



385 Viger Avenue West

NEW TURNKEY SPACE DOWNTOWN

- 15,000 sq. ft. of exquisitely built-out & furnished space available immediately
- Ample interior parking
- 1-minute walk from Square-Victoria–OACI metro station entrance
- High capacity HVAC

CBRE


cogir
IMMOBILIER



THE HUMANITI EXPERIENCE

Humaniti proudly invites you to join this unique leading-edge landmark building. The five-floor state-of-the-art office tower offers incredible services and amenities.

FEATURES AND AMENITIES



AVAILABLE FOR IMMEDIATE OCCUPANCY

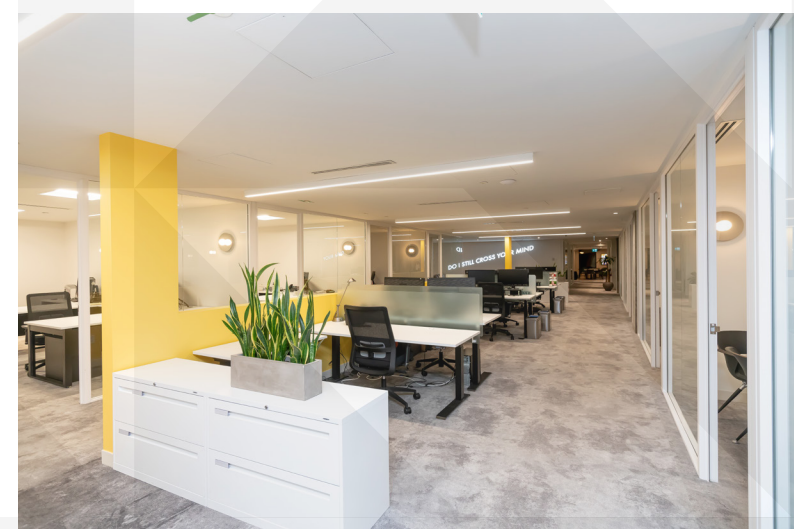
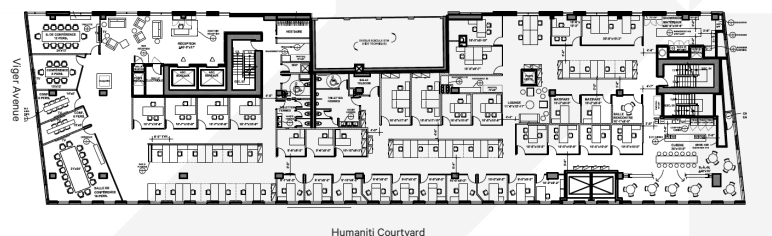
- 15,000 sq. ft. of built out and furnished space available immediately
- AA Class office building, eligible for LEED Silver Certification
- Well Building Standard Certification targeted, impacting human health and wellbeing, through air, water, nourishment, light, fitness, comfort, and mind
- Prominent signage opportunity on building façade
- Floor to ceiling windows with views of Place Riopelle
- Access to the Marriott Hotel conference center within the Humaniti Complex
- Access to the underground pedestrian network
- In vicinity to multiple of the finest dining establishments the city has to offer
- In proximity to the REM and bike path network

1 st Floor	Leased	
2 nd Floor	15,134 sq. ft.	Available
3 rd Floor	Leased	
4 th Floor	Leased	
5 th Floor	Leased	
TOTAL:	15,134 sq. ft.	

LEASE TERMS AND CONDITIONS

Base rent	Please call listing agents
Additional rent (2023 est.)	\$21.17 per sq. ft.
Tenant inducement	Pending term
Parking (underground)	Per tenant needs

