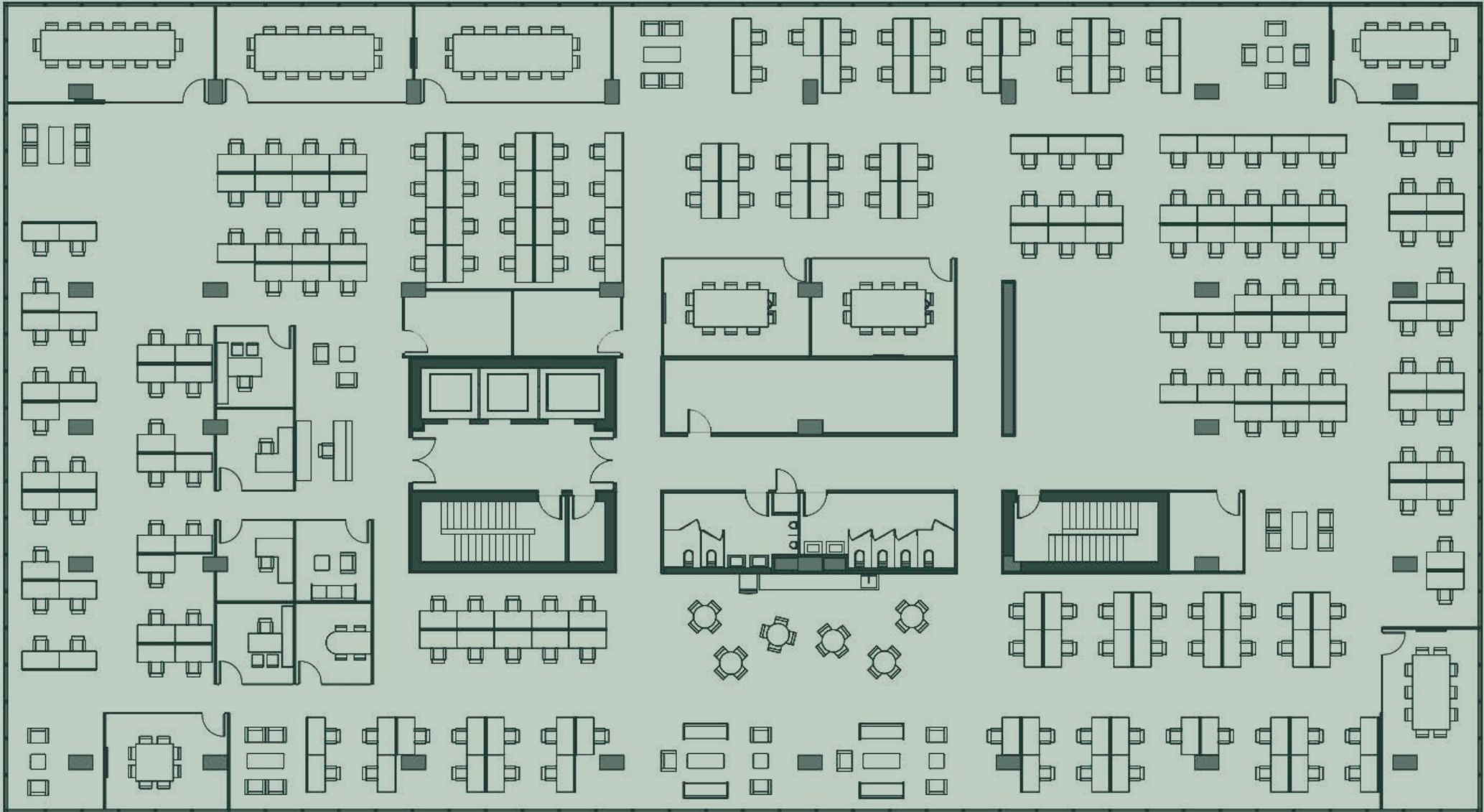
 **Suite 302**
5,806 sq. ft.



