

OFFICE OPPORTUNITY

Premium Office Space in the Heart of Plateau Mont-Royal • Flexible Spaces



FOR LEASE

4446 SAINT-LAURENT BOULEVARD,
Montreal, Quebec

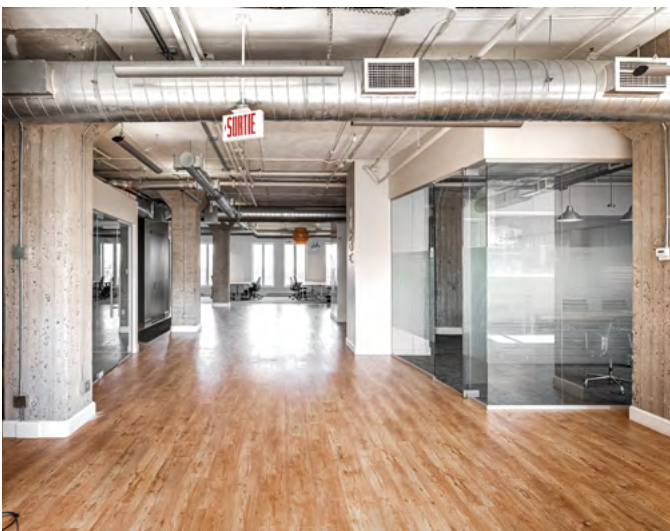
✓ NET RENT FROM \$18.00/SF

✓ ≈ 1300- 4600 SQUARE FEET

Marcus & Millichap

AVAILABLE SPACE

Suite	Size (SF)	Rent/SF
#300	4,600	\$18.00
#301B	1,600	\$18.00
#405	1,300	\$18.00



BUILDING OVERVIEW

- » Historical 1915 building, renovated 1989
- » 80,068 SF Class C office building
- » 10 stories with mezzanine
- » 11' slab-to-slab height
- » Central air conditioning with auxiliary heating
- » Modern access card security system