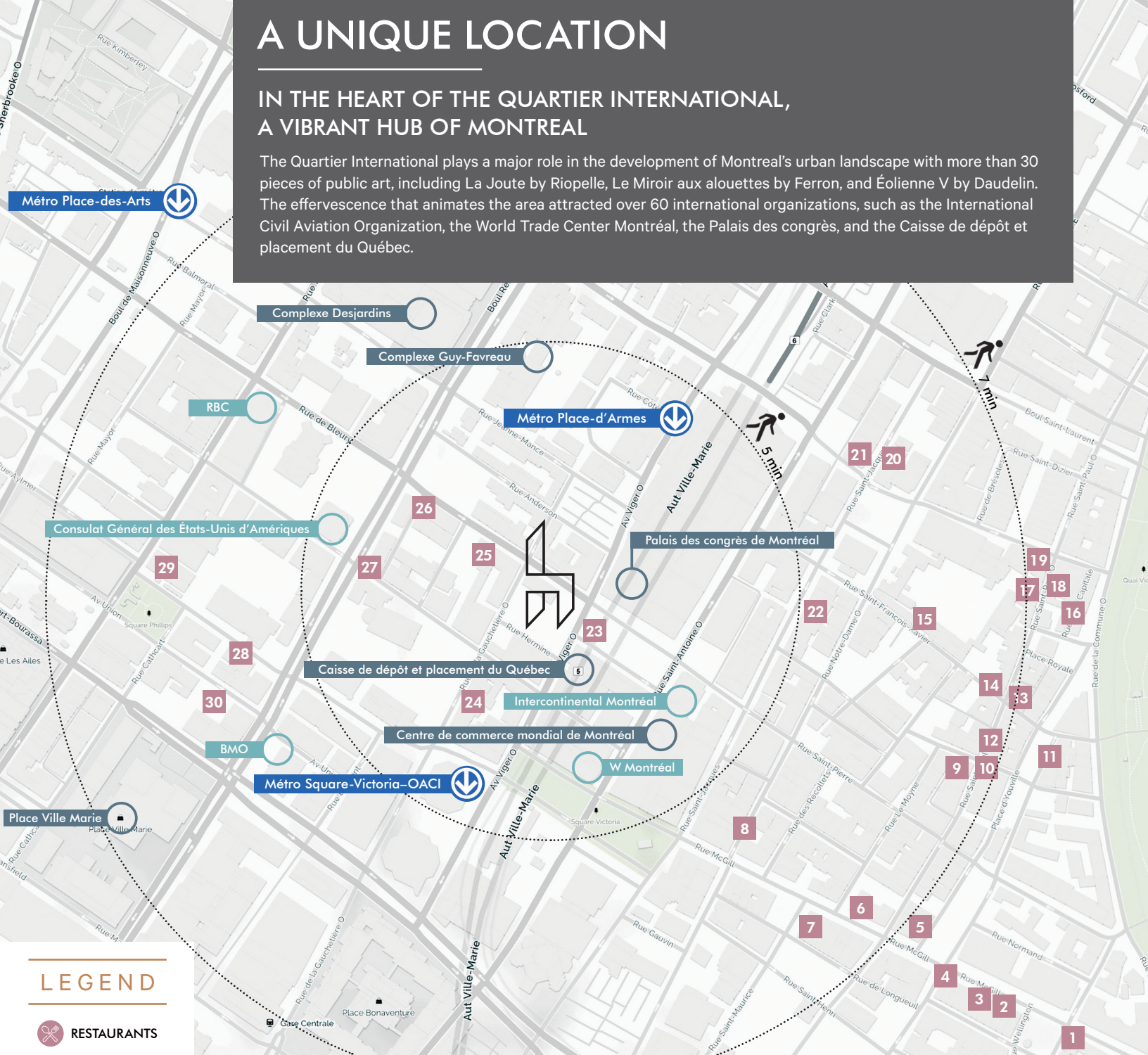
FLOOR PLATE



A UNIQUE LOCATION

IN THE HEART OF THE QUARTIER INTERNATIONAL, A VIBRANT HUB OF MONTREAL

The Quartier International plays a major role in the development of Montreal's urban landscape with more than 30 pieces of public art, including La Joute by Riopelle, Le Miroir aux alouettes by Ferron, and Éolienne V by Daudelin. The effervescence that animates the area attracted over 60 international organizations, such as the International Civil Aviation Organization, the World Trade Center Montréal, the Palais des congrès, and the Caisse de dépôt et placement du Québec.



LEGEND



RESTAURANTS

- | | | | | | |
|-------------------------|---------------------|--------------------------|-------------------------|----------------------------|------------------------|
| 1. Jellyfish Montreal | 6. Helena | 11. Gibbys | 16. Seasalt | 21. Brasserie 701 | 26. Monsieur Resto+Bar |
| 2. Le Cartet | 7. Holder | 12. Barroco | 17. Sinclair Restaurant | 22. L'Assommoir Notre-Dame | 27. Copper Branch |
| 3. Restaurant Graziella | 8. Fish Bone | 13. Stash Café | 18. Méchant Boeuf | 23. Toqué | 28. Jatoba |
| 4. HÂ | 9. Olive & Gourmand | 14. Garde Manger | 19. Manfiaboco | 24. Fiorellino | 29. Pizza Il Focolaio |
| 5. Hambar | 10. Pyrénées | 15. Restaurant Bonaparte | 20. Rosewood | 25. Tiradito | 30. Escondite |

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