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

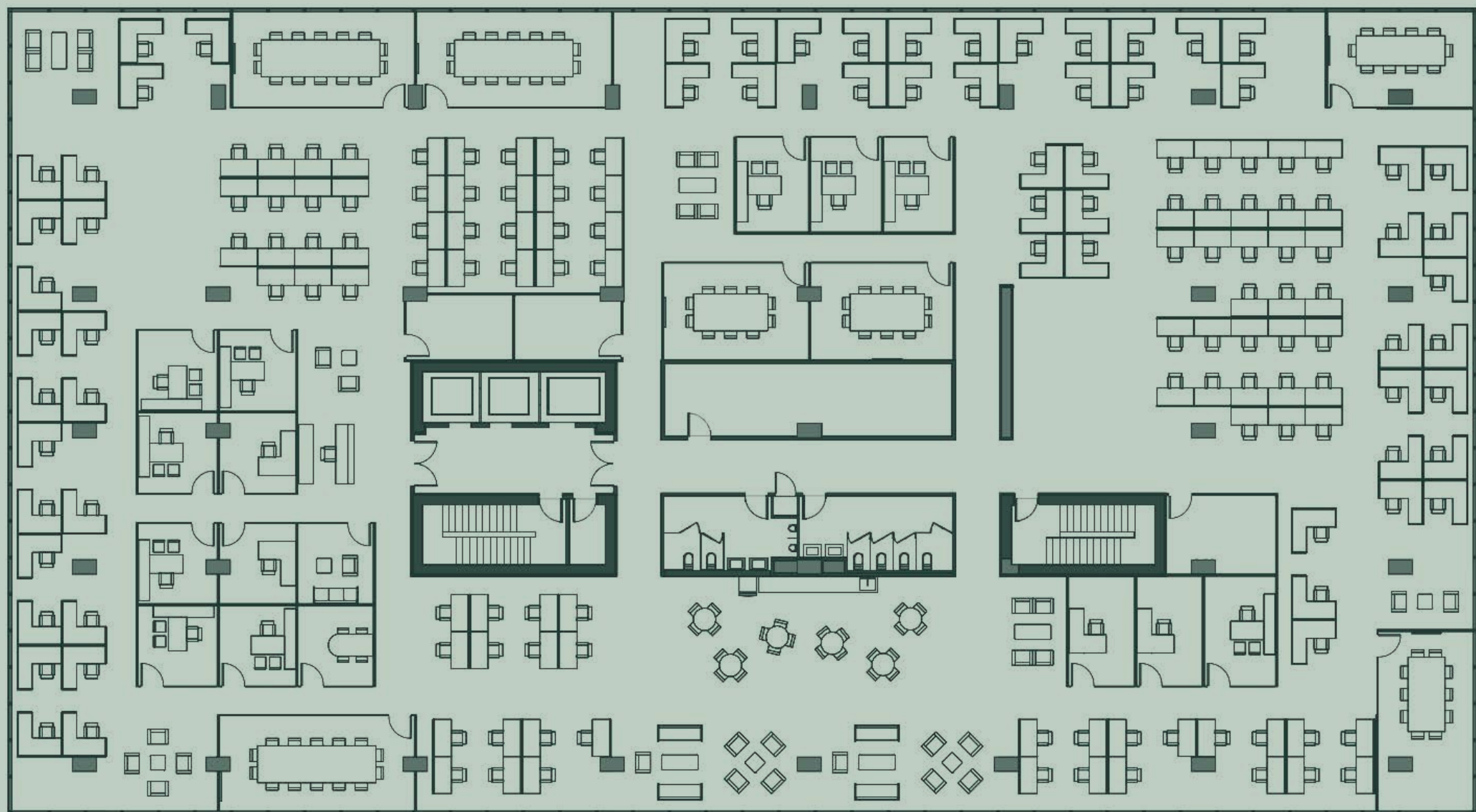
MEDIUM DENSITY

Seat Count 172

Open : Closed 92% : 8%

Work : Collab 1 : 0.74

Density 1 person per 119 sq. ft.