BUILDING FEATURES



360-degree views from upper floors



Expansive windows with abundant natural light



Flexible floor plates for custom configurations



2 passenger elevators



Mixed-use building: **90.9%** office, **9.1%** retail



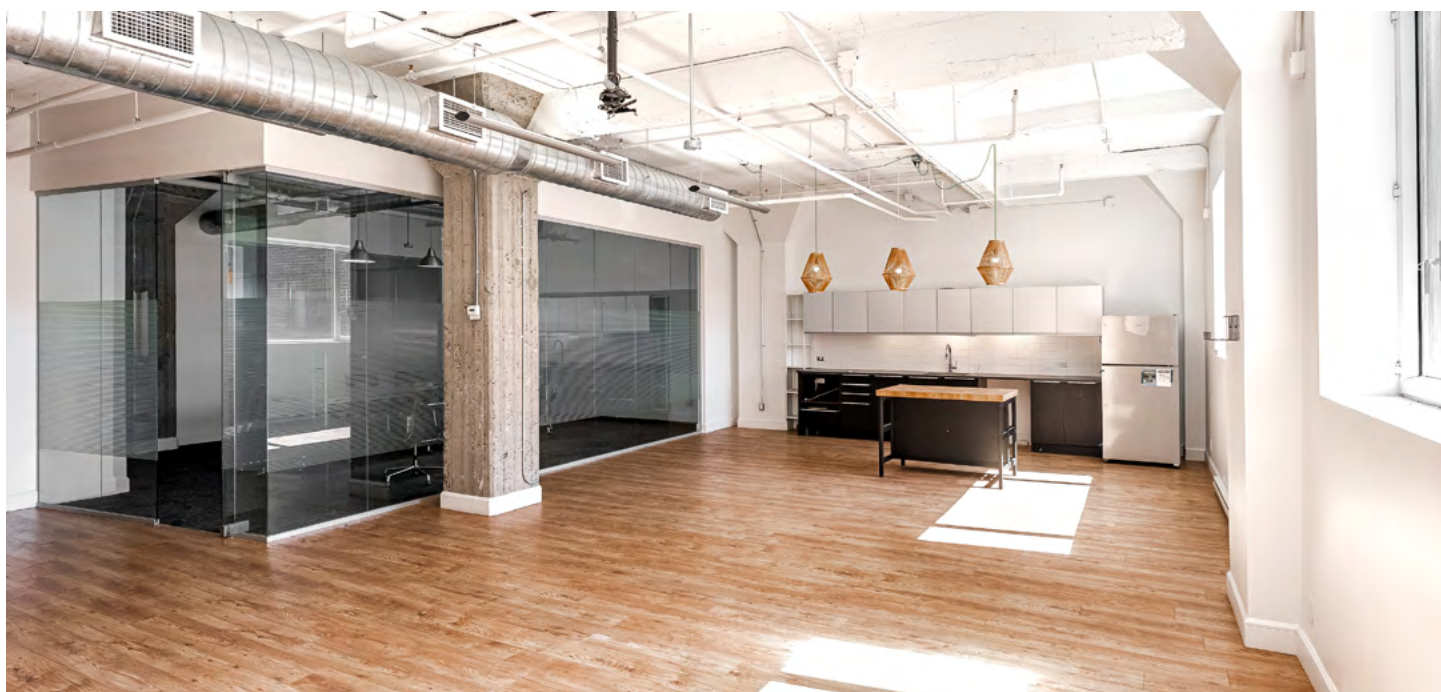
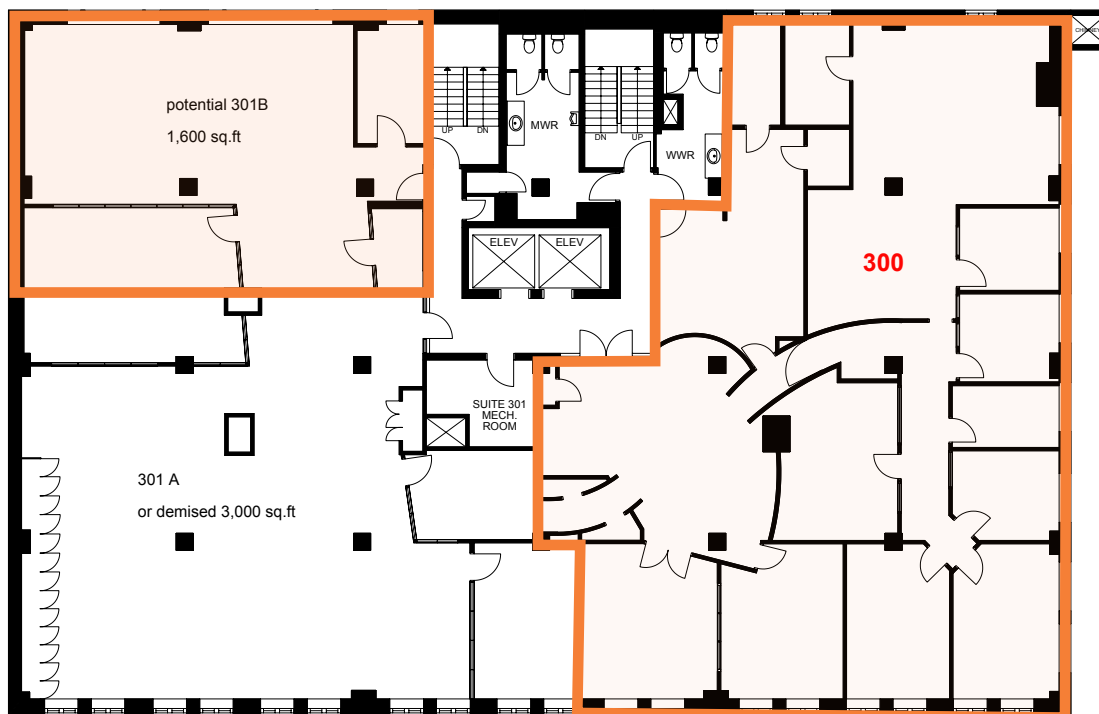
Professional on-site management

