



OFFICE & RETAIL SPACES AVAILABLE IN THE CENTER OF DOWNTOWN MONTREAL

- Adjacent to Square Phillips, in the heart of Montreal's business district.
- Near the McGill, Peel, Square-Victoria-OACI metro stations, Central Station and the future McGill REM station.
- Security guard on site 24/7.
- Steps away from all the services & restaurants on St-Catherine.
- Small offices available starting at \$600/month.



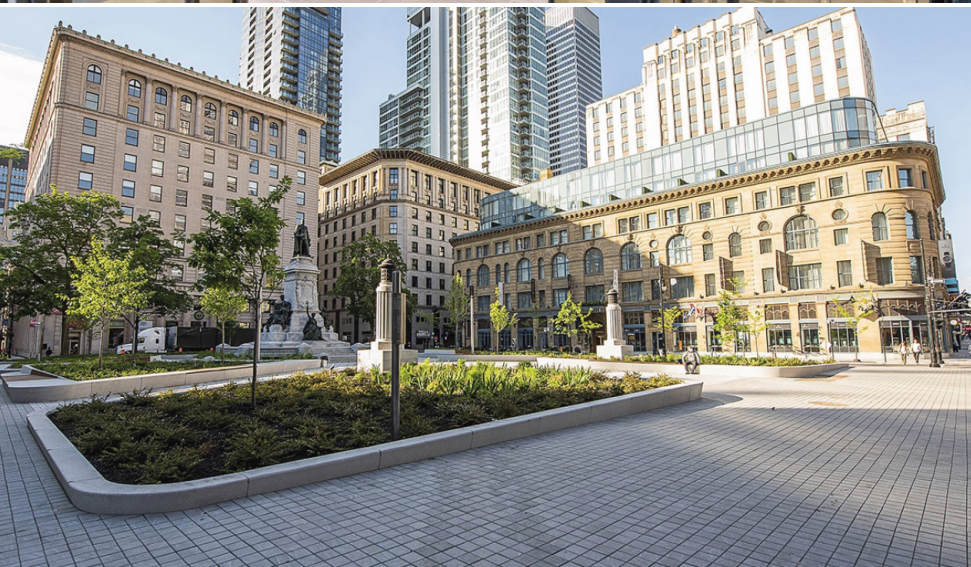
Office Leasing Availabilities

Suite 840	350 sq. ft.	Plan
Suite 845	404 sq. ft.	Plan
Suite 835	483 sq. ft.	Plan
Suite 860	520 sq. ft.	Plan
Suite 865	764 sq. ft.	Plan
Suite 361	1,980 sq. ft.	Plan
Suite 1100 (Penthouse)	2,041 sq. ft.	Plan



Property Details

Year Renovated	2008
Total Leasable Area	125,060 sq. ft.
Number of Floors	10
Passenger Elevators	3
Freight Elevator	1
Opening hours	6AM - 7PM
Accessibility outside of hours	Badge or Intercom
HVAC Schedule	Common Areas 24h/7
Primarily leased to tenants in the jewelry industry.	



Location

- Walk score of 97 and transit score of 100.
- Gateway to the iconic Quartier des Spectacles.
- High level of accessibility, and an abundance of services and amenities within walking distance:
 - Top universities
 - Entertainment venues
 - Cultural attractions
 - Eaton Centre shopping mall
 - Excellent grocery, shopping and dining options



CONTACT

Jordan Guia
Building Manager
Commercial Division
514-754-1993
jguia@cogir.net

Gisèle Durepos
Director, Leasing
Commercial Division
514-774-7179
gdurepos@cogir.net