Potential low density

Floor plan

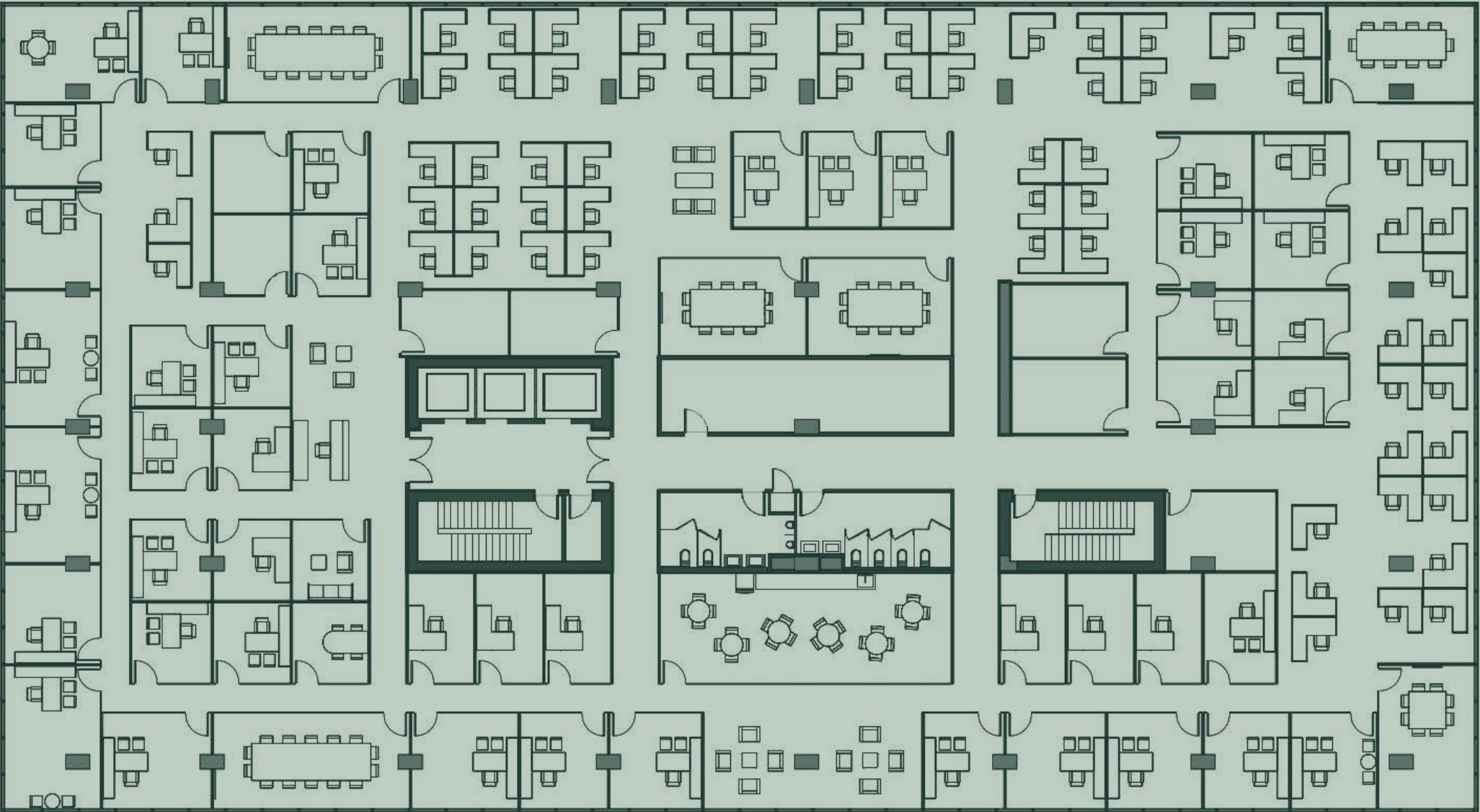
LOW DENSITY

Seat Count 111

Open : Closed 59% : 41%

Work : Collab 1 : 0.79

Density 1 person per 186 sq. ft.