ADDITIONAL RENT (TMI): \$16.00/SF
LEASE TERMS: 5-YEAR TERMS AVAILABLE
BUILDING OCCUPANCY: 81% LEASED
PROPERTY MANAGEMENT: MTRPL



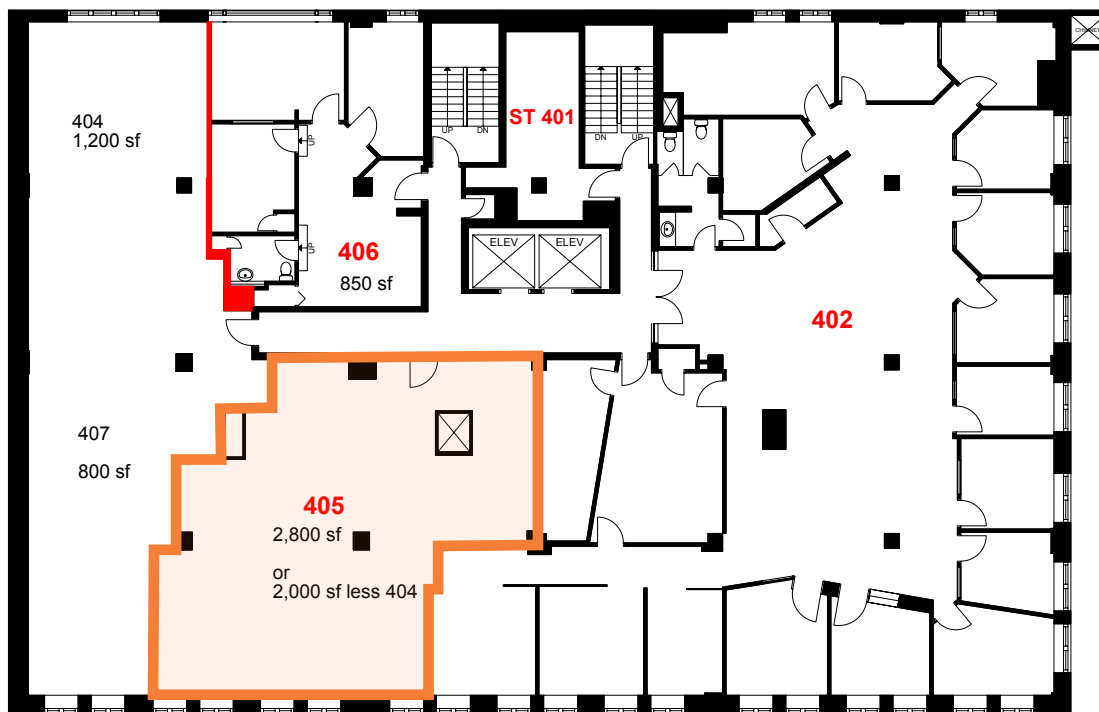
FLOOR PLANS

3RD FLOOR



FLOOR PLANS

4TH FLOOR



IDEAL FOR



PROFESSIONAL SERVICES

LAW FIRMS AND LEGAL PRACTICES

FINANCIAL AND ACCOUNTING SERVICES

MEDICAL OFFICES AND SPECIALIZED CLINICS

CONSULTING FIRMS

CREATIVE INDUSTRIES

ADVERTISING AND MARKETING AGENCIES

TECHNOLOGY COMPANIES AND STARTUPS

SOFTWARE DEVELOPERS