755 Berri

LEASING DETAILS:

Up to 20,000 sq. ft. (Floors 2 & 3)

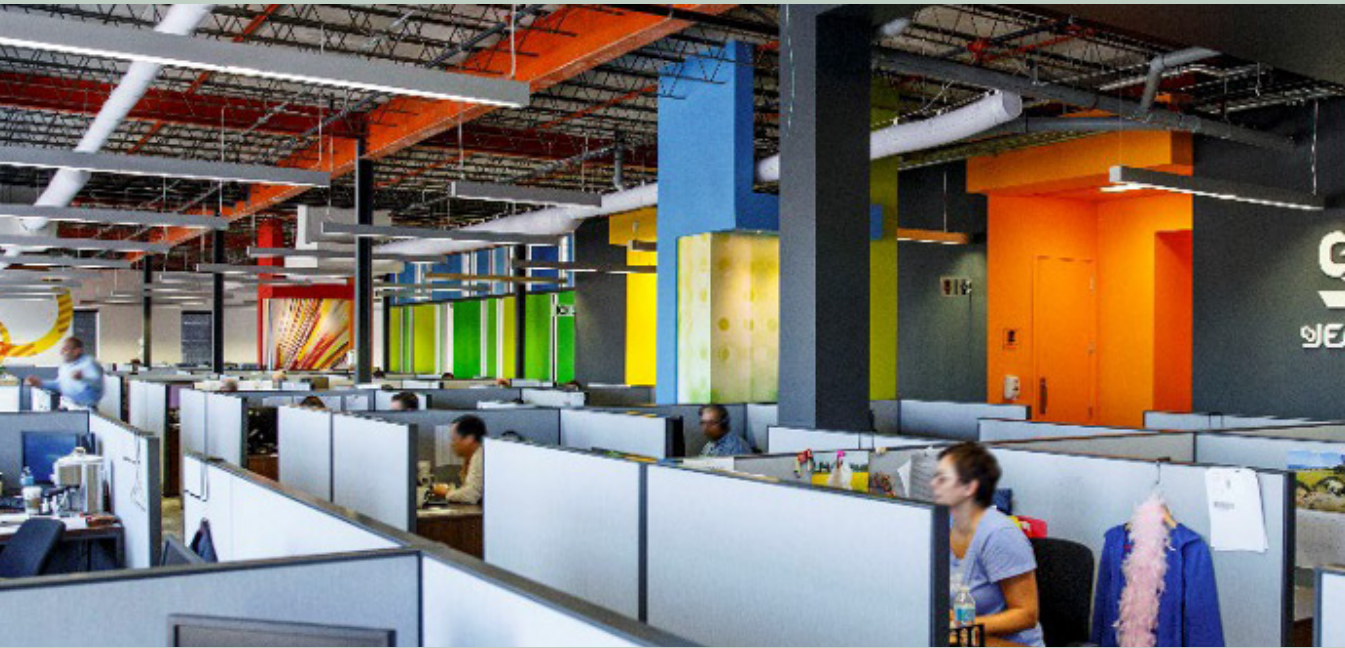
2 nd Floor	± 7,550 sq. ft.
3 rd Floor	14,541 sq. ft. (Full Floor)

Gross Rent	Please contact listing broker
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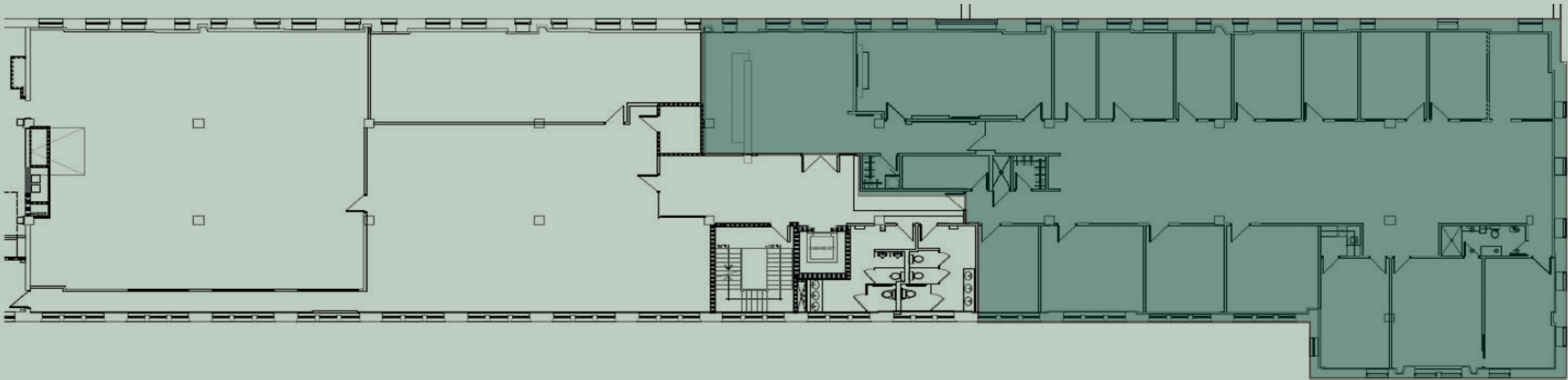
Electricity	Seperately metered
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Cleaning	Excluded
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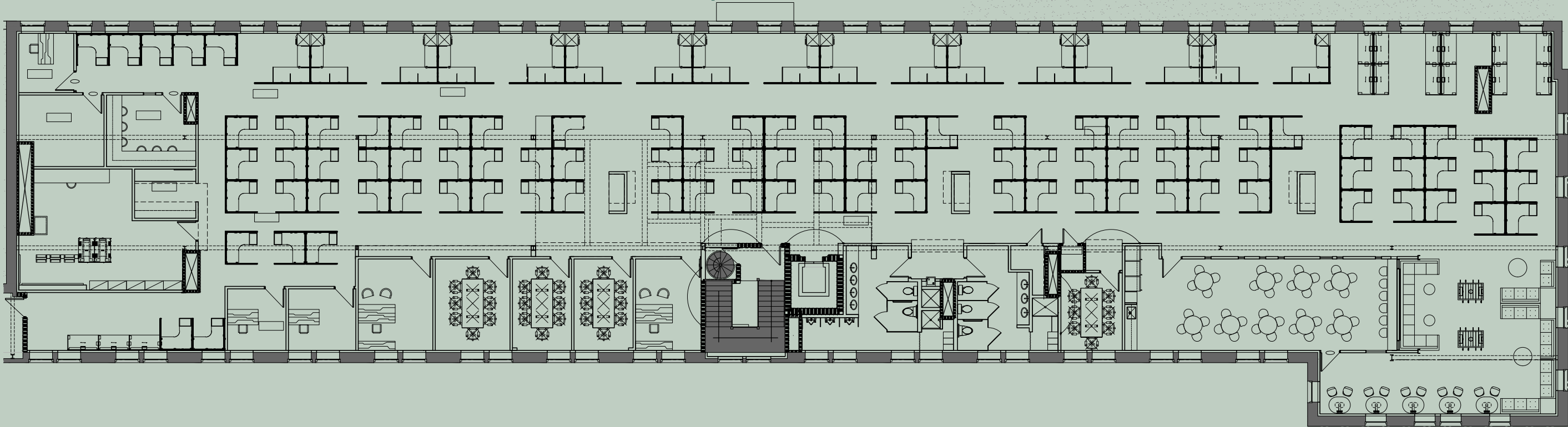
Availability	Immediate
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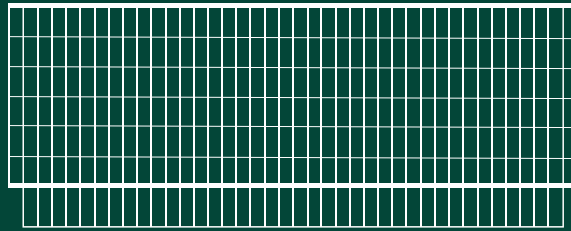
2nd Floor ± 7,550 sq. ft.



3rd Floor 14,541 sq. ft.



Place Gare Viger



700, RUE SAINT-HUBERT | MONTRÉAL (QC) | BUREAUX

755, RUE BERRI | MONTRÉAL, (QC) | BUREAUX

ALLIED

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