MEDIA PRODUCTION STUDIOS



NOTABLE TENANTS

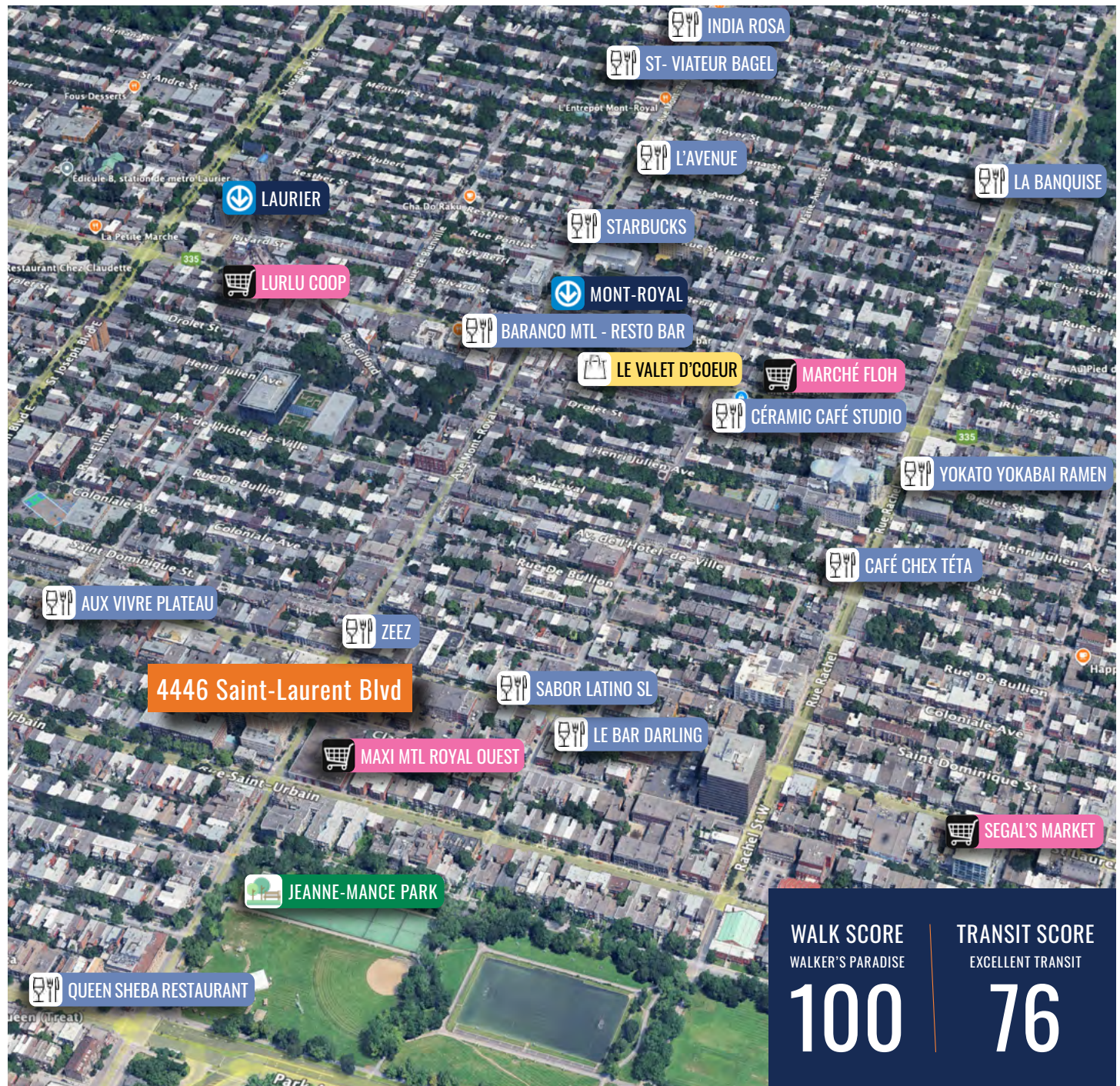
Cartier



HAVAS



PREMIUM LOCATION & ACCESSIBILITY






WALK SCORE
WALKER'S PARADISE

100

TRANSIT SCORE
EXCELLENT TRANSIT

76

TRANSIT ACCESS

-  Mont-Royal Metro Station (Orange Line) - 8 min walk
-  Laurier Metro Station (Orange Line) - 13 min walk
-  50 parking spaces (9 surface, 41 covered)

FOR LEASE

4446 Saint-Laurent Boulevard